WEBER COUNTY

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

REGULAR PLANNING BOARD MEETING AGENDA
October 26, 2010
5:00 p.m.

Pledge of Allegiance
Roll Call

1. Minutes: Approval of the October 05, 2010 meeting minutes

Regular Agenda Items:

2. Consent Agenda:

2-1. CUP 19-2010 Consideration and action on a request for approval of a Conditional Use Permit to establish a private recreation ground for construction of a picnic bowery in the Monte Cristo area; G E Marriott Investment Limited Company, Applicant

3. Regular Agenda:
New Business

3-1. CUP 2003-12 Consideration and action on a request to amend the Edgewater Beach Resort PRUD site plan by rearranging several buildings, eliminating one 12-plex and one 6-plex, adding five single family dwelling units, reducing the total number of units from 166 to 153, and changing the approved landscape plan; Celtic Bank, Applicant

3-2. UVS 082807 Consideration and action on a request for final approval of The Sanctuary (6 Lots), located east of Green Hill Country Estates Phase 6 past the end of Maple Drive; Timothy Charlwood, Applicant

3-3. ZO-2010-09 Consideration and action to amend Chapter 34 Home Occupation of the Weber County Zoning Ordinance

4. Public Comments:

5. Planning Commissioner's Remarks:

6. Staff Communications:
6-1. Planning Director's Report
6-2. Legal Counsel's Remarks

7. Adjourn

A pre meeting will be held at 4:30 p.m. in Room 108. No decisions are made during the pre meeting

The meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Ogden Valley Township Planning Commission meeting held October 05, 2010, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Roll Call.

Present:	Gary Allen, Jim Banks, John Howell, Laura Warburton
Member Excused:	Greg Graves, Kevin Parson
Member Absent:	William Siegel

Staff Present: Rob Scott- Director, Sean Wilkinson, Planner, Ben Hatfield, Planner, Sherri Sillitoe, Secretary

Pledge of Allegiance
Roll Call

Commissioner Banks was appointed as Chair pro-tem for this meeting.

Approval of Minutes

1. Minutes: Approval of the September 28, 2010 meeting minutes

Robert Scott indicated that there were a few minor amendments he made to the September 28, 2010 meeting minutes. .

Commissioner Howell indicated that Commissioners Warburton & Howell were present.

Commissioner Warburton also submitted some amendments to the September 28, 2010 meeting minutes.

Chair Pro-tem Banks declared the September 28, 2010 meeting minutes approved as amended.

2. APA Conference: Report on the Utah APA Fall Conference

Commissioner Warburton was so impressed by Salt Lake County and their ability to put on an informative and well-presented conference. The two things that stood out to her was about communication and how to get people involved in the community planning process. She was also impressed with the marriage of private industry to county government, in particular Salt Lake County. She attended an ethics class and spoke with planning commissioners from other jurisdictions while there. Commissioner Warburton thought the conference was phenomenal.

Commissioner Howell indicated that he was only able to attend Friday's sessions. He indicated the lecturers were outstanding. He would have liked to see more handout material and synopsis. He attended workshops on the following:

- The myth of masterplanned communities
- Form Based Zoning
- Board of Adjustments and Appeals

Rob indicated that on a walking tour, he visited a residential development project located on a 258-acre parcel in Bluffdale. The Jordan River runs through the project. Many environmental issues were made to the project's advantage. The thing that reinforced to him most was that if you have responsible developers that have a vision for their project other than strictly dollar signs, you could really end up with a quality product. He took photographs on a couple of walking tours he was able to attend and indicated he will share them with the planning commission members later. He

Ben Hatfield indicated that the conference was held at the Planetarium in Salt Lake City. As he took the frontrunner to the conference, he was reminded of the importance of public transportation. Peter Carroon and Mayor Ralph Becker were early morning speakers. Important points discussed in the workshops he attended regarded:

- How to deal and interact with the public
- Plan implementation
- The difference between Form based (bringing communities together) & Euclidian based zoning (He came out of that workshop believing the biggest difference is scale)
- Design Review Committees (He gave the members a synopsis handout)

3. Planning Commissioner's Remarks

4. Staff Communications:
4.1. Planning Director's Report:
4.2. Legal Counsel's Remarks:

5. Adjourn Adjourn the regular meeting to convene a work session at 5:40 p.m.

W1. Chapter 29 Zoning Ordinance Chapter 29 (Board of Adjustment) Amendments

Sean Wilkinson reported that the Weber County Planning Division staff has begun the process of amending Chapter 29 (Board of Adjustment) of the Weber County Zoning Ordinance. This chapter governs the duties, powers, and procedures of the Board of Adjustment. At this point in the process, specific ordinance language changes are not being proposed Rather, staff has identified several clarifications and policy questions that need to be addressed in order to make appropriate ordinance language amendments. Many of the changes staff is proposing come from state code.

Sean Wilkinson indicated that he attended a presentation by Craig Call who pointed out the following two points regarding Board of Adjustment appeals:

1. The BOA has the authority to hear appeals – In Weber County right now, if someone were to appeal a Planning Commission decision, the Board of Adjustment would hear that appeal, however there is nothing defining what an appeal is. The authority to hear appeals is one of the duties and powers mentioned in State Code. In order to clarify the appeals language in Chapter 29, staff recommends incorporating the following concepts from state code regarding the standard of review and burden of proof for appeals:

- The appeal authority (Board of Adjustment) shall determine the correctness of a decision of the land use authority in its interpretation and application of a land use ordinance.
- Only those decisions in which a land use authority has applied a land use ordinance to a particular application, person, or parcel may be appealed to an appeal authority (Board of Adjustment).
- The appellant has the burden of proof that the land use authority erred.

Commissioner Warburton indicated that she did not see any language in the proposed chapter amendment for the common man to know "If you are not happy, then you have 10 days. . ." Sean Wilkinson indicated that she is correct. There will be a procedure section in the amended ordinance when drafted.

Commissioner Warburton asked if they are doing their job correctly, what would there be to vary?
Sean Wilkinson indicated that mostly it deals with a characteristic that runs with the land.

Rob Scott indicated that it should not be easy for someone to obtain a variance. He likes the term "relief valve," in that when you have a standard that cannot be met by a particular piece of property, the appeal process is the "relief valve."

Staff is looking at revising the ordinance to allow the Board of Adjustment to have three powers; 1) appeals, 2) variances and special exceptions.

The variance language in Chapter 29 is similar to the language in State Code, but State Code is much more organized and detailed in explaining the variance process. Staff recommends that the criteria for granting a variance should follow the language designated in State Code. In addition, the following concepts from State Code should be considered for clarification purposes:

- The applicant shall bear the burden of proof that all of the criteria justifying a variance have been met.
- Variances run with the land.
- The appeal authority (Board of Adjustment) may not grant a use variance.
- In granting a variance, the appeal authority (Board of Adjustment) may impose additional requirements on the applicant that will mitigate any harmful effects of the variance, or serve the purpose of the standard or requirement that is waived or modified.

The authority to grant special exceptions is not specifically mentioned in State Code. However, this does not prohibit a municipality from allowing special exceptions in its zoning ordinance.

In response to a question by Commissioner Warburton, Sean Wilkinson indicated that the question staff is asking is: "What do they do with the special exceptions and who should be the board to hear those special exceptions?"

Commissioner Warburton indicated that she believes special exceptions are similar to conditional uses and she believes that the Planning Commission should hear them. Some special exceptions requests could be handled under an administrative review. Staff is trying to streamline the process and free up the Planning Commission to plan.

Steve Clarke asked what portion of the Board of Adjustment's workload is made up of special exceptions and Sean Wilkinson indicated that he believes it is the majority.

Other Duties and Powers: These other duties are not addressed in State Code, but like special exceptions, these duties are not prohibited from being in the zoning ordinance. Clarification will be helpful for all of these uses, but staff has specific questions about the three following duties:

1. What are the special questions about which the Board is authorized to make decisions? This is a question that needs to be discussed with legal counsel.

2. Would this item be more appropriate in the parking or design review chapters of the Zoning Ordinance? Should the Planning Commission or staff be the land use authority for this use, instead of the Board of Adjustment?

3. Most of the zones in Weber County allow temporary buildings as an accessory use to construction activities. Is this use different in scope, or should it be removed?

Commissioner Warburton indicated that she would like to be more generous in outlining who receives notice and the minimum notice requirements listed. The new ordinance should meet state code and be user friendly.

Steve Clarke wanted to add with regard to notice. He would suggest erring on the side of notifying people.

- In talking to a former County Commissioner with Summit County they asked the Director of Planning to develop community planning groups with a 7-week training (Citizen Planner).
- Put together a handbook that is on the web.

Commissioner Warburton indicated the Planning Commission's job is to continually communicate and educate.

Sean Wilkinson indicated that staff would come back later with ordinance language changes to Weber County Zoning Ordinance Chapter 29.

There Being No Further Business, the meeting was adjourned at 6:28 p.m.

Respectfully Submitted,

Sherri Sillitoe, Secretary
Weber County Planning Commission

DRAFT

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for approval of a Conditional Use Permit to establish a private recreation ground for construction of a picnic bowery in the Monte Cristo area
Agenda Date:	Tuesday, October 26, 2010
Applicant:	G E Marriott Investment Limited Company
File Number:	CUP 2010-19

Property Information

Approximate Address:	One mile past the Monte Cristo snowmobile parking area on the south side of Highway 39
Project Area:	Approximately 67 acres
Zoning:	Forest 40 Zone (F-40)
Existing Land Use:	Forest/Recreation
Proposed Land Use:	Private recreation ground with a picnic bowery
Parcel ID:	23-046-0042
Township, Range, Section:	T8N, R3E, Section 23

Adjacent Land Use

North:	Forest	**South:**	Forest
East:	Forest	**West:**	Forest

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
Report Reviewer:	JG

Applicable Ordinances

- Zoning Ordinance Chapter 8 (F-40 Zone)
- Zoning Ordinance Chapter 22C (Conditional Use)

Background

The applicant is requesting approval of a private recreation ground with a picnic bowery to be used for family gatherings. A private recreation ground is listed as a conditional use in the F-40 Zone. The proposed private recreation area contains approximately 67 acres and has access from Highway 39. The 1800 square foot picnic bowery will be located in the southeast portion of the parcel and will meet the setback requirements of the F-40 Zone. The bowery consists of a concrete pad, a metal frame (with open sides) and a roof, which will both have a light brown color. The bowery will be approximately 17 feet tall.

The picnic bowery is the only use proposed as part of the private recreation ground and no other construction is approved based on this application. As part of a private recreation ground, the recreational vehicle requirements of the F-40 Zone must be complied with. There are no concerns from the Weber County Health Department, Building Inspection Department, Engineering Division, or the Weber Fire District. A building permit is required for the bowery.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that can be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Basis for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed private recreation ground meets these requirements. The applicant has provided a response to the criteria below which is attached as Exhibit B.

Chapter 22C-5

Basis for Issuance of Conditional Use Permit: The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community; and
2. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and
3. That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use; and
4. That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County; and
5. That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The proposed private recreation ground does not affect the community, but it will provide a useful facility for family gatherings.
2. The bowery will be located approximately 900 feet from Highway 39. There are no other buildings in this area and landscaping is provided by the natural vegetation. This use will not generate additional traffic or parking needs. There are no signs associated with this use.
3. This use meets the area, lot width, and setback requirements of the F-40 Zone.
4. This use does not affect the Ogden Valley General Plan.
5. Construction of a picnic bowery will not detrimentally affect the environment.

Conformance to the General Plan

This use does not affect the Ogden Valley General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Health Department
- Requirements of the Weber County Building Inspection Department
- Requirements of the Weber Fire District

Staff Recommendation

Staff recommends approval of CUP 2010-19 for a private recreation ground and picnic bowery with no additional conditions. This recommendation is based on the proposed use, location, and site plan, being in compliance with applicable County Ordinances as listed in the staff report. This recommendation is subject to the requirements of staff and other review agencies.

