



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

January 27, 2015
5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Petitions, Applications and Public Hearings

1.1. Administrative Items

a. New Business

1. Discussion: Ogden Valley Drainage and Flooding Discussion - Jared Anderson, Weber County Engineer

2. CUP 2015-01 Consideration and action for approval of a conditional use permit for Legacy Motorsports, an off road vehicle and recreation equipment sales and service, and rental located at 7345 East 900 South within the Commercial Valley Resort-1 (CVR-1) Zone. (Rachel Larsen, agent for Legacy Motorsports, and Carol and Garr Peterson, owners)

b. Old Business

1. CUP 2014-34 Blacksmith Garage Conditional Use Information Update

2. Elections Chair and Vice Chair for 2015

3. Meeting Schedule Approval of the 2015 Meeting Schedule

4. Public Comment for Items not on the Agenda

5. Remarks from Planning Commissioners

6. Report of the Planning Director

7. Adjourn to Convene a Work Session

WS1. DISCUSSION: Ordinance Revision: Title 108, Standards, Chapter 12, Noncomplying Structures and Noncomplying Uses/Parcels

WS2. DISCUSSION: Weber County Land Use Code Revision Process: Main Use, Accessory Use, Main Building, and Accessory Building

WS3. DISCUSSION: Weber County Land Use Code Revision Process: Conditional Use Standards

WS4. DISCUSSION: Weber County Land Use Code Revision Process: Land Use Table

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session will be held in the Breakout Room. A pre-meeting will be held at 4:30 p.m. in Room 108, no decision will be made in this meeting



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



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and/or action on a conditional use permit for Legacy Motorsports an off road vehicle and recreation equipment sales and service, and rental in the Commercial Valley Resort Recreation CVR-1 Zone.

Agenda Date: Tuesday, January 27, 2015

Applicant: Rachel Larsen, agent for Legacy Motorsports, and Carol and Garr Peterson owners

File Number: CUP 2015-01

Property Information

Approximate Address: 7345 E 900 S, Huntsville, UT

Project Area: part of a 7.46 acre parcel

Zoning: Commercial Valley Resort Recreation Zone (CVR-1)

Existing Land Use: Gas Station and other commercial uses

Proposed Land Use: Off road vehicle and recreation equipment sales and service, and rental

Parcel ID: 21-031-0013

Township, Range, Section: T6N, R2E, Section 19

Adjacent Land Use

North: Single Family Dwellings	South: Vacant Resort Zone
East: Bed and Breakfast Inn	West: Mobile Homes and Single Family

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 11 (CVR-1 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 2 (Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

Background

The applicant is requesting approval of a conditional use permit for off road vehicle and recreation equipment sales and service, and rentals at 7345 E 900 South in Huntsville. The CVR-1 Zone allows a "Off road vehicle and recreation equipment sales and service, and rentals" as a conditional use. The proposed location and site is commonly known as Chris' gas station. The existing uses on this site have been there for many years including improvements, such as outdoor signage, lighting, parking, and landscaping.

Legacy Motorsports has proposed to rent some office space in the existing building and will use parking spaces in front of the office for employees and customers. A 20 foot by 6 foot paved area will display the vehicles for rent and sale. This area is in the existing parking lot in front of the building; however it will be separated from the right of way (front lot line) more than the required 30 foot setback. Vehicles that would be parked in there will be UTV's (side by side). Only one sign will be used and will be on the building over the entrance to the office. The sign will need to be no larger than 5% on the frontage or face of the building where the office is located. The applicant has provided a narrative of the business, a site plan, and a proposed sign.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to 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 "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed application meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

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

1. The UTV sales and rentals will have minimal negative impacts from smoke, dust, vibration, etc. As the site is located on a site with other commercial uses, impacts such as traffic and noise are already reasonably anticipated. Any repair and mechanical maintenance of the vehicles will be done through a different business already on this site.
2. The CVR-1 Zone allows this as a conditional use and is on an existing site. All new aspects of this business will need to meet all site development standards. The conditions established by the applicable review agencies must be complied with in order for this conditional use permit to be granted.

Conformance to the General Plan

As a conditional use, this operation is allowed in the CVR-1 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Requirements of the Weber County Planning Division
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division