Exhibits

A. Site plan
B. Applicant's narrative
C. Bowery construction plans

Map 1

Map 2

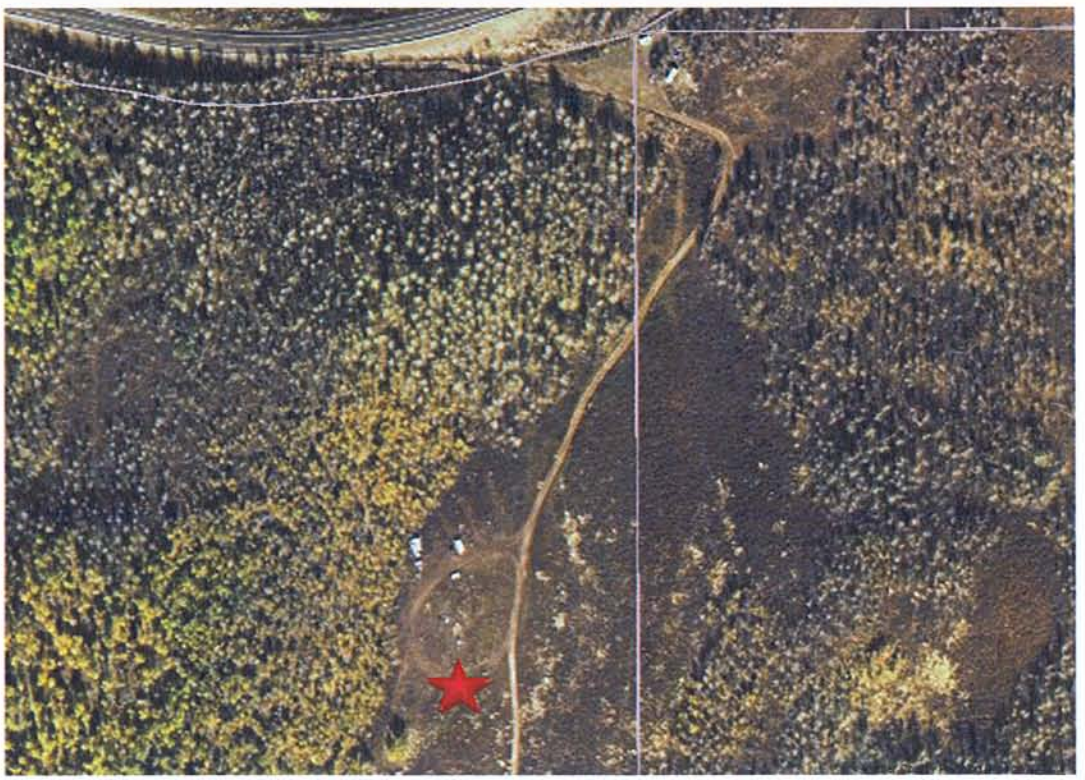


Exhibit A

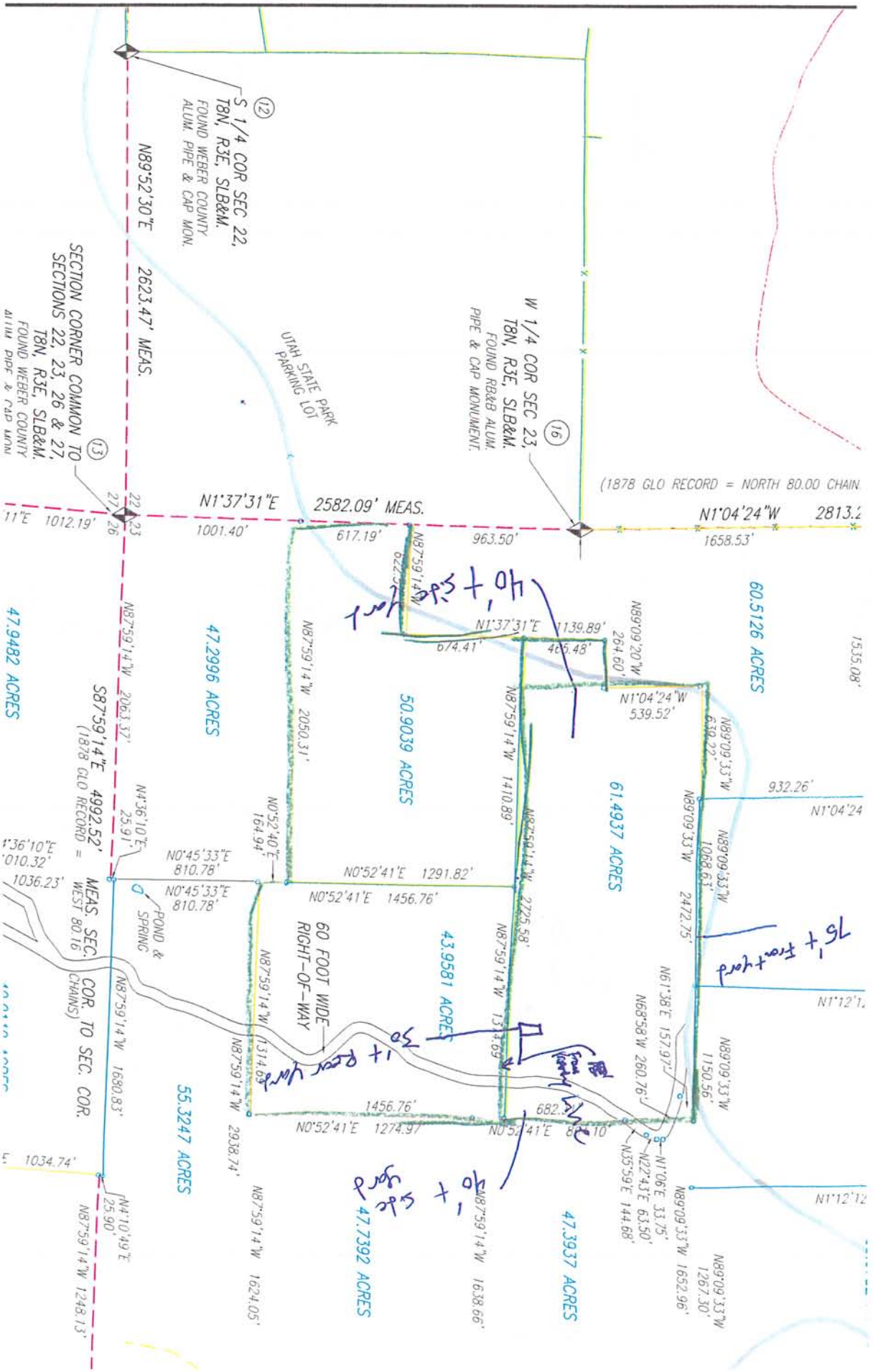

(12)
S 1/4 COR SEC 22, T8N, R3E, SLB&M.
FOUND WEBER COUNTY ALUM. PIPE & CAP MON.
N89°52'30"E
2623.47' MEAS.
(13)
SECTION CORNER COMMON TO SECTIONS 22, 23, 26 & 27, T8N, R3E, SLB&M.
FOUND WEBER COUNTY ALUM. PIPE & CAP MON.
UTAH STATE PARK PARKING LOT
W 1/4 COR SEC 23, T8N, R3E, SLB&M.
FOUND RB&B ALUM. PIPE & CAP MONUMENT.
(16)
(1878 GLO RECORD = NORTH 80.00 CHAIN.
N1°37'31"E
2582.09' MEAS.
N1°04'24"W
1012.19'
1001.40'
617.19'
963.50'
1658.53'
47.9482 ACRES
47.2996 ACRES
50.9039 ACRES
60.5126 ACRES
61.4937 ACRES
43.9581 ACRES
55.3247 ACRES
47.7392 ACRES
47.3937 ACRES
S87°59'14"E 4992.52'
(1878 GLO RECORD =
MEAS. SEC. WEST 80.16'
COR. TO SEC. COR. (8 CHAINS)
POND & SPRING
60 FOOT WIDE RIGHT-OF-WAY
N87°59'14"W 2063.37'
N4°36'10"E 25.91'
N0°45'33"E 810.78'
N0°52'40"E 164.94'
N0°52'41"E 1291.82'
N0°52'41"E 1456.76'
N87°59'14"W 2050.31'
N87°59'14"W 1410.89'
N87°59'14"W 2725.58'
N87°59'14"W 1314.69'
N87°59'14"W 1680.83'
N87°59'14"W 2938.74'
N87°59'14"W 1624.05'
N87°59'14"W 1638.66'
N87°59'14"W 1248.13'
N4°10'49"E 25.90'
1034.74'
1036.23'
1139.89'
674.41'
465.48'
264.60'
N89°09'20"W
N1°04'24"W 539.52'
N89°09'33"W 630.22'
932.26'
N89°09'33"W 1068.63'
N89°09'33"W 2472.75'
N61°38'E 157.97'
N68°58'W 260.76'
N89°09'33"W 1150.56'
N1°06'E 33.75'
N22°43'E 63.50'
N35°59'E 144.68'
N89°09'33"W 1652.96'
N89°09'33"W 1267.30'
1456.76'
N0°52'41"E 1274.97'
682.
N0°52'41"E 8
1535.08'
N1°04'24
N1°12'1
N1°12'12
15' from road
30' from road
10' side road
10' side road

Exhibit B

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
oct 1st 2010			CUP2010-19

Property Owner Contact Information

Name of Property Owner(s): Marriott LLC	Mailing Address of Property Owner(s): 4596 N 4175 E Eden Ut 84310
Phone: 801 940-0301 / Fax:	
Email Address: Nick@postasphalt.com	Preferred Method of Written Correspondence: ☒ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s): Nick Marriott	Mailing Address of Authorized Person: Same as Above
Phone: 801940-0301 / Fax:	
Email Address: Nick@postasphalt.com	Preferred Method of Written Correspondence: ☒ Email ☐ Fax ☐ Mail

Property Information

Project Name: Marriott Bowery	Current Zoning: Forest Zone F-5, F-10, F-40
Approximate Address: Monte Cristo 1 Mile past snowmobile parking lot yellow gate on south side of road	Land Serial Number(s): 23-046-0042
Proposed Use:	

Project Narrative

We would like to build a bowery for day use. It will be open on all four sides and have a concrete pad.

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

The Basis For the Conditional Permit is to provide a place for shade and to have Family get togethers.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

The Conditional Use Permit will in no way cause harm or health problems. It will enhance the property

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The Bowery will comply with any Weber County regulation and ordinance.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

Yes it will comply with any proposed goals and Policies for Weber County

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

In no way will the bowery lead to deterioration of the environment that it will be built on.

Property Owner Affidavit

I (We), Marriott LLC, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner) (Property Owner)

Subscribed and sworn to me this 1 day of Oct., 20 10.

CHARLA SCHRAEDER
Notary Public
State of Utah
My Commission Expires April 23, 2012
1210 N. 6800 W. Corinne, UT 84037

(Notary)

Authorized Representative Affidavit

I (We), Nick Marriott, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner) (Property Owner)

Dated this 1 day of Oct., 20 10, personally appeared before me Nick Marriott, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

CHARLA SCHRAEDER
Notary Public
State of Utah
My Commission Expires April 23, 2012
1210 N. 6800 W. Corinne, UT 84037

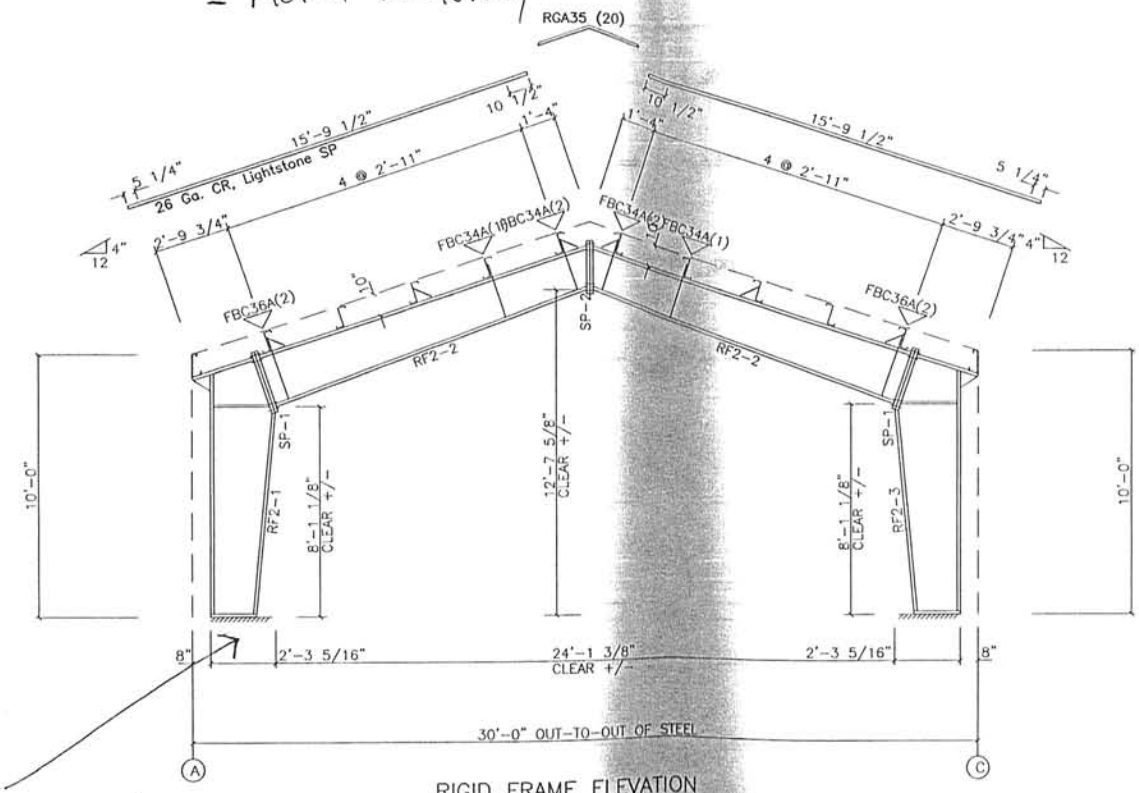
(Notary)

SPLICE PLATES & BOLTS									
Splice Mark	Quan Top	Bot	Int	Bolt Type	Dia	Length	Plate Size Width	Thick	Length
SP-1	4	4	0	A325	0.750	2.75	6"	5/8"	2'-4 7/8"
SP-2	4	4	0	A325	0.625	2.25	6"	1/2"	1'-10 7/8"

MEMBER SIZE TABLE (in)					
MARK	WEB DEPTH START/END	WEB PLATE THICK	WEB PLATE LENGTH	OUTSIDE FLANGE W x T x LENGTH	INSIDE FLANGE W x T x LENGTH
RF2-1	17.5/26.6	0.188	117.5	5 x 1/4" x 111.2 5 x 1/2" x 27.8	5 x 1/2" x 93.7
RF2-2	22.0/16.0	0.220	159.8	5 x 1/4" x 159.8	5 x 1/4" x 154.4
RF2-3	26.6/17.5	0.188	117.5	5 x 1/2" x 27.8 5 x 1/4" x 111.2	5 x 1/2" x 93.7

- Light Brown / Root + Frame
- Metal Building

Exhibit C



Concrete pad

RIGID FRAME ELEVATION

FOR FRAME LINE 2

GENERAL NOTES

1. ▽ INDICATES FLANGE BRACING LOCATIONS. (1) = ONE SIDE; (2) = TWO SIDES.
2. IF FLANGE BRACING IS REQUIRED ON BOTH SIDES OF AN EXPANDABLE RIGID FRAME, THE OPPOSITE SIDE FLANGE BRACES WILL HAVE TO BE INSTALLED AT THE TIME OF FUTURE EXPANSION. THESE FLANGE BRACES HAVE BEEN PROVIDED, AS REQUIRED, FOR THIS FUTURE CONDITION.
3. RIGID FRAMES SHALL HAVE 50% OF THEIR BOLTS INSTALLED AND TIGHTENED ON BOTH SIDES OF THE WEB ADJACENT TO EACH FLANGE BEFORE THE HOISTING EQUIPMENT IS RELEASED.

ISSUE	Dwn	Chk	ENG	P.E.	DATE
Construction Anchor Bolts	MBS	DC	GJR	SAB	8/20/10
For Building Department Review	MBS	NSF	CDS		9/10/10

NUCOR BUILDING SYSTEMS
355 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1008, 200 WHITSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-5407 FAX: (972) 524-5417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: ANT FLAT RD. BOWERY
LA PLATTA, UT

CUSTOMER: PETERSEN INC.
FARRWEST, UT

JOB NUMBER: U10G0436A

SHEET NO: E3 of 7

PROFESSIONAL STRUCTURAL ENGINEER No: 276297 RUSSELL B. SKEEM 9/10/10 STATE OF UTAH

THIS SEAL PERTAINS ONLY TO THE MATERIALS DESIGNED AND SUPPLIED BY NUCOR BUILDING SYSTEMS, A DIVISION OF NUCOR CORPORATION THE DRAWINGS AND THE METAL BUILDING WHICH THEY REPRESENT ARE THE PRODUCT OF NUCOR BUILDING SYSTEMS. THE REGISTERED PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS IS EMPLOYED BY NUCOR BUILDING SYSTEMS AND DOES NOT SERVE AS OR REPRESENT THE PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

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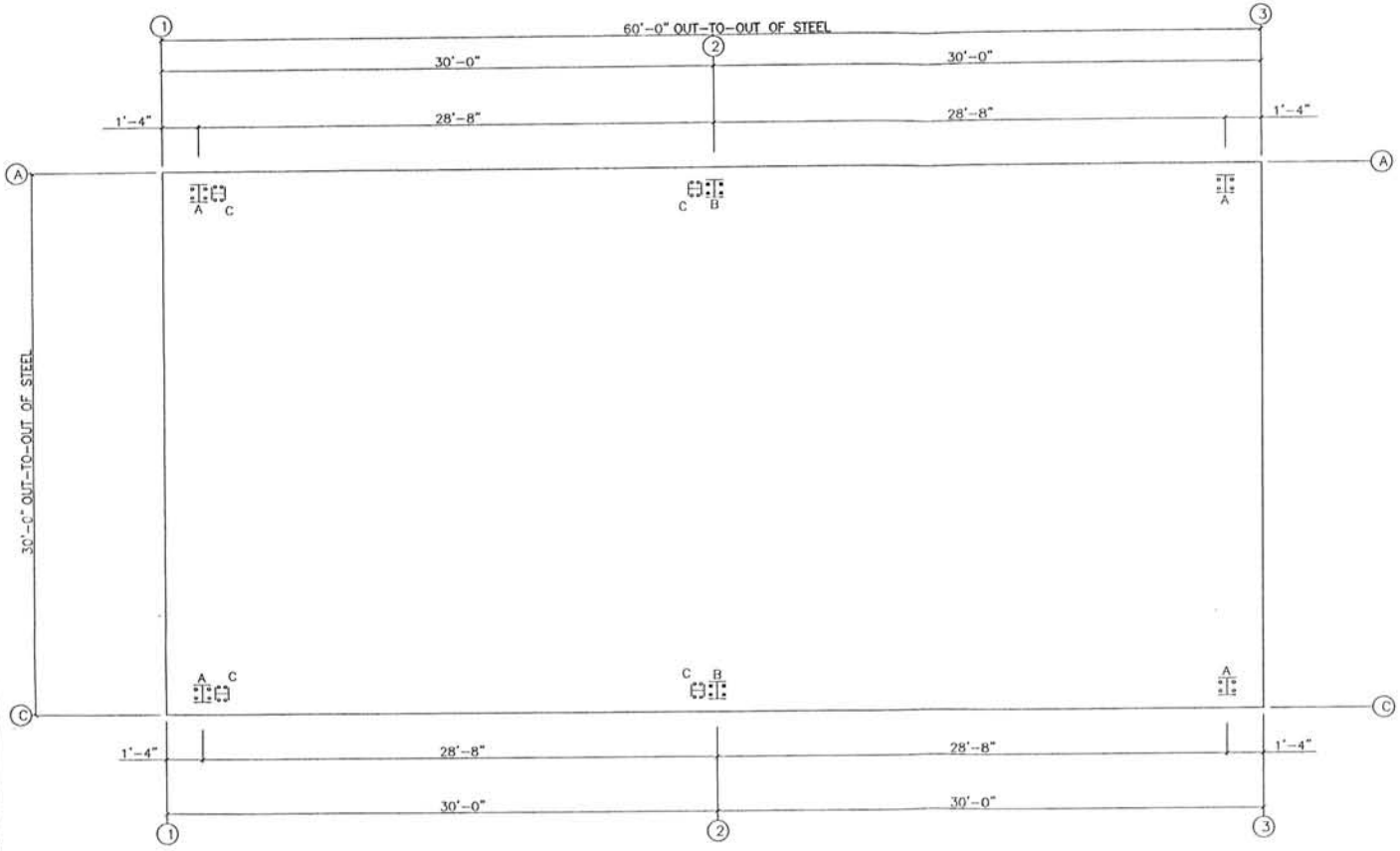

ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

o Dia= 3/4"

⊠ Dia=1"

ANCHOR BOLT SUMMARY

	Qnt	Loc	Dia (in)	Type	Proj (in)
o	16	RF	3/4"	A307	3.00
⊠	8	RF	1"	A307	3.00
o	16	WF	3/4"	A307	3.00

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.
2. NUCOR BUILDING SYSTEMS IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.
3. ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBED PLATES ARE NOT BY NUCOR BUILDING SYSTEMS.
4. THIS DRAWING IS NOT TO SCALE.
5. FINISHED FLOOR ELEVATION = 100'-0"
6. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS SHOWN OTHERWISE.
7. ANCHOR RODS ARE REQUIRED ONLY IN THE QUANTITIES SPECIFIED. BASEPLATES MAY BE FABRICATED WITH MORE HOLES THAN NEEDED FOR THIS PROJECT.

ISSUE	Dwn	Chk	Eng	B.E.	DATE
Construction Anchor Bolts	MBS	DC	CAR	SAR	8/30/10
For Building Department Review	MBS	NRF	CDS		9/10/10

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PO BOX 1006, 200 WHITSTONE RD, SUMMERVILLE, SC 29160
PHONE: (803) 563-2100 FAX: (803) 563-2121
6600 ALPINE TRAIL, TEMPLE, TX 76502
PHONE: (972) 774-4407 FAX: (972) 774-5417
1060 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: ANT FLAT RD. BOWERY
LA PLATA, UT

CUSTOMER: PETERSEN INC.
FARMWEST, UT

JOB NUMBER: U10G0436A

SHEET NO: F1 of 2

PROFESSIONAL STRUCTURAL ENGINEER
No: 276297
RUSSELL A. SKEEN
STATE OF UTAH
9/10/10

THIS SEAL PERTAINS ONLY TO THE MATERIALS DESIGNED AND SUPPLIED BY NUCOR BUILDING SYSTEMS, A DIVISION OF NUCOR CORPORATION. THE DRAWINGS AND THE METAL BUILDING WHICH THEY REPRESENT ARE THE PRODUCT OF NUCOR BUILDING SYSTEMS. THE REGISTERED PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS IS EMPLOYED BY NUCOR BUILDING SYSTEMS AND DOES NOT SERVE AS OR REPRESENT THE PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request to amend the Edgewater Beach Resort PRUD (CUP 2003-12) site plan by rearranging several buildings, eliminating one 12-plex and one 6-plex, adding five single family dwelling units, reducing the total number of units from 166 to 153, and changing the approved landscape plan
Agenda Date:	Tuesday, October 26, 2010
Applicant:	Celtic Bank
File Number:	CUP 2003-12

Property Information

Approximate Address:	6350 East Highway 39
Project Area:	13.08 Acres
Zoning:	Commercial Valley Resort Recreation Zone (CVR-1)
Existing Land Use:	PRUD Development
Proposed Land Use:	PRUD Development
Parcel ID:	20-013-0017
Township, Range, Section:	T6N, R1E, Section 13

Adjacent Land Use

North:	Pineview Reservoir	**South:**	Residential
East:	Residential	**West:**	Agriculture

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
Report Reviewer:	SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 9C (CVR-1 Zone)
- Weber County Zoning Ordinance Chapter 22C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 18C (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Zoning Ordinance Chapter 22D (Planned Residential Unit Development)
- Weber County Zoning Ordinance Chapter 24 (Parking)
- Weber County Zoning Ordinance Chapter 32B (Ogden Valley Signs)
- Weber County Zoning Ordinance Chapter 39 (Ogden Valley Lighting)

Background

The Edgewater Beach Resort PRUD was approved as a conditional use in 2003 (CUP 2003-12). Since that time, the Planning Commission and County Commission have made minor amendments to the original approval. The applicant is now requesting a major amendment to the existing approval. The Weber County Zoning Ordinance (Chapter 22D) states, "Once the overall development plan showing details of buildings, structures and uses has been approved by the County Commission, after recommendations of the Planning Commission, no changes or alterations to said development plan or uses shall be made without first obtaining the approval of the Planning Commission and County Commission."

This major amendment resembles the approved site plan, but several buildings are being rearranged, one 12-plex and one 6-plex are being eliminated, five single family dwelling units are being added on the north side of the project, the overall project density is being reduced from 166 to 153, and the number of trees on the landscape plan is being reduced significantly. Each of these proposed amendments is addressed below.

Buildings and Parking: The following table shows the breakdown of buildings and units in the approved site plan and the amended site plan.

Approved Site Plan		Amended Site Plan	
12-plex = 8	96 Units	12-plex = 7	84 Units
8-plex = 2	16 Units	8-plex = 2	16 Units
6-plex = 1	6 Units	6-plex = 0	0 Units
4-plex = 1	4 Units	4-plex = 1	4 Units
Condo-tel = 1	44 Units	Condo-tel = 1	44 Units
Single Family = 0	0 Units	Single Family = 5	5 Units
Total Buildings = 13	Total Units = 166	Total Buildings = 17	Total Units = 153

As shown by the table, one 12-plex building and one 6-plex building are being eliminated, and five single family dwelling units are being added. The 6-plex that was Building 2 on the approved site plan is being moved to where the tennis court was located and is now shown as an 8-plex. The row of 12-plex buildings (Buildings 1, 4, 7, and 13 approved site plan) on the north part of the parcel is being replaced by the five single family dwellings. One of these 12-plex buildings is being eliminated, one of the buildings is replacing an 8-plex (Building 8 approved site plan), and the other two have been moved to the south side of the road, across from the single family dwellings. The rest of the buildings are shown in the same location on both site plans.

The applicant has stated that the condominium buildings are not being redesigned and will be built according to the previously approved plans. The single family dwellings will resemble the rendering in Exhibit H. The single family dwellings are shown with a footprint of 4,500 square foot and a maximum height of 25 feet. Garage renderings for the single family dwellings have not yet been submitted, but are required.

With the reduction in density, the parking requirements have also been reduced. The Zoning Ordinance requires 1.75 spaces per unit which rounds up to 268 required parking spaces. The amended site plan shows a total of 321 spaces (161 underground, 150 open, 10 for single family dwellings) compared to 358 on the approved site plan. The amended number appears to be sufficient for residents, visitors, and commercial uses. All of the buildings have 12 underground parking spaces except for the existing 4-plex, Building 5 which is shown as a 12-plex with open parking, and the single family dwellings which will have their own garages. While the number of parking spaces is sufficient, staff recommends that the open parking spaces be specifically designated for residents or visitors on a site plan as each phase of the project progresses. Each parking space must have a minimum area of 180 square feet exclusive of any sidewalk areas.

While the amended site plan has the effect of reducing the overall density and surface parking, it also increases the number of buildings from 13 to 17. The Planning Commission needs to determine if the reduction in density and parking offsets the increase in the number of buildings. In staff's opinion, the location and height limit of the new single family dwellings is a better design than the 12-plex buildings that are on the approved site plan. Any potential negative impacts are reduced because the single family dwellings have a smaller footprint and are 10 feet shorter than the 12-plexes.

Phasing Plan: A new phasing plan (See Exhibit C) has been submitted for this project. The first phase includes the existing 4-plex building and the west entry area. The second phase consists of the five single family dwellings and includes the road from the end of Phase 1 to the round-about. The rest of the Phases are shown on Exhibit C. When these phases are subdivided, this Phasing plan must be followed unless it is amended at a future date.

Landscaping and Amenities: The approved landscaping plan shows 367 trees compared to 159 trees on the amended site plan, which is a difference of 208. The landscape designer eliminated the trees to retain and improve the views to the reservoir and Snowbasin. The Planning Commission should compare both landscape plans and make a recommendation on the overall number of trees. If views to the reservoir are to be protected, it may make be beneficial to reduce the number of trees along the north property boundary and incorporate these trees back into the development. Another landscaping concern is on the amount of turf grass. The Zoning Ordinance (Chapter 18-C) allows a maximum of 50% of the landscaped area to be turf grass. The approved site plan showed an area of 26% turf grass, but the amended site plan appears to have more than 50%. This issue could be addressed by adding more areas of wildflower and natural grass mixes. The landscape plan needs to show an underground irrigation system for the landscaped areas. The pathway system has not changed from the approved site plan and must be built accordingly.

The amenities plan for this project is also proposed to change. The approved plan showed a tennis court, a pavilion with barbecue grills, a volley ball court, a playground, and a swimming pool. The amended site plan has eliminated the tennis court and the pavilion with barbecue grills. The volleyball court and playground are shown as part of Phase 9, and the pool is shown in Phase 12 with the condo-tel. A 20 foot wide beach access easement is located between Buildings 13 and 14 in Phase 2. The Planning Commission needs to determine if the amenities are sufficient or if the approved plan amenities should be retained. The Planning Commission should also determine if the amenities should be built earlier in the phasing plan. Any signage or lighting for the project also needs to be addressed with this amendment or the approved signage and lighting designs will remain in place.

Roads, Utilities, etc.: The roads in this development will remain at 24 feet wide, and all of the requirements of the Weber County Engineering Division and Weber Fire District must be followed. The review letter from the Fire District states that the roads must be 26 feet wide, but in speaking with Fire Marshall Ted Black, the 24 foot wide roads which were previously approved will be allowed. The second entrance on the northwest corner of the parcel must be extended to meet the existing gravel County road. This entrance will no longer be used only as an emergency access, and no gate will be allowed. The utility and drainage plans are being reviewed by the Weber County Engineering Division and their requirements must be complied with.

Summary of Planning Commission Considerations

- Do any of the proposed amendments have potential negative or detrimental effects that have not been considered?
- Do the single family dwelling units fit with the rest of the PRUD?
- Where will the single family dwelling garages be located (designs are still required)?
- Do the reductions in density and parking offset the increased number of buildings?
- Should the parking breakdown between residents and visitors be shown on this plan, or in future phase approvals?
- Is the Phasing plan appropriate?
- Is the reduction in the number of trees on the landscape plan appropriate?
- Is the reduction in the number of amenities appropriate? Should the amenities be built in earlier phases of the project?
- Is this new PRUD design better than the previously approved design?
- Does the Planning Commission have other questions that have not been addressed?

Conformance to the General Plan

The existing site plan was approved in conformance with the Ogden Valley General Plan in 2003. These amendments reduce the overall density numbers for Ogden Valley and reduce the height and mass of the buildings located closest to the reservoir.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District
- All previous conditions of approval from CUP 2003-12 which are applicable remain in place

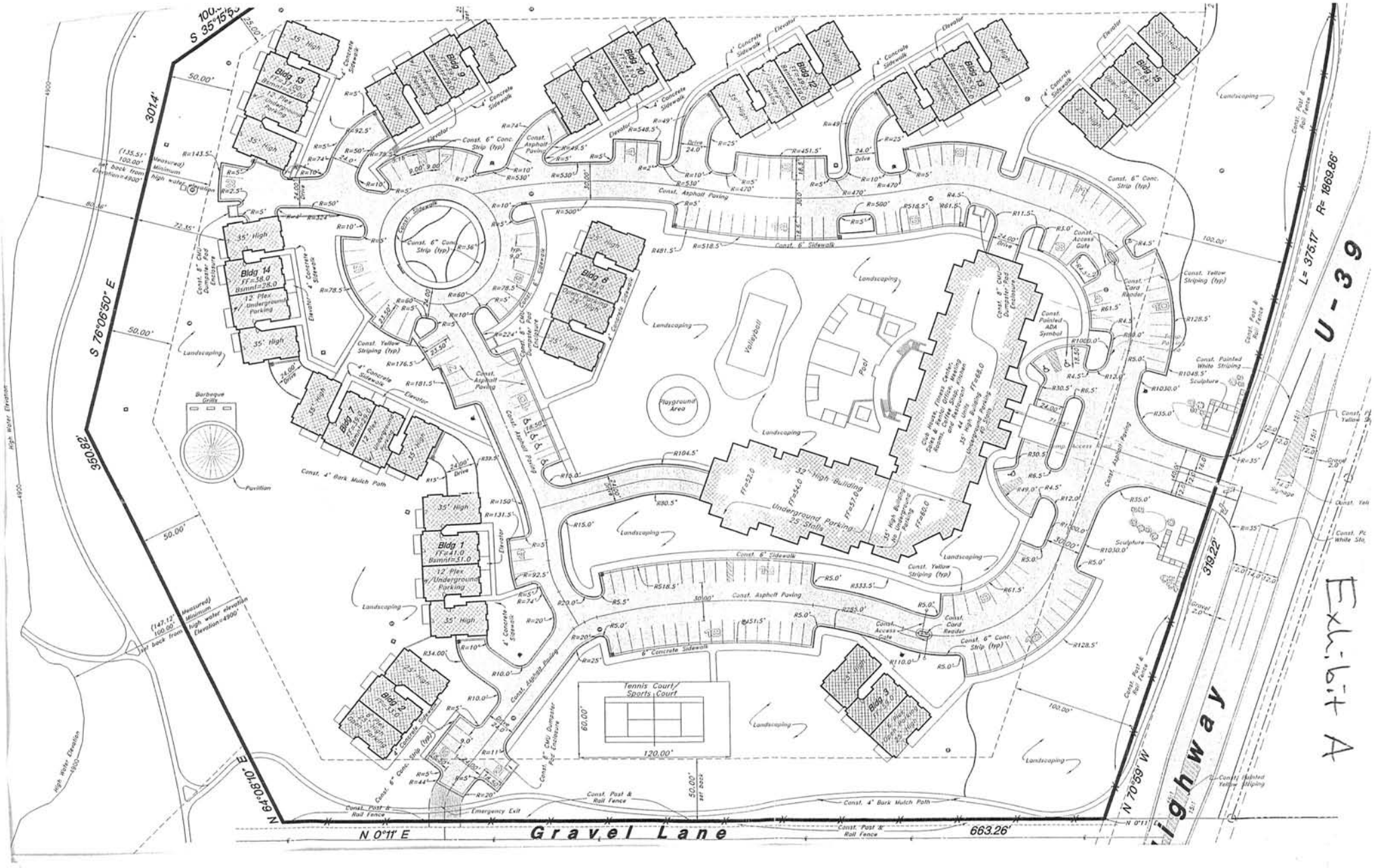
Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the proposed amendments to the County Commission, if adequate answers are provided to the questions listed under "Summary of Planning Commission Considerations." If adequate answers are not provided, staff recommends tabling this item to allow the applicant time to provide adequate answers to the Planning Commission's questions.

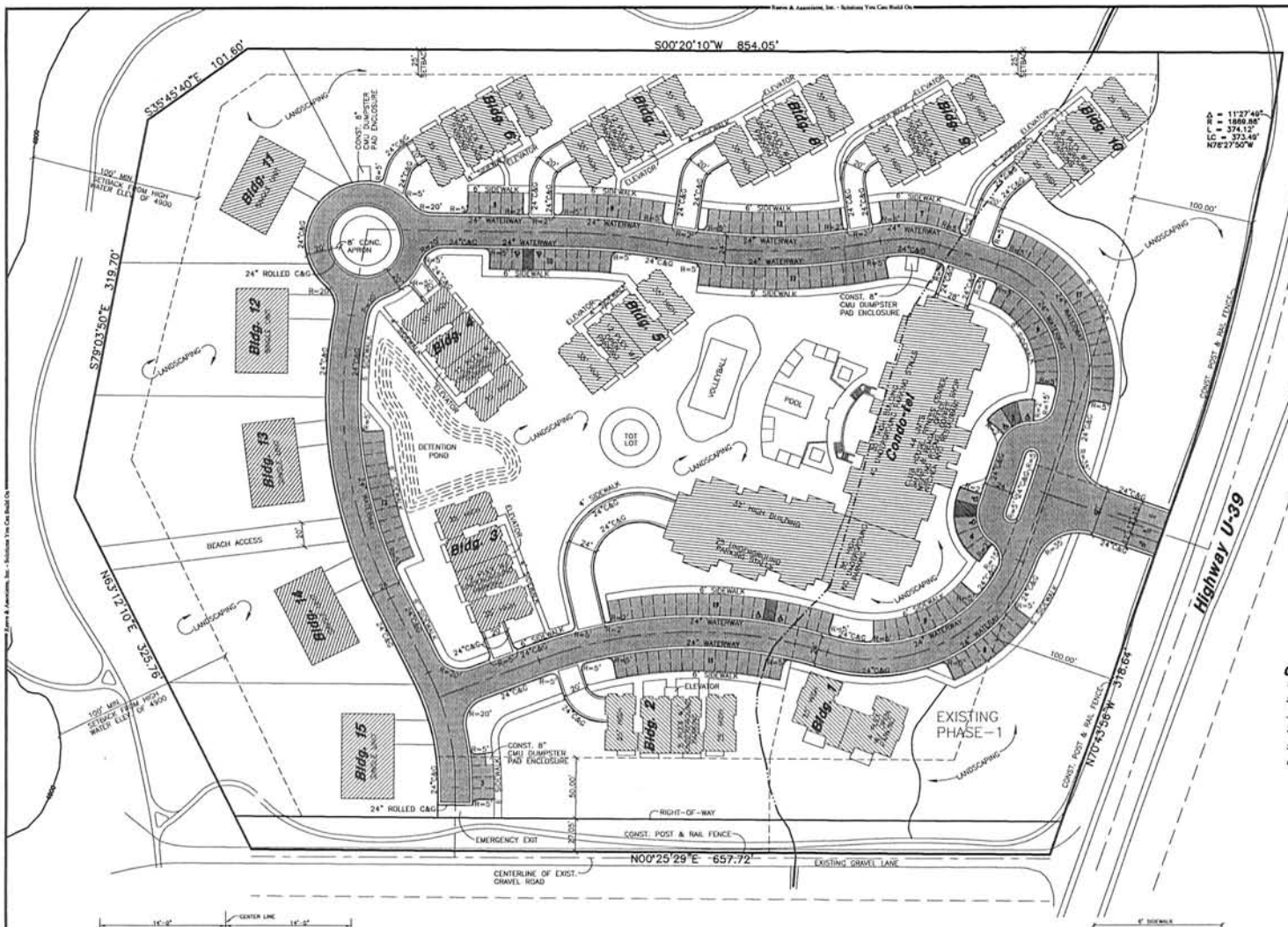
Exhibits

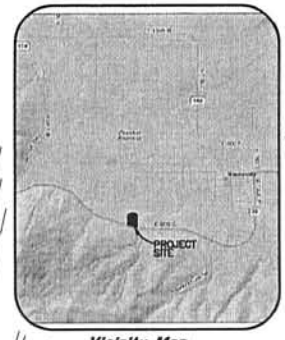
A. Existing approved site plan
B. Amended site plan
C. Phasing plan
D. Existing approved landscape plan
E. Amended landscape plan
F. Applicant's request statement
G. Renderings of approved condominium buildings
H. Renderings and footprint of new single family dwellings

Map 1


Gravel Lane
N 0°11' E
663.26'
U-39
Highway
L= 375.17'
R= 1869.86'
N 70°59' W
319.22'
S 76°06'50" E
301.4'
S 35°15'15"
N 64°08'10" E
Bldg 1
Bldg 2
Bldg 3
Bldg 5
Bldg 6
Bldg 7
Bldg 8
Bldg 9
Bldg 10
Bldg 12
Bldg 13
Bldg 14
Volleyball
Pool
Playground Area
Tennis Court/ Sports Court
Pavilion
Barbeque Grills
Landscaping
Const. Asphalt Paving
Const. 6" Conc. Strip (typ)
Const. Yellow Striping (typ)
Const. Post & Rail Fence
Const. 4' Bark Mulch Path
Emergency Exit
Elevator
Const. Access Gate
Const. Card Reader
Const. Painted ADA Symbol
Const. Painted White Striping
Const. Painted Yellow Striping
Const. 6" Concrete Sidewalk
Const. 6" Sidewalk
Const. 6" Dumpster Pad Enclosure
Const. 8" Dumpster Pad Enclosure
Const. 4" Concrete Sidewalk
Sculpture
Gravel
Signage
Exhibit A

Received 10/1/10





Vicinity Map

Legend

- SS — PROPOSED SANITARY SEWER LINE
- EXIST SS — EXISTING SANITARY SEWER LINE
- IRR — PROPOSED IRRIGATION WATER LINE
- EXIST IRR — EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- W — PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EXIST W — EXISTING CULINARY WATER LINE
- SD — PROPOSED STORM DRAIN (SIZE VARIES)
- EXIST SD — EXISTING STORM DRAIN
- X — EXISTING FENCE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GATE VALVE
- PLUG W/ 2" BLOW-OFF
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- PROPOSED REDUCERS
- PLUG & BLOCK
- AIR-VAC ASSEMBLY
- PROPOSED ASPHALT SURFACE

General Notes:

1. STALLS DESIGNATED AS HANDICAP WILL REQUIRE A PAINTED HANDICAP SYMBOL.
2. FIRE LAND MARKINGS AND SIGNS TO BE INSTALLED AS DIRECTED BY THE FIRE MARSHALL.
3. AISLE MARKINGS, DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS.
4. SEE HORIZONTAL CONTROL PLAN FOR COORDINATES, RADIUSES AND DETAILED DIMENSIONS OF SITE IMPROVEMENTS.
5. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE BUILDINGS CONTRACTOR RESPONSIBLE ITEMS. SEE ARCHITECTURAL PLANS.
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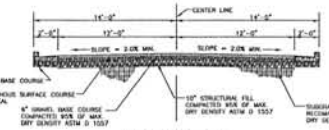
Site Data:

TOTAL AREA = 569,977.1 S.F.
TOTAL RESIDENTIAL BLDG. = 7 - 12 PLEX
= 2 - 8 PLEX
= 1 - 4 PLEX
= 5 - SINGLE UNITS
= 1 LODGE W/ 44 UNITS

TOTAL UNITS = 153
TOTAL ADA PARKING = 8
TOTAL PARKING = 321
UNDERGROUND STALLS = 161
GARAGES = 10
OPEN = 150

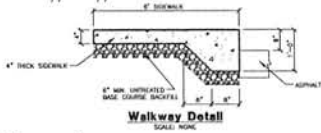
Developer:

Celtic Bank
c/o Brad Bybee
340 East 400 South
Salt Lake City, UT. 84101



Street Section
SCALE: NONE

SCALE 1"=40'



Walkway Detail
SCALE: NONE

Edgewater Beach Resort @ Snow Basin Road

Weber County, Utah

Reeve & Associates, Inc.

REVISIONS
DATE | DESCRIPTION

Edgewater Beach Resort @ Snow Basin Road (A Condominium Complex)
WEBER COUNTY, UTAH

Amended Site Plan

Preliminary
INFORMATION CONTAINED HEREIN HAS NOT BEEN FINAL CHECKED. IT IS PROVIDED AT THIS TIME FOR PRELIMINARY REVIEW ONLY AND THE DATA SHOWN HEREON SHOULD NOT BE RELIED UPON FOR FINAL APPROVAL, DOCUMENTATION, DESIGN, AND/OR CONSTRUCTION.

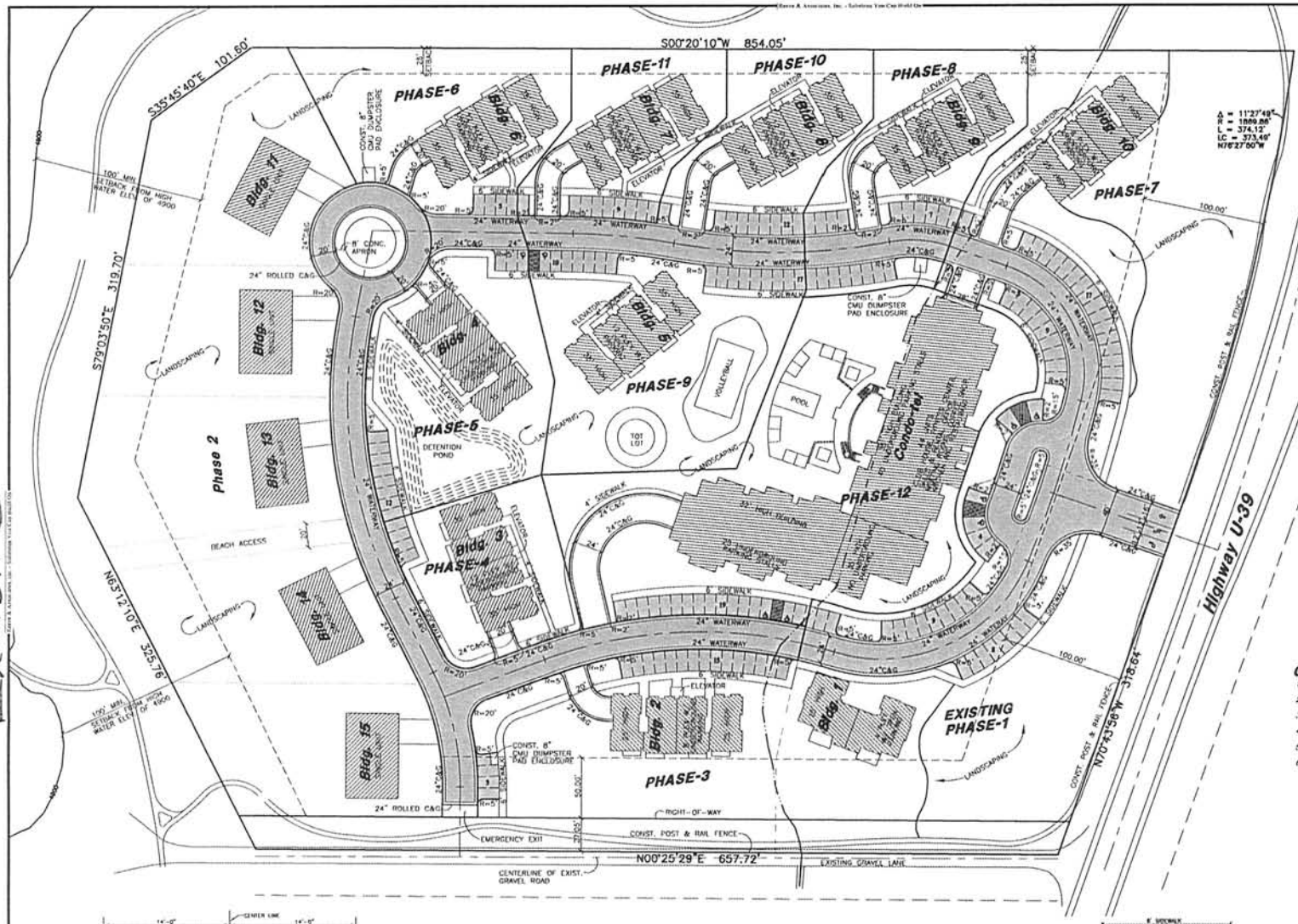
Project Info.
Engineer: N. Reeve
Designer: C. Cove
Begin Date: Sept. 23, 2010
Name: EDGEWATER BEACH CONDOMINIUMS
Number: 5192-06

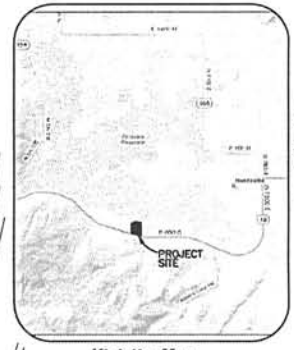
Sheet 1 of 4 Sheets

Exhibit B

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 4158 S. HARRISON BLVD. EXECUTIVE BLDG. #310, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Exhibit C





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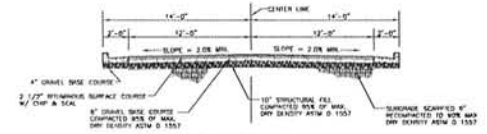
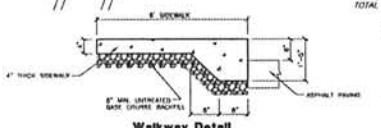


Street Section
SCALE: NONE

SCALE: 1"=40'



Walkway Detail
SCALE: NONE

Developer:

Celtic Bank
c/o Brad Bybee
340 East 400 South
Salt Lake City, UT. 84101

Edgewater Beach Resort @ Snow Basin Road

Weber County, Utah

Reeve & Associates, Inc.

REVISIONS
DATE | DESCRIPTION

Edgewater Beach Resort @ Snow Basin Road (A Condominium Complex)
WEBER COUNTY, UTAH

Amended Site Plan

Preliminary
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Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: Sept. 23, 2010
Name: EDGEWATER BEACH CONDOMINIUMS
Number: 5192-06

Sheet 1 of 4 Sheets

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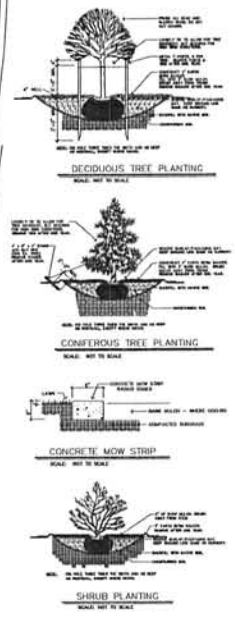
Exhibit D

U-39
L= 375.17' R= 1869.86'
Highway
319.22'
N 70°59' W
638.28'
663.26'
Gravel Lane
N 0°11' E
N 64°08'10" E
S 76°06'50" E
350.82'
301.4'
S 35°15'53" E
100.94'
S 0°10'18" E
213.13'
S 0°18' 48" W
Bldg 1
Bldg 2
Bldg 3
Bldg 7
Bldg 8
Bldg 9
Bldg 10
Bldg 12
Bldg 13
Bldg 14
Bldg 15
Volleyball
Pool
Playground Area
Wild Flower Mix
Graphic Scale

Edgewater Beach Resort @ Snow Basin Road

Weber County, Utah



Plant Table

TREES

Quantity	Symbol	Scientific Name	Common Name
11		Abies concolor	Whie Fir
8		Acer ginnala "Flame" (clump)	Clump Flame Amur Maple
10		Acer platanoides "Crimson Sentry"	Crimson Sentry Norway Maple
11		Gleditsia tria. iner. "Imperial"	Imperial Honeylocust
19		Malus "Spring Snow"	Spring Snow Crabapple
3		Picea mariana "Nelspire"	Nelspire Spruce
19		Picea pungens "Bosheri"	Baker's Dwarf Spruce
17		Pinus nigra "Sentinel"	Arnold Sentinel Pine
19		Populus tremuloides (clump)	Clump Quaking Aspen
42		Prunus vir. "Canada Red"	Canadian Chokecherry

SUGGESTED SHRUBS

Scientific Name	Common Name
Cornus alba "Argentea-Marginata"	Variegated Red Twig Dogwood
Euonymus alatus "Compacta"	Dwarf Burning Bush
Mahonia repens	Creeping Oregon Grape
Physocarpus opulifolius "Diablo"	Diablo Ninebark"
Pinus mugo "Pumilio"	Dwarf Mugo Pine
Potentilla fruticosa	Potentilla
Prunus x cistena	Cistena Plum
Rhamnus frangula "Columnaris"	Tallhedge
Spiraea bumalda "Gold Flame"	Gold Flame Spiraea
Syringa vulgaris	Common Lilac
Taxus x media "Densiformis"	Densiformis Yew

PLANTING SIZE: All deciduous trees shall be 2" caliper, Conifers shall be 6' tall minimum (vary heights for a natural look) and shrubs shall be 5 gallon container nursery stock.

Turf Grass – To be seeded.

Wildflower seed mix – Contact Granite Seed Company, Lehi, UT for best seed mix for this area and planting specifications.

NOTE: Concrete mow strip shall separate lawn and planting beds.

NOTE: An automatic, underground irrigation system shall be designed and installed by the owner's licensed landscape contractor.

Developer:
Celtic Bank
c/o Brad Bybee
340 East 400 South
Salt Lake City, UT. 84101

Reeve & Associates, Inc.
5155 S. HARRISON BLVD., SUITE 210, OGDEN, UTAH 84403
TEL. (801) 621-3100 FAX (801) 621-2666 www.reeve-assoc.com

REVISIONS
DATE | DESCRIPTION

Edgewater Beach Resort @ Snow Basin Road (A Condominium Complex)
WEBER COUNTY, UTAH

Amended Landscape Plan

Preliminary
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Project Info.
Engineer: N. Reeve
Designer: C. Cove
Begin Date: Sept. 23, 2010
Name: EDGEWATER BEACH CONDOMINIUMS
Number: 5192-06

Sheet 4 of 4 Sheets

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Exhibit F

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	*Fees (Office Use)*	*Receipt Number (Office Use)*	*File Number (Office Use)*
September 27, 2010			

Property Owner Contact Information

Name of Property Owner(s)		Mailing Address of Property Owner(s)
Celtic Bank		340 E 400 S Salt Lake City, UT 84111
Phone 801-363-6500	Fax 801-303-1948	
Email Address bbybee@celticbank.com		Preferred Method of Written Correspondence ☐ Email ☐ Fax ☒ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person
Brandi Hammon		Mountain Real Estate PO Box 985 Eden, UT 84310
Phone 801-745-8400	Fax 801-745-3650	
Email Address brandi@mountainluxury.com		Preferred Method of Written Correspondence ☒ Email ☐ Fax ☐ Mail

Property Information

Project Name	Total Acreage	Current Zoning
Edgewater Beach Resort	14 Acres	CV-R1

Approximate Address	Land Serial Number(s)
6350 E Highway 39 Huntsville, UT 84317	20-013-0008

Proposed Use

Condos, Single Family Homes

Project Narrative

The project is being altered from its original master plan to accommodate five single family residences on the lake front. The project is being reduced from 166 total units to 153. All buildings with the exception of the new single family units, are the same design of the units currently approved.

Exhibit G

Entry Elevation

West Elevation

jsa

Edgewater Resort
at Pineview Reservoir

Lodge

VIEW FROM HIGHWAY
LODGE FRONT ELEVATION
SCALE: 1/8"=1'-0"

VIEW FROM FARM
LODGE LEFT (WEST) ELEVATION
SCALE: 1/8"=1'-0"

jsa architecture planning interiors

3115 e. lion lane suite 200
salt lake city utah 84121
801.278.9154 fax 801.278.9861

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consultant:

project:

THE
LODGE
AT
EDGEWATER RESORT

date

09-23-02

revisions

data

project no	0241
drawn by	XXX
checked by	CJ

title

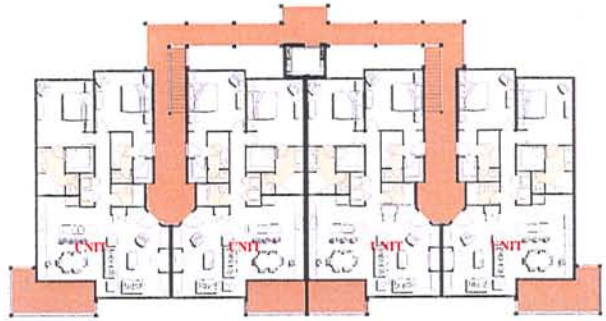
LODGE
ELEVATIONS

sheet

A3.1

Rear Elevation

Side Elevation



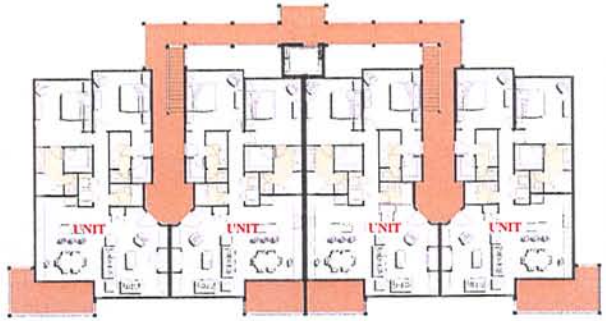
jsa

Edgewater Resort
at Pineview Reservoir

12-Plex Condominium

Rear Elevation

Side Elevation

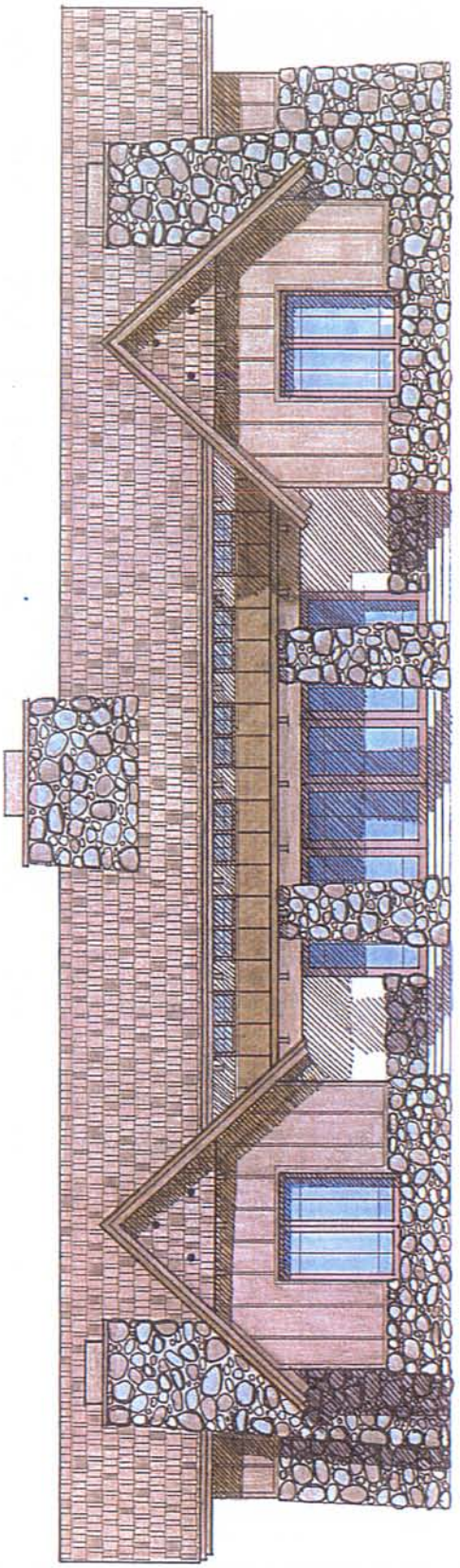


jsa

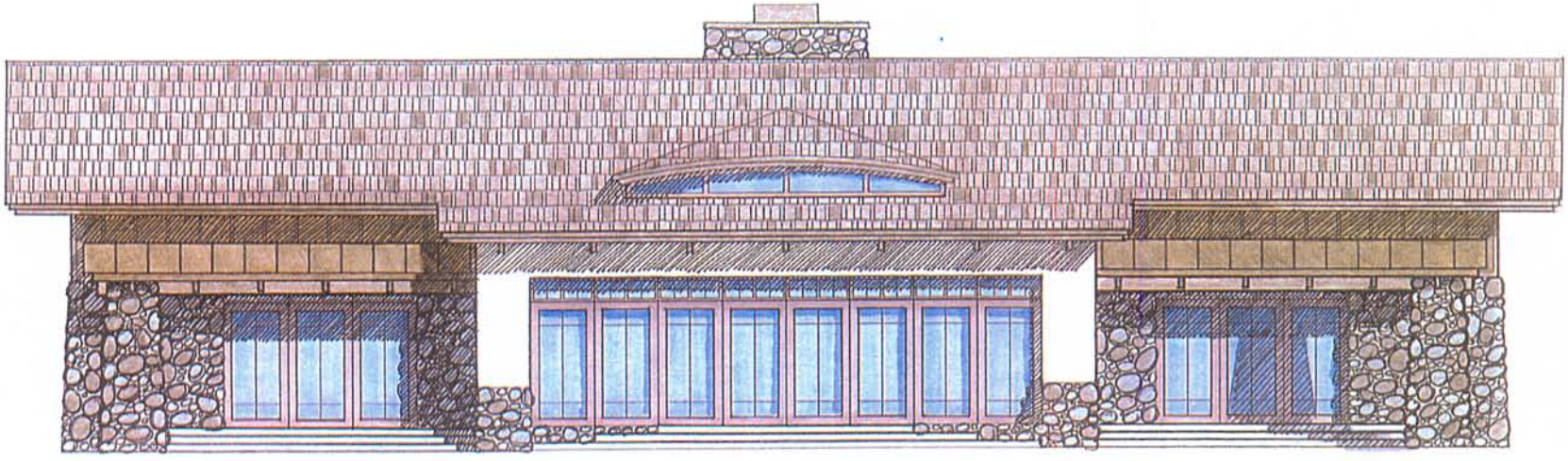
Edgewater Resort
at Pineview Reservoir

8-Plex Condominium

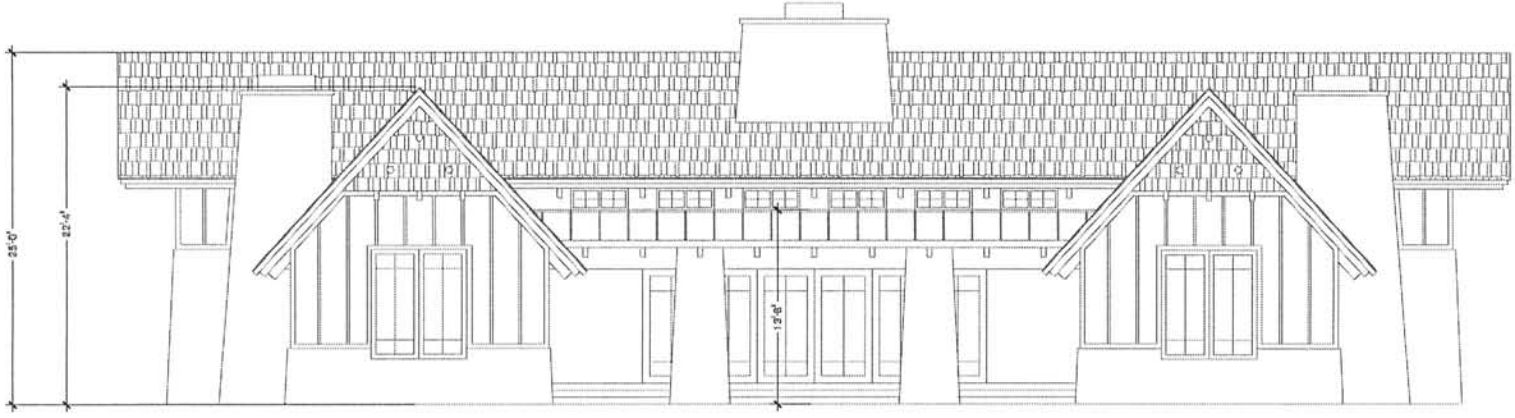
Exhibit H



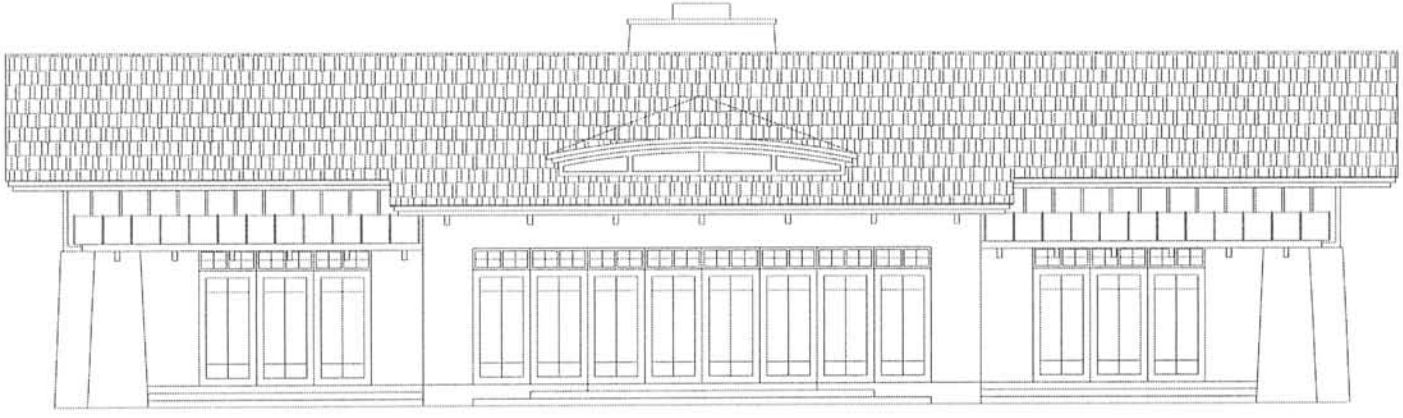
PROPOSED SOUTH ELEVATION
MOUNTAIN VIEW



PROPOSED NORTH ELEVATION
LAKEVIEW



1 SOUTH ELEVATION (MOUNTAIN VIEW)



2 NORTH ELEVATION (LAKE VIEW)

BLUE MODE.
SALT LAKE
SEATTLE

655 EAST 400 SOUTH SUITE 200
SALT LAKE CITY, UT. 84102
(801) 364-2602

ADDRESS:

IN COLLABORATION WITH:
TROY ADAM MOOMBER, AIA
625 FISHER LANE
BURLINGTON, W/ #3
360.333.'
TAM@FISHERBL

ARCHITECT:

SEAL:

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COPYRIGHT

COPYRIGHT:

PO #/KY	

REVISIONS:

EDGEWATER HOUSE PLAN A

PROJECT:

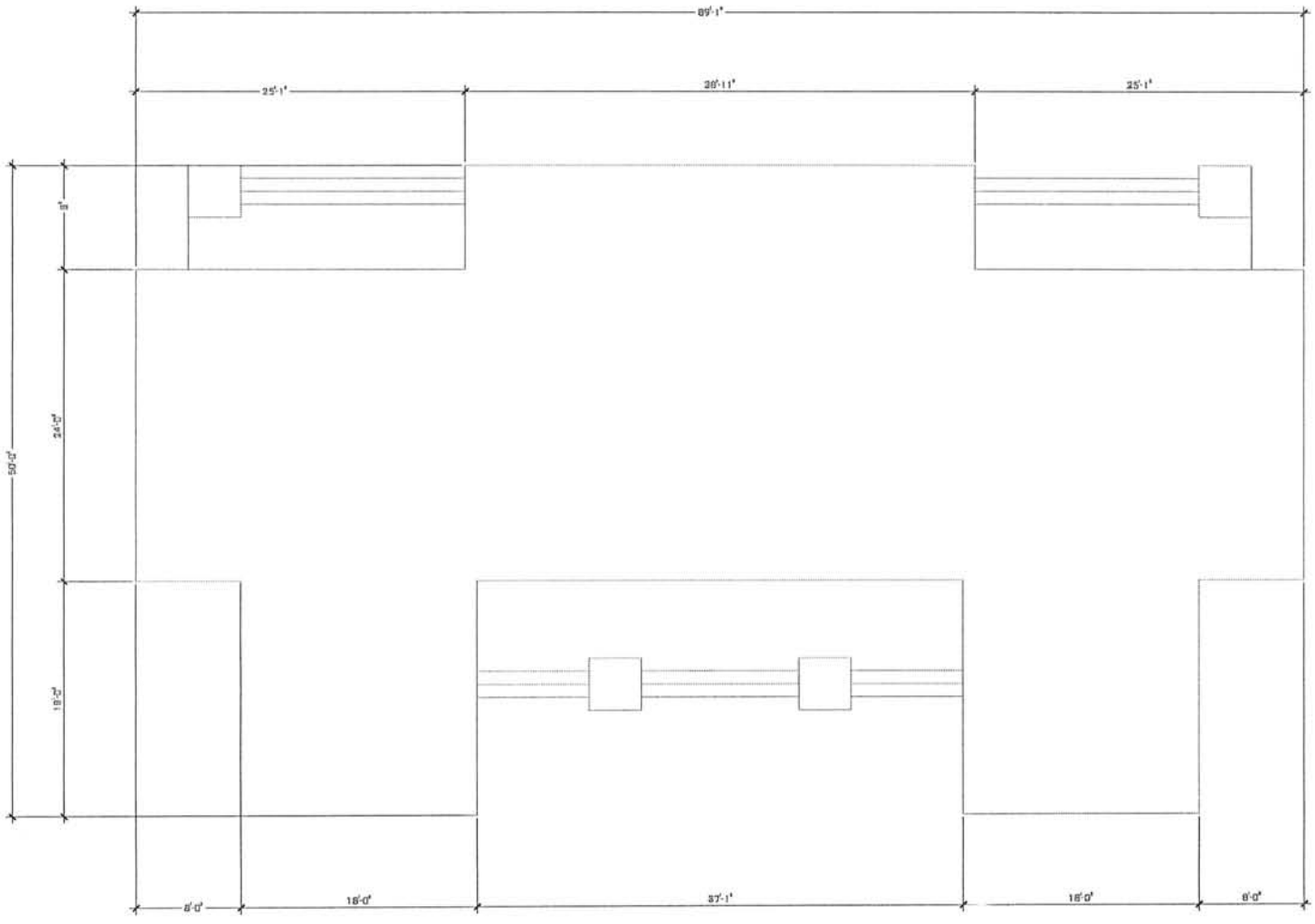
PROJECT ADDRESS:

ELEVATIONS

TITLE

A2

SHEET



BLUE MODE.
SALT LAKE
SEATTLE

655 East 400 South Suite 200
Salt Lake City, UT. 84102
(801) 364-2603

ADDRESS:

In Collaboration with:
Troy Adam McOmber, AIA
625 Fisher Lane
Burlington, WA 98233
360.333.790
tam@fishersons

Oregon Lidense N.
5220

ARCHITECT:

SEAL:

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PO SET	

REVISIONS:

EDGEWATER HOUSE PLAN A

PROJECT:

1300 East 10600 South
Sandy, UT.

PROJECT ADDRESS:

FOOTPRINT

TITLE

A1

SHEET

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of The Sanctuary (6 Lots)
Agenda Date:	Tuesday, October 26, 2010
Applicant:	Timothy Charlwood
File Number:	UVS 082807

Property Information

Approximate Address:	East of Green Hill Country Estates Phase 6 past the end of Maple Drive
Project Area:	517.41 Acres
Zoning:	Forest 40 Zone (F-40)
Existing Land Use:	Forest/Recreation
Proposed Land Use:	6 Lot Residential Subdivision
Parcel ID:	21-001-0008, 0009, 0010, 0011, 0012, and 23-012-0022
Township, Range, Section:	T6N, R2E, Sections 3 & 4, and T7N, R2E, Section 34

Adjacent Land Use

North:	Forest/Recreation	**South:**	Forest/Recreation
East:	Forest/Recreation	**West:**	Residential Subdivision

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
Report Reviewer:	JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 8 (F-40 Zone)
- Weber County Zoning Ordinance Chapter 40 (Ogden Valley Pathways)
- Weber County Zoning Ordinance Chapter 43 (Ogden Valley Sensitive Lands Overlay Districts)

Background

The Sanctuary (formerly known as Golden Eagle Ranch) received preliminary approval from the Ogden Valley Planning Commission on November 8, 2007. An 18 month extension of preliminary approval was granted administratively by the Planning Director in May 2009 upon repayment of the subdivision fees. Preliminary approval now expires on November 8, 2010, unless the subdivision receives a recommendation for final approval from the Planning Commission prior to that date.

The Sanctuary consists of 6 lots on 521 acres and lies in an F-40 Zone which requires a minimum lot area of 40 acres and a minimum lot width of 660 feet on a road. Lots 1, 2, and 3 meet these requirements, but lots 4, 5, and 6 do not have the required access from the road. However, these lots were granted access by a private right-of-way by the Weber County Board of Adjustment prior to preliminary approval, which supersedes the zoning requirement.

While each of the lots has at least 40 acres, the majority of the property is steep and unable to be developed. Each of the lots has a building pad for a dwelling and an accessory building shown on the plat. These building pads exceed the 75 x 100 foot requirement, but several of the building pads do not meet the setback requirements. On lots 2 and 6 the accessory building pad needs to be at least 40 feet from the side property line, which can easily be done. On Lot 1 both of the building pads need to be moved to meet lot and stream corridor setbacks. A 75 x 100

foot building pad for the dwelling could fit within the required setbacks, but the accessory building pad would have to be significantly reduced or eliminated. If the building pads cannot be shown on this lot, it will be designated as a restricted lot and the future structures will be required to go through a hillside review process. The Planning Commission should ask the applicant to decide what will be done with this issue. The building pads on lots 3, 4, and 5 meet the necessary requirements.

Access to the subdivision is over a right-of-way through Green Hill Country Estates Common Area, which is allowed by a legal agreement. This right-of-way will be improved to meet County road standards. The road extends approximately 2,600 from the end of Maple Drive and terminates in a cul-de-sac. Chapter 2-2-D of the Weber County Subdivision Ordinance states "Minor terminal streets (cul-de-sacs) proposed in the subdivision of foothill or mountainous lands where topography dictates or limits the options in road design to a considerable extent, the Planning Commission will establish a maximum length based upon each individual situation. As a guide for design, a maximum length of 2000 feet to the beginning of the turnaround is established."

The length of the cul-de-sac is necessary due to topographical limitations on the property, but the road must meet the requirements of the Weber County Engineering Department and the Weber Fire District. Currently, the road is designed with a 12% maximum grade. A hillside review has been conducted on the property to address areas where the road crosses slopes of more than 25%. One of the retaining walls associated with this Hillside Review still needs to be approved by a geotechnical engineer, which must be done as a condition of approval. The road follows an existing stream, but this is allowed because the subdivision received preliminary approval prior to approval of the Ogden Valley Sensitive Lands Ordinance. In addition, the subdivision was given preliminary approval to have a gated access (see Exhibit C).

Lots 4 through 6 are served by the approved private rights-of-way. These rights-of-way are also designed with a maximum grade of 12% and they are subject to the requirements of the Weber County Engineering Department and the Weber Fire District.

Culinary and secondary water will be provided by individual wells, and wastewater treatment will be provided by individual septic tanks. The percolation test location for Lot 1 is shown on Lot 3, and should be moved unless written approval is granted by the Weber County Health Department. Each of the lots has an appropriate well protection area.

The subdivision already has extensive horse trails on the property which are and will remain open to the Green Hills Home Owners Association as per the existing Loop Trail Agreement. The subdivision also contains 250 acres of private open space with trails, which is not required but is being provided as an amenity for the six lots. The subdivision is in compliance with Zoning Ordinance Chapter 40 (Ogden Valley Pathways).

This subdivision lies within an area identified by the Ogden Valley Sensitive Lands Ordinance as "Important Wildlife Habitat." When development occurs in important wildlife habitat areas the ordinance describes principles that should be incorporated into the development. This subdivision has incorporated these principles in the following ways:

- The 40 acre lots with small building areas provide large contiguous open areas for wildlife and limit areas of disturbance.
- The subdivision has a 250 acre open space area which is adjacent to Green Hill Country Estates Common Area and state and federal lands.
- There is no fencing proposed for the subdivision.
- Except for the building pads and road, the natural vegetation has been preserved throughout the subdivision.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable Weber County Ordinances?
- Should Lot 1 be designated as a restricted lot?
- Has the subdivision incorporated design principles that will protect the important wildlife habitat?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, traffic, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division (including approval from a geotechnical engineer on the retaining wall design)
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District

Staff Recommendation

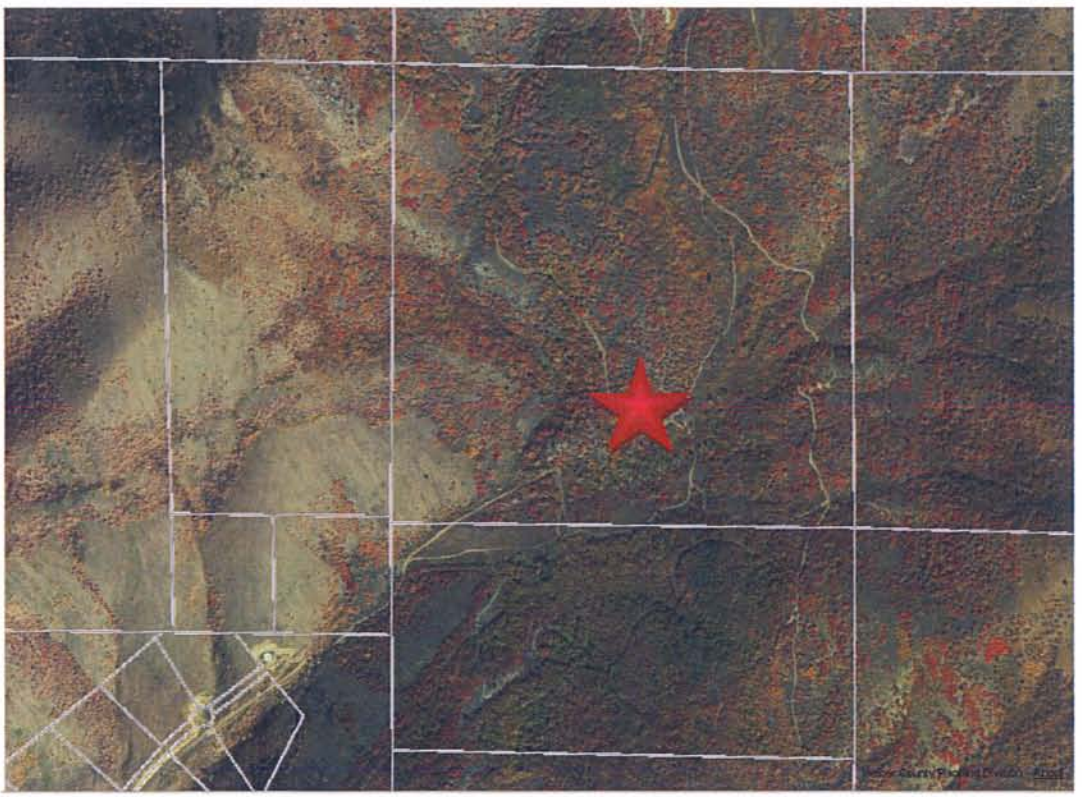
Staff recommends final approval of The Sanctuary, subject to review agency requirements, based on the following reasons:

- The subdivision meets the requirements of the Weber County Subdivision Ordinance.
- The subdivision meets the requirements of the F-40 Zone, or has approval from the Weber County Board of Adjustment.
- The subdivision design has incorporated principles to protect important wildlife habitat.

Exhibits

A. Subdivision plat
B. Subdivision improvement drawing
C. Gated access design
D. Applicant's response to preliminary engineering review comments
E. Current review agency letters

Map 1



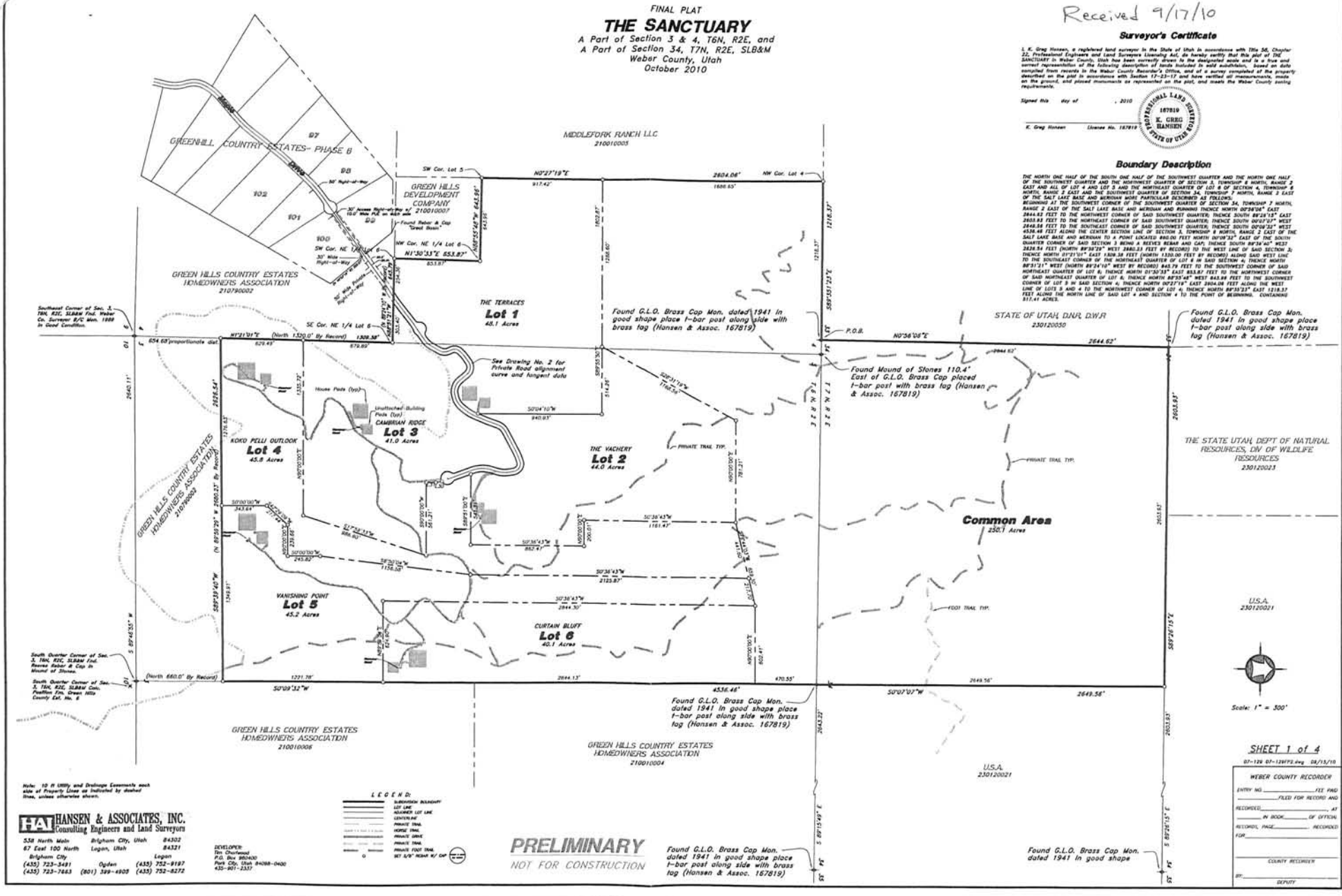
10, 129 Golden Eagle- The Sanctuary\drawings\07-129FP2.dwg, Final 1 overall, 9/17/2010 1:31:08 PM, 1:648.703, Brett

Received 9/17/10

FINAL PLAT

THE SANCTUARY

A Part of Section 3 & 4, T6N, R2E, and
A Part of Section 34, T7N, R2E, SLB&M
Weber County, Utah
October 2010



Surveyor's Certificate

I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plat of THE SANCTUARY in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey completed of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements, made on the ground, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this day of , 2010

K. Greg Hansen License No. 167819

167819 K. GREG HANSEN STATE OF UTAH PROFESSIONAL LAND SURVEYOR

Boundary Description

THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTHWEST QUARTER AND THE NORTH ONE HALF OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 EAST AND ALL OF LOT 4 AND LOT 5 AND THE NORTHEAST QUARTER OF LOT 8 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 EAST AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°26'06" EAST 2644.62 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88°26'15" EAST 2603.83 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°07'07" WEST 2649.56 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°09'32" WEST 4536.46 FEET ALONG THE CENTER SECTION LINE OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN TO A POINT LOCATED 840.00 FEET NORTH 00°09'32" EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEING A REEVE'S REBAR AND CAP; THENCE SOUTH 89°36'40" WEST 2626.54 FEET (NORTH 89°38'28" WEST 2680.33 FEET BY RECORD) TO THE WEST LINE OF SAID SECTION 3; THENCE NORTH 01°21'01" EAST 1309.38 FEET (NORTH 1320.00 FEET BY RECORD) ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF LOT 6 IN SAID SECTION 4; THENCE NORTH 88°51'21" WEST (NORTH 89°24'10" WEST BY RECORD) 845.79 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF LOT 6; THENCE NORTH 01°30'33" EAST 653.87 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF LOT 6; THENCE NORTH 88°35'48" WEST 643.98 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN SAID SECTION 4; THENCE NORTH 00°27'19" EAST 2604.06 FEET ALONG THE WEST LINE OF LOTS 5 AND 4 TO THE NORTHWEST CORNER OF LOT 4; THENCE NORTH 88°35'23" EAST 1218.37 FEET ALONG THE NORTH LINE OF SAID LOT 4 AND SECTION 4 TO THE POINT OF BEGINNING. CONTAINING 517.41 ACRES.

Exhibit A

Note: 10 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main, Brigham City, Utah 84302
67 East 100 North, Logan, Utah 84321
Brigham City (435) 723-5481 (435) 723-7463
Ogden (801) 399-4905
Logan (435) 752-9197 (435) 752-8272

DEVELOPER:
Tim Charlwood
P.O. Box 980400
Park City, Utah 84098-0400
435-901-2337

LEGEND:
SUBDIVISION BOUNDARY
LOT LINE
ADJACENT LOT LINE
CENTERLINE
PRIVATE TRAIL
HORSE TRAIL
PRIVATE DRIVE
PRIVATE TRAIL
PRIVATE FOOT TRAIL
SET 5/8" REBAR W/ CAP

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET 1 of 4

07-129 07-129FP2.dwg 08/13/10

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

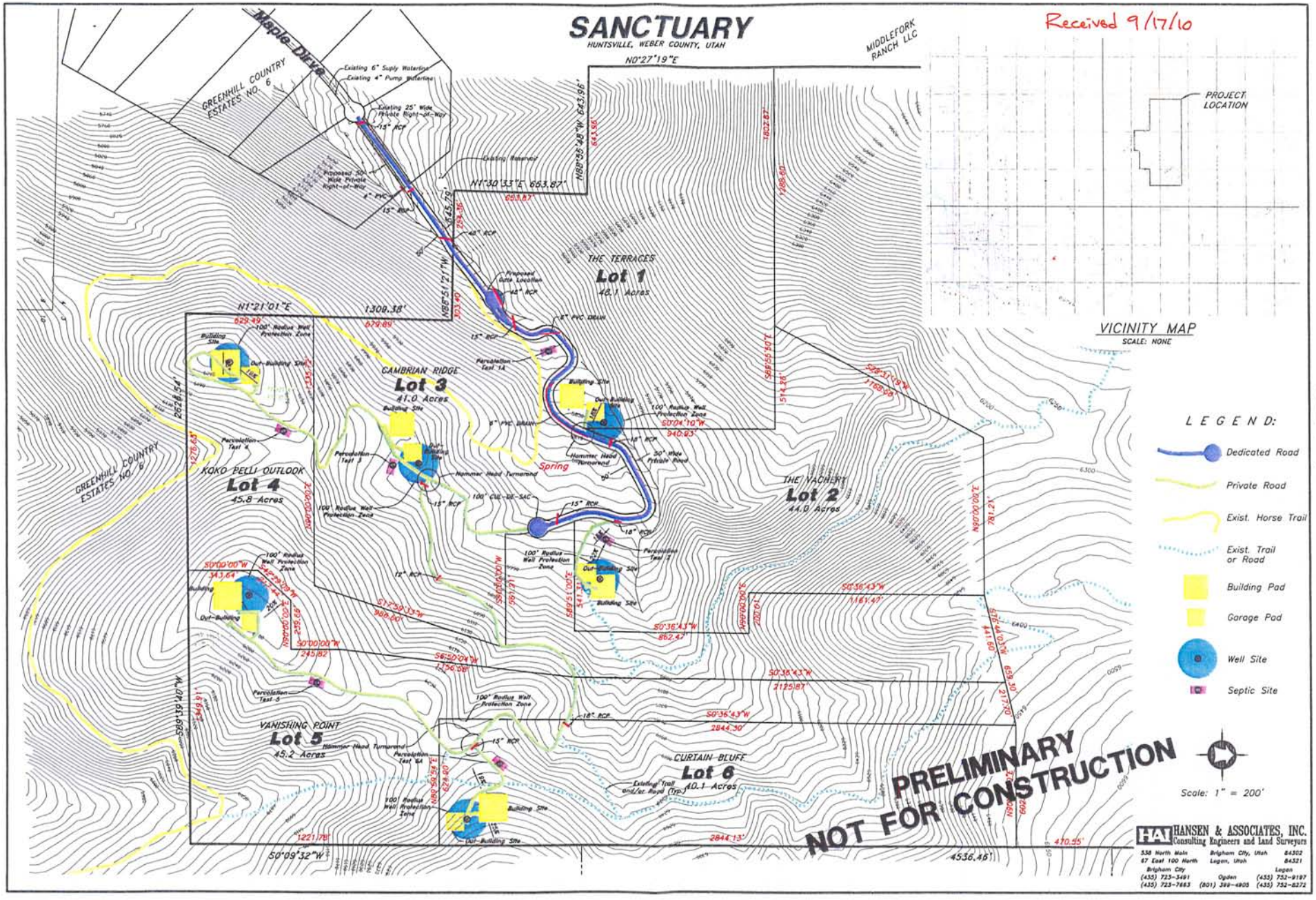
SHEETS

SANCTUARY

HUNTSVILLE, WEBER COUNTY, UTAH

Received 9/17/10

Exhibit B



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors

538 North Main, Brigham City, Utah 84302 (435) 723-3491 (435) 723-7683
67 East 100 North, Logan, Utah 84321 (435) 752-9197 (435) 752-8272
Brigham City, Ogden (801) 399-4905

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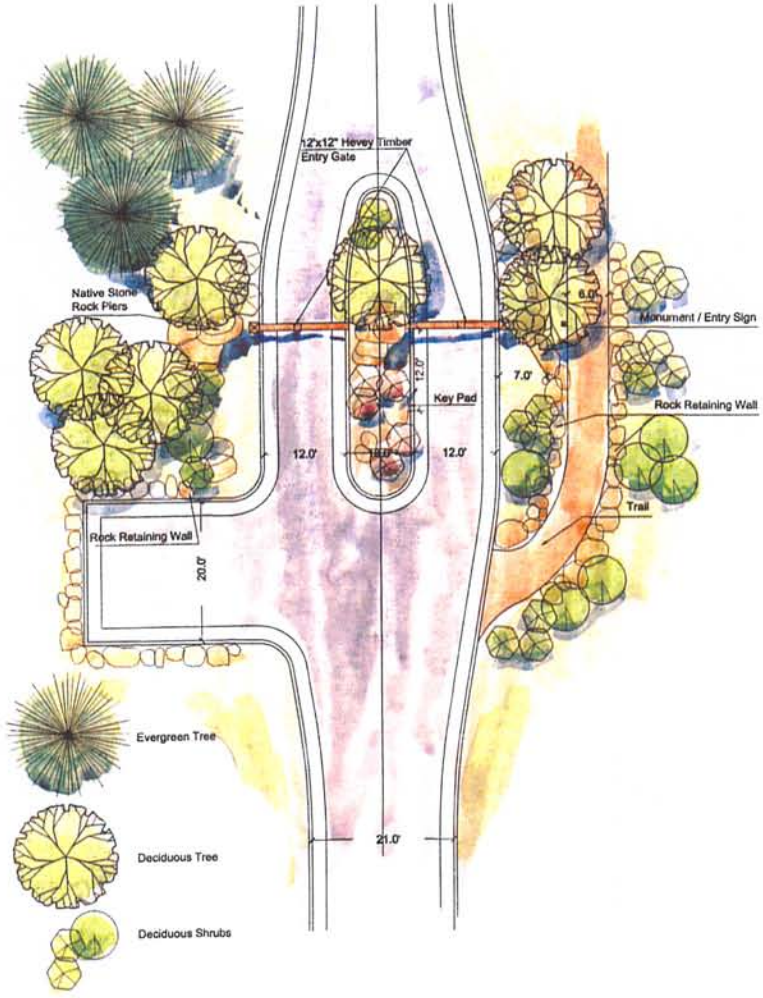
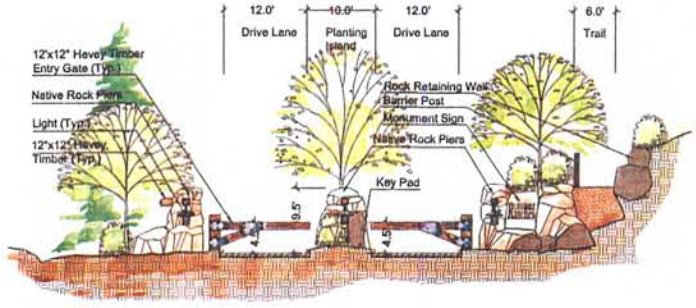


Entry Gate Plan

SCALE: 1/8" = 1'-0"



Entry Gate Section

SCALE: 1/8" = 1'-0"

PRELIMINARY PLAN SET

JACK JOHNSON COMPANY

Designing World Destinations

NOT FOR CONSTRUCTION

Golden Eagle Ranches

Huntsville, Utah

Exhibit C

Received 9/17/10

Exhibit D

Hansen and Associates, Inc.

Consulting Engineers & Land Surveyor

Sean Wilkinson / Mike Tuttle
Weber County Planning / Engineering
2380 Washington Blvd.
Ogden City, Utah 84401-3113

September 17, 2010

Subject: The Sanctuary, Ranch Estate Development Project,
Pre- Final Subdivision Plat & Construction Drawing Submittal, HAI # 07-129

Dear Sean/Mike,

Hansen and Associates is pleased to submit the following responses to the above named project that received "Preliminary Approval in October 2007. You are likely aware that some construction has already occurred. This construction was earth movement, preliminary utilities (locating well and septic sites / conducting feasibility tests, etc.), establishing drainage and sediment transport control, and the construction of the concrete block wall. Some of the work completed to date was done at the owner's risk. In general, the construction completed to date complies with County Standards. Work that is not fully compliant to County Standards will be modified to meet County requirements and standards, as is shown in the attached documents. The items mentioned by the County and responses to this original September 11, 2007 letter are as follows:

1. The width of the asphalt along the private road may be reduced down from the 24' to match the existing width of the road, to a minimum of 20' plus the shoulder width.

Response: The new roadway is now 20' as allowed. A minimum shoulder width of 4' on either side is proposed for a total hard surface width of 28'.

2. The driveway may be reduced to a width of 20' with no shoulder, as required by the fire department.

Response: The proposed driveways are 20' wide as required, with 15' of asphalt and 2.5' of shoulders on either side to protect the paved surfaces.

3. The hammerheads are to be updated to the requirements given by the fire department.

Response: The plans and details for the hammerhead and fire truck vehicle turn-around radius exceed the fire department requirements originally given.

4. The plat should show the adjacent property owners names.

Response: Complied.

5. Have the individual private wells received the proper approvals?

Response: The owner has the required water rights and consent to drill granted by the State Water Rights and Health Departments. All wells have been sited and Well #1 (Lot #1) has been drilled and can provided the desired flows. Well #2 (Lot #2) has been drilled and has been capped, no flow rate tests have been made. Well #3 has been started, but has stopped. No further action on the remaining wells has occurred.

6. Debris flow and rock fall need to be addressed. The Geologic Hazards appendix of the Geotechnical report specifically notes that lots 2 and 3 have an issued with debris flow and lot 1 has issues with rock fall.

Response: A) The building site for Lot 2 has been located 200' to 400' west of the main natural drainage swale. Storm water sheet flows directly to the south of the home site is minimal due to the very granular and rocky hillside and the significant vegetation. Lot 2 is not considered to be at any serious flood or debris impact unless the home was within the influence zone of the existing drainage swale. B) The building site for Lot 3 located on the existing point or ridge and not impacted by drainage patterns that have occurred in the last 100 to 200 years as evidenced by the existing contours and vegetation. Some possible home site locations, particularly near the existing horse trail could have potential for debris impact. These sites are not recommended for development. C) Lot 1 faces to the northeast of the hillside. The hillside slopes are from 20 to 30 percent and have stable soils and heavy vegetation. Rock fall is expected to be minimal, however if it occurs the home site location is 20' to 40' higher. The likelihood of a large rock to fall down the hillside and roll back up hill is extremely remote if non-existent.

7. The Geologic Hazards Report recommends disclosing that a potential hazard may exist from snow avalanches, so that the individual landowners can choose to accept this risk as an inherent hazard.

Response: A note referencing the Geotechnical Report potential hazards has been added to the plat. Many lots have no avalanche hazard potential including Lots 4, 5 and 6. Lots 2 and 3 have low avalanche potential. Lot 1 has potential for avalanche but the building site location is protected by the opposite hillside making the threat for avalanche damage also low.

8. The plat should note that there is a soils report available for the subdivision, and that all residences should to be designed to a minimum of the valves listed therein.

Response: Note added.

9. Lots 4 and 6 should be labeled as "Restricted" lots per the Hillside development review procedures and Standards.

Response: Drainage, grading and erosion control revisions and improvements have been made to these two lots and the "Restricted" Hillside Development requirements no longer apply. Additional detail can be provided to the County confirming these revisions upon request.

10. The percolation test should be done where the septic systems are going to be located in the well protection zones.

Response: All percolation tests have been completed and were accepted by the Board of Health.

11. The 100' well protection zones need to have easements on the adjacent property where if well is located on the adjacent property.

Response: All lots have complied with a minimum 100' protection zone. No septic or other hazardous impact (such as horse trails) will be allowed closer than the 100 foot requirement.

12. Are the existing roads and trails going to be public? Are they going to require easements across the properties?

Response: All roadways and driveways are private or "shared" private (only for "The Sanctuary" home owners). There is no public access provided. The horse trail is a shared private easement for the sole use of Maple Canyon and Kelly Canyon Home Owners Association and their guests.

13. The Hillside Development Review Board shall review detailed engineering plans for all streets and roads requiring cut and fill, on all lands with slopes of twenty-five (25) percent or more, at the preliminary stage of the Subdivision procedure.

Response: The County/Agency review was completed in 2007.

14. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt base and 6" road-base compaction test on both will be required.

Response: The roadway section for the project shows the above required pavement section.

15. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now required that a National Discharge Pollution Elimination Systems (NPDES) permit be acquired for all new development.

A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental Quality at the following web site: https:\\secure.Utah.gov/swp/client.

Response: The SWPPP plan submitted in 2007 is being updated. An NPDES permit will be submitted with the final submittal, as well as the required county construction permits for final approval.

It is our desire to meet or exceed County, State and Federal requirements and standards. We appreciate the additional efforts by County to provide the type of quality development the owner and his team is trying to achieve.

Respectfully,
Hansen and Associates, Inc.

Steven R. McFarland

Steven R. McFarland, P.E.
Senior Project Manager

Cc: Tim Charlwood, Greg, File

H A N S E N & A S S O C I A T E S I N C.
538 North Main Street Brigham City, UT 84302 (435)723-3491 Logan (435) 752-8272 Ogden (801) 399-4905 Fax (435)723-3492 ww.haies.net

Exhibit E

WEBER COUNTY

PUBLIC WORKS /ENGINEERING
(801) 399-8374
FAX: (801) 399-8862
Curtis Christensen, P.E.
County Engineer

October 8, 2010

Sean Wilkinson
Weber County Planning Dept.
2380 Washington Blvd.
Ogden, UT 84401-3113

RE: The Sanctuary

Mr. Wilkinson,

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. Fire Department approval of the hammer head design is required.
2. Show the buiding site dimensions, and locate the buildable areas.
3. Building sites should meet the setbacks for the zone.
4. Please provide an engineer's cost estimate for the improvements to be installed, or complete the improvements prior to recording the subdivision.
5. The 100' well protection zones need to have easements on the adjacent property where if well is located on the adjacent property. Please refer to lot 1.
6. The Hillside Development Review Board shall review detailed engineering plans for all streets and roads requiring cut and fill, on all lands with slopes of twenty-five (25) percent or more, at the Preliminary stage of the Subdivision procedure. The hillside review was never finalized as the requested information was never provided, and the retaining wall was built without any approvals. We still need to have someone sign off on the retaining wall at the entrance. Please note that global stability should also be addressed.
7. The 50' setback for the roads is not applicable for the road since this was granted preliminary approval for the subdivision, but all the structures that will be built in the subdivision will be subject to it. Please show the 50' setback on the plat for all the streams on the site (please refer to the USGS quads for the streams).
8. There will also need to be drainage easements recorded on the plat for the same streams, and any other drainages not listed on the USGS quads.
9. The dashed lines for the public utility and drainage easement as indicated by the note in not in the legend. Please show the easement lines in the legend.
10. The note on the plat about states utility easement, and the Owners dedication states Public Utility. Please coordinate.
11. The legend on the first sheet of the plat shows the lot lines as a solid line, and the plat shows dashed lines. Please coordinate.
12. The Public Utility and Drainage easement should be placed on the open space as well.
13. The turn around radii should should be 55' not 50'. Please correct.
14. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 4" minus sub-base and 6" road-base. Compaction test on both will be required.
15. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a National Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental Quality at the following web site: https://secure.utah.gov/swp/client
16. A Storm Water Construction Activity Permit is required from Weber County as well.
17. The proposed gate location is wrong on page 1 of the construction drawings.
18. Drainage easements will be needed where there are culverts that cross the private drives, or flows are otherwise concentrated. Otherwise you may put a drainage easement on the entire lot excluding the buildable areas.

WEBER COUNTY

PUBLIC WORKS /ENGINEERING
(801) 399-8374
FAX: (801) 399-8862
Curtis Christensen, P.E.
County Engineer

19. Sheet 2/6
    19.1. Spelling error on existing ground contour note AIREAL PHOTOGRAPHY [sic]. Please fix.
    19.2. No symbol in legend for the DRAINAGE DIRECTION. Multiple pages. Please correct.
20. Sheet 3/6
    20.1. Provide easements on the drainages going through the lots. Typical on all sheets.
    20.2. Turnaround ROW radius should be 55'. Please correct.
    20.3. Verify access to lot 1. It should not be crossing through lot 2.
21. Sheet 4/6
    21.1. Turnaround ROW radius should be 55'. Please correct.
    21.2. Where does the de-silting basin discharge to? Provide easements as necessary.
    21.3. Please verify all private drives are less than 15% grade.
22. Sheet 5/6
    22.1. Would this sheet be better suited to be in the SWPPP, or are these controls going to be permanent?
    22.2. The top left detail is labeled VEHICLE WASHOUT AREA, but it appears that it's supposed to be a stabilized construction entrance. Please verify.

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Sincerely,

Michael Tuttle
Weber County Engineering Dept.
Phone: (801) 399-8054
e-mail: mtuttle@co.weber.ut.us

2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473

Weber Fire District
Residential Site Plan Review

Date: September 30, 2010

Project: The Sanctuary, end of Maple Drive, east of Green Hills Country Estates

☐ Is feasible as shown ☐ Not feasible ☒ Is feasible with the requirements as indicated

A = Approved **C** = Correction Required **N** = Not Applicable **I** = Insufficient Info

	Fire Hydrant Requirements
N	New fire hydrant(s) as indicated on plan. Maximum Spacing 500 ft.
N	Fire flow 1000 g.p.m.
N	Water storage capacity for fire fighting 120,000 gallons.
	Access road Requirements
A	Roads shall have a minimum clear and unobstructed width of twenty six feet.
I	Roads shall have a minimum clear and unobstructed height of 13'-6".
A	Roads shall have a maximum grade of 15%.
A	Interior turning radius on all corners shall be a minimum of 28'-0".
C	Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an ***approved*** area for turning around fire apparatus constructed with the same requirements as the roads. Private driveways shall have a turn-a-round every 2000 feet.
N	Second fire apparatus access road required.
C	All driveways shall have a minimum clear and unobstructed width of twenty feet.
	Other Requirements
C	Knox switch on gate
C	Fire Sprinklers required including house, garage and eaves, etc.
C	30 feet defensible space minimum around each structure
C	Shall comply with the 2006 Utah Wildland-Urban Interface Code

Comments: No public water system is available to this site. Fire sprinklers will be provided in lieu of fire hydrants.

General Requirements:

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2006 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2002 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards.

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Ted Black
Fire Marshal

cc: File

BC

Weber County Planning Division

AGENCY REVIEW OF SUBDIVISIONS

1. Agency Weber County Health Department Date September 22, 2010
2. Agency Address _____
3. Checked by: Brian or Michelle Position _____
4. Under existing conditions, the development of this subdivision:

   ○ Is feasible as shown ○ Is not feasible ○ Is feasible with requirements shown on returned plan

5. Comments: NAME CHANGE - FORMERLY KNOWN AS GOLDEN EAGLE RANCH

Subdivision Name & Address: THE SANCTUARY, END OF MAPLE DRIVE EAST OF GREEN HILLS COUNTRY ESTATES, HUNTSVILLE

Number of Lots: 6 LOTS

Developer's Name & Address: Timothy Charlwood, PO BOX 980400, Park City UT 84098-0400

Property I.D. # 21-001-0008/9/10/11/12 & 23-012-0022 **Phone:** (cell) 435-901-2337

Preliminary Review **X Final Review** **Preliminary & Final Review**

Please review the attached proposed subdivision plan for:

__	Future development of the area	__	Fire hydrant locations (existing and proposed.)
__	Dedication of streets legal description, property ownership	__	Future school requirements
__	Availability of culinary water system	__	Engineering related special problems
__	Availability of secondary water	__	Availability of utility and right-of-ways
OK	Water Source (Well) WATER SOURCE STATE APPROVAL Listed	__	Soils Information (S.C.S.)
OK 10-4-10	Septic system approval	__	Sewer District Approval
__	Other		

--Please respond to this review request by returning this form and the attached plan **within 5 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Staff Amendment to the Weber County Zoning Ordinance Chapter 34 Home Occupation
Agenda Date:	Tuesday, October 26, 2010
Applicant:	Weber County Planning Staff
File Number:	ZO – 2010-09

Property Information

Approximate Address:	Not Applicable
Project Area:	Not Applicable
Zoning:	Not Applicable
Existing Land Use:	Not Applicable
Proposed Land Use:	Not Applicable
Parcel ID:	Not Applicable
Township, Range, Section:	Not Applicable

Adjacent Land Use

North:	Not Applicable	**South:**	Not Applicable
East:	Not Applicable	**West:**	Not Applicable

Staff Information

Report Presenter:	Iris Hennon ihennon@co.weber.ut.us 801-399-8762
Report Reviewer:	Choose an item.

Applicable Ordinances

- Chapter 34 Home Occupation

Background

The purpose and intent of this chapter is to allow persons residing in dwellings in residential, forest, and agricultural areas, to a limited extent provide a service, operate certain kinds of small businesses, or maintain a professional, or business office work space in the dwelling while at the same time maintaining the peace, quiet, and domestic tranquility within areas of the county. The planning division, in administrating this ordinance has found that certain areas are redundant and some areas are lacking. It was also found that there was a need to address short-term vendors, temporary outdoor sales and farmers markets.

The changes to the Weber County Zoning Ordinance Chapter 34 Home Occupation were made in an effort to simplify and clarify the existing language. Some sections have been eliminated which staff felt were no longer necessary. Each section in Chapter 34 is addressed below with an explanation of the changes that were made. Please see Exhibit A for the specific language.

34-1: Minor changes were made to clarify the purpose and intent.

34-2: Changes were made to clarify this section, and identify required conditions including:

- 34-2-B-1 Businesses which require employees beyond the residents shall be required to be located in an appropriate zone, such as a commercial or manufacturing zone.
- 34-2-B-4 Outdoor storage of equipment.
- 34-2-B-12 No business equipment or vehicles used primarily for the home occupation shall be stored or parked on the premises or on adjacent streets.

34-4 The section addressing Full Time – Part Time employment has been eliminated. It was determined that it is up to the individual applying for the home occupation license whether or not they operate on a full or part time basis.

34-2-C This section clarifies the size and location of signs for home occupations.

34-3 This section talks about short term vendors; it was moved from chapter 1, definitions, to this chapter. Submittal requirements and expirations are included as part of this chapter.

34-4 Temporary outdoor sales, this section was moved from chapter 1, definitions to this chapter. Submittal requirements and standard were added as part of this revision.

34-5 Provisions and standards for local farmers markets have been added as part of this chapter.

Summary of Planning Commission Considerations

- Do the changes that have been made make sense?
- Have any changes been left out that you feel should be addressed at this time?
- Are there changes that have been made that you disagree with?
- The Planning staff would like direction from the Planning Commission on the type of fence that needs to be installed for seasonal sales of pumpkins or Christmas trees.

Conformance to the General Plan

Not Applicable

Conditions of Approval

Not Applicable

Staff Recommendation

Staff recommends that the Planning Commission consider the proposed changes to Chapter 34, and make any suggested changes. The Planning Commission also needs to address the temporary fence issue.

Exhibits

A. Zoning Ordinance Chapter 34 Home Occupation-Short Term Vendors-Temporary Outdoor Sales-Farmers Markets

CHAPTER 34

HOME OCCUPATION-SHORT TERM VENDORS-TEMPORARY OUTDOOR SALES-FARMER'S MARKETS

34-1. Purpose and Intent
34-2. ~~Use~~ Home Occupation
~~34-3. Required Conditions~~
~~34-4. Full Time - Part Time Use~~
34-3. Short Term Vendors
34-4 Temporary Outdoor Sales
34-5. Farmer's Markets

34-1. Purpose and Intent

~~It is~~ The purpose and intent of this chapter is to allow persons residing in dwellings in residential, forest, and agricultural areas, ~~to use their mental or physical expertise and talent~~ to ~~a limited extent in providing~~ provide a service, ~~developing a product for sale to the public~~, operate certain kinds of small businesses, or maintaining a professional, or business office ~~work space in the dwelling~~ while at the same time maintaining the peace, quiet, and domestic tranquility. ~~within all residential or agricultural areas of the county~~ While running a limited business activity, the following shall be minimized: ~~and guaranteeing to all residents freedom from~~ excessive noise, traffic, nuisances, fire hazard, and other possible adverse effects. ~~of limited business activities being conducted in such areas.~~
This chapter also addresses short term vendors, temporary outdoor sales, and farmers markets, that allow the selling and buying of fruits and vegetables grown by local farmers/growers from their own farms or gardens, also to allow crafters selling their own crafts and food vendors.

34-2. ~~Use~~ Home Occupation

A. Home occupations ~~shall be~~ are allowed ~~either~~ ~~as Permitted or Conditional Uses~~ in ~~various~~ specified ~~residential and agricultural districts of the county as listed in the Use Regulations of such various districts~~ zones ~~and~~ in accordance with the regulations and restrictions of this ~~Chapter~~ ordinance.

~~2~~1. The following uses are examples of allowable home occupations:

a. Group instruction or motivational meetings as a forum for sales presentations held not more than once every month
b. Musical instruction
c. Phone-order or mail order services
d. Barber or beautician services with not more than 2 stations on the premises
e. Child day care of not more than eight (8) children, including care giver's children under six (6) years of age
f. Computer information services
g. Garage sales of personal used items from a single dwelling held no more than once every 3 months

h. If the major part of the home occupation activity occurs off premise, the office work can be performed on the premises.

~~3~~2. The following uses shall not constitute home occupations:

~~A. Any activity which noticeably produces electrical interference, smoke, dust, odors, or heat.~~

a. Any activity, which produces increased foot and vehicular traffic, parking, sounds or noises, lighting, vibration, smoke, or anything that is uncommon to the established character of the surrounding area to such a degree so as to constitute a nuisance to the residents of the immediate area.

~~C. Any activity which violates existing or criminal codes of Weber County, the State of Utah or the U.S. Government.~~

b. Retail sales of goods produced off-premise including short term boutiques~~, etc~~. ~~or group~~ and garage sales of personal used items held more than once every ~~6~~ 3 months.

B. Required Conditions

A home occupation must meet all of the following conditions and requirements:

1. The home occupation is limited to persons who actually reside on the premises. Businesses, which require employees other than the homeowners, shall be located in an appropriate zone such as commercial or manufacturing.
2. The home occupation shall not require interior or exterior alterations and shall retain the general character and appearance of a residential dwelling.
3. The home occupation shall not ~~include~~occupy more than 400 square feet or 25 percent, whichever is less, of the ~~ground~~ floor area of the home. This does not apply for child day care.
4. The home occupation shall not use any space in an attached or unattached garage, accessory building, yard or any space on the premises outside of the dwelling except for garage sales. Outdoor storage of equipment, product or any material connected with the business shall not be permitted.
5. The home occupation shall not include the storage on or sale from the premises of goods or commodities, which are not produced on the premises. This does not apply to phone order or mail order sales with factory delivery direct to an off-premise buyer.
6. The home occupation must ~~obtain a Home Occupation Permit or Conditional Use Permit and~~ obtain an annual Business License.
7. The home occupation shall not be open to the public at times earlier than 8:00 a.m. ~~n~~or later than 9:00 p.m. ~~nor on Sundays~~. The hours of operation for child day care shall not begin any earlier than 6:00 a.m., ~~n~~or operate later than 10 p.m. seven days a week. ~~The 25 hour per week limitation on Home Occupations shall not apply to day care. Hours of operation shall be set by the Planning Commission upon granting of a Conditional Use Permit.~~
8. No more than one home occupation with visiting clientele ~~or merchandise oriented home occupation~~ shall be permitted within any single dwelling.
9. ~~An occupation that attracts customers, clients, or students to the premises for sales or services shall not~~ No home occupation with visiting clientele shall be allowed in multi-family dwelling units.
10. Selling parties shall be limited to not more than 10 buying customers at any one time and not more than one party every three months.

11. A~~n~~ home occupation with ~~that attracts customers, clients, or students~~ visiting clientele ~~to the premises~~ shall provide adequate off-street parking as specified in chapter 24 of this Ordinance.~~ determined by the Planning Commission or by the Building Inspector in the case of the permitted use.~~

12. ~~There shall be no storage or parking on the premises or on the streets in the vicinity of the premises of tractor trailers, semi-trucks, or other heavy equipment used in an off-premise business for which the dwelling is being used as a home occupation office except that not more than one truck of one-ton capacity or less may be parked on premise during off work hours at night~~. No business equipment or vehicles used primarily for the home occupation shall be stored or parked on the premises or on adjacent streets.

13. ~~In order to guarantee that the Home Occupation, once authorized, will not become a nuisance to the neighbors, the Planning Commission may impose other reasonable conditions initially and also subsequently to protect the public health, safety, peace and welfare of the residents of the surrounding residential or agricultural area.(Previous #34-3-14 deleted as per ordinance 96-35)~~ The home occupation may be revoked by the planning commission if the home occupation is not in compliance with this ordinance.

14. As a home occupation, child day care shall have no more than eight (8) children, which include the resident's children under the age of six (6) years.

15. The property owner's written authorization shall be submitted as part of the application for a business license.

16. There should be no outward visual evidence of the home occupation activity.

~~34-4 Full Time - Part Time Use~~

~~1.~~ There ~~are two types of Home Occupations allowed as follows:~~

~~A. Home Occupations, which operate on a full-time employment or service basis where full-time, is defined as the time and effort spent by a person or persons in an activity, which produces the major financial income, which supports that person, or persons. Time spent in this activity is not less than 25 hrs. per person and is usually 40 hrs. or more per week per person~~.

~~B. Home Occupations, which operate on a part-time employment or service basis where part-time, is defined as the time and effort spent by a person or persons in an activity which supplements the major financial income of that person or persons. Time spent in this activity shall not be more than 25 hrs. per week per person average over a 6-month period~~.

~~2. A Home Occupation may consist of full-time employment or service by persons who actually reside on the premises if:~~

~~A. There are no products, supplies, goods, or commodities delivered to the premises or from the premises and no purchases made on the premises.~~

~~B. There is no visiting clientele.~~

~~C. There is no business equipment or vehicles used primarily for business stored or parked on the premises or on adjacent streets.~~

~~D. There is no outward visual evidence of the Home Occupation activity.~~

~~E. The Home Occupation is information, computer, phone or mail oriented or if the major part of the activity occurs off premise with only the office work performed on the premises.~~

~~3. A Home Occupation MUST consist of only part-time employment or service or for the emergency treatment or consulting by persons who actually reside on the premises if:~~

~~A. There are supplies, goods or commodities delivered to and/or products delivered from the premises or purchased on site.~~

~~B. There is visiting clientele.~~

~~C. There are outside visual evidences of the activity such as increased foot or vehicular traffic and parking, increased sounds or noise, increased lighting, vibration, etc.~~

C. Signs

One (1) flat wall sign/name plate not exceeding two (2) square feet may be permitted. Signs shall not be located in any required front or side yard except signs attached to a building. A Land Use Permit is required. Any modification made to the permitted sign requires a New Land Use Permit. No freestanding or banner signs shall be permitted.

34-3 Short Term Vendors

Short term vendors consist of the sale of goods and/or services from a trailer, mobile store or kiosk in an approved commercial location. A short term vendor is subject to the following requirements:

1. The short term vendor license application shall consist of a site plan, fees, water, and sanitation facility plans, and any signage plan.
2. A short term vendor license expires one hundred and twenty days after the date of issuance.

34-4 Temporary Outdoor Sales

The establishment of a temporary sales lot for the seasonal sale of fireworks, pumpkins or Christmas trees associated with a recognized holiday incidental to the commercial use on the site may be allowed subject to all of the following:

1. Payment of fees, for the site plan review, land use permit, and business license will be required at time of application.
2. Location. The sales lot area shall be located on an existing commercial site.
3. A written site plan will be required for temporary outdoor sales.
4. The sales lot area shall not exceed 10 percent of the parking area.
5. No handicap accessible parking spaces shall be obstructed.
6. The period of operation shall be between June 20 – July 25, December 20 – January 2, and 15 days before and on the Chinese New Year for the sale of fireworks as per State code. October 1 and October 31 for the sale of pumpkins and between Thanksgiving and December 26 for Christmas trees. The facility shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the sales event within five (5) days after the required end of the sale.
7. Temporary fencing up to six feet in height around the sales lot area is allowed.
8. A permit for temporary power shall be obtained, as required by the Building Division, for sales lots requiring electrical service.
9. All outdoor lighting, including temporary lighting, shall be in compliance with the Outdoor Lighting Regulations of chapter 39 of this Ordinance.
10. Sanitation facilities shall be provided, as required by the Weber Morgan Health Department.
11. The temporary sales lot area shall not be used for the sale of any merchandise not directly associated with the temporary sales lot.

34-5. Farmer's Markets

The Farmer's Market application shall consist of a site plan, fees, water, and sanitation facility plans, and any signage the applicant might require to operate the market.

1. The property owner shall sign the application.
2. The vendors at these markets are limited to local farmers/growers selling products from their own farm or garden, crafters selling their own crafts and food vendors.
3. All vendors planning to sell or dispense food or beverages at public events shall have permits from the Morgan Weber Health department prior to the start of the event. Any vendor found selling or dispending food or beverage without a permit will be required to leave the event.