Staff Recommendation

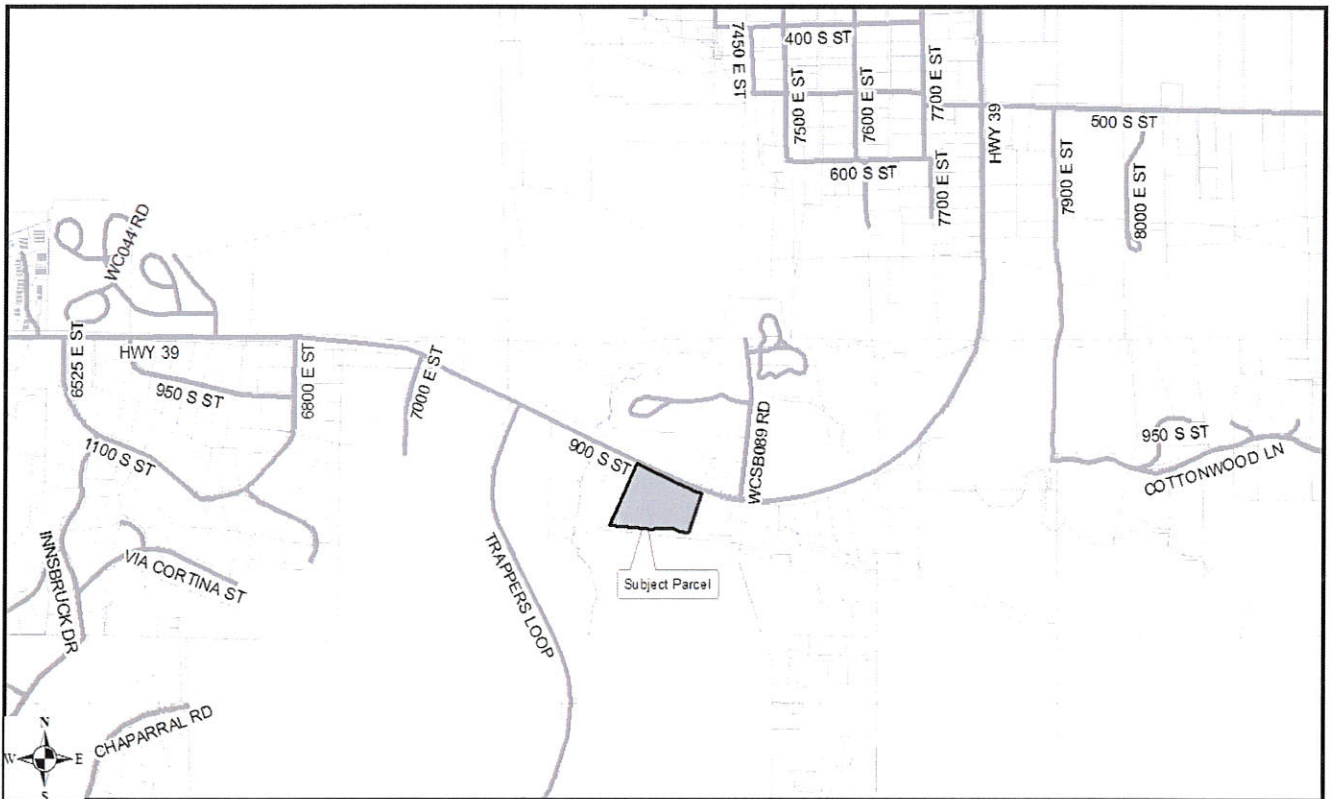
Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the CVR-1 Zone.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Application
- B. Narrative
- C. Signage
- D. Site Plans

Map 1



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)
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Property Owner Contact Information

Name of Property Owner(s) <i>Carol Peterson</i>		Mailing Address of Property Owner(s)	
Phone <i>801 791 0403</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) <i>Garr Peterson</i>			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>Garr Peterson</i>		Mailing Address of Authorized Person	
Phone <i>801 791 0403</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>Garr @ogdenvalley sports.com</i>			

Property Information

Project Name <i>Choo'</i>	Total Acreage <i>8, 7.46</i>	Current Zoning <i>CUR-1</i>
Approximate Address <i>7345E. 900S.</i>	Land Serial Number(s) <i>210310013</i>	

Proposed Use
UTV Dealership

Project Narrative
See Attached

→ Rachel Larsen & Matt Larsen
801-529-5855 801-870-6859
rachel-larsen-pinky@yahoo.com

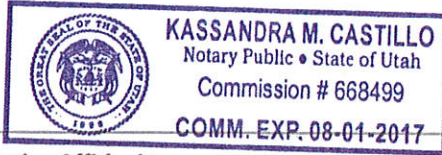
Property Owner Affidavit

I (We), Carol H Peterson, 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.

Carol Peterson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 17 day of November, 20 14.



Kassandra M Castillo
(Notary)

Authorized Representative Affidavit

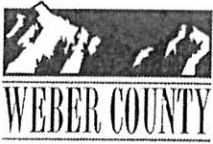
I (We), Carol Peterson, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Carol Peterson, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County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

Carol Peterson
(Property Owner)

(Property Owner)

Dated this 7 day of Dec, 20 14, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 07-JAN-2015

Receipt Nbr: 3617

ID# 25714

Employee / Department: ANGELA - 4181 - PLANNING

Monies Received From: MATT LARSEN

Template: PUBLIC WORKS

Description: CUP

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	<u> </u>	.00
Total Coin	\$	<u> </u>	.00
Total Debit/Credit Card	\$	<u> </u>	.00
Pre-deposit	\$	<u> </u>	.00
Total Checks	\$	<u> </u>	225.00
Grand Total	\$	<u> </u>	<u> </u>

Account Number	Account Name	Comments	Total
2015-08-4181-3419-0550-000	ZONING FEES		225.00
TOTAL \$			<u>225.00</u>

Check Amounts

225.00

Total Checks: 1

Total Check Amounts: \$ 225.00

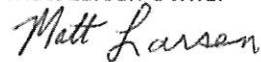
*** SAVE THIS RECEIPT FOR YOUR RECORDS ***

Conditional Use Permit for Legacy Motorsports

Legacy Motorsports is bringing a franchised dealership for Odes UTVs to 7345 E 900th Huntsville. We will be renting a location from Chris's for the display and sales of UTVs. We think this product will be good for Huntsville area to boost the economy and recreational activities. These UTVs are geared toward recreational activities the local farmers and ranchers and will be a good fit for this area. We have talked to many people about this product and location and they are excited to see us move forward on the franchised dealership.

Sincerely,

Matt Larsen Owner



Rachel Larsen Owner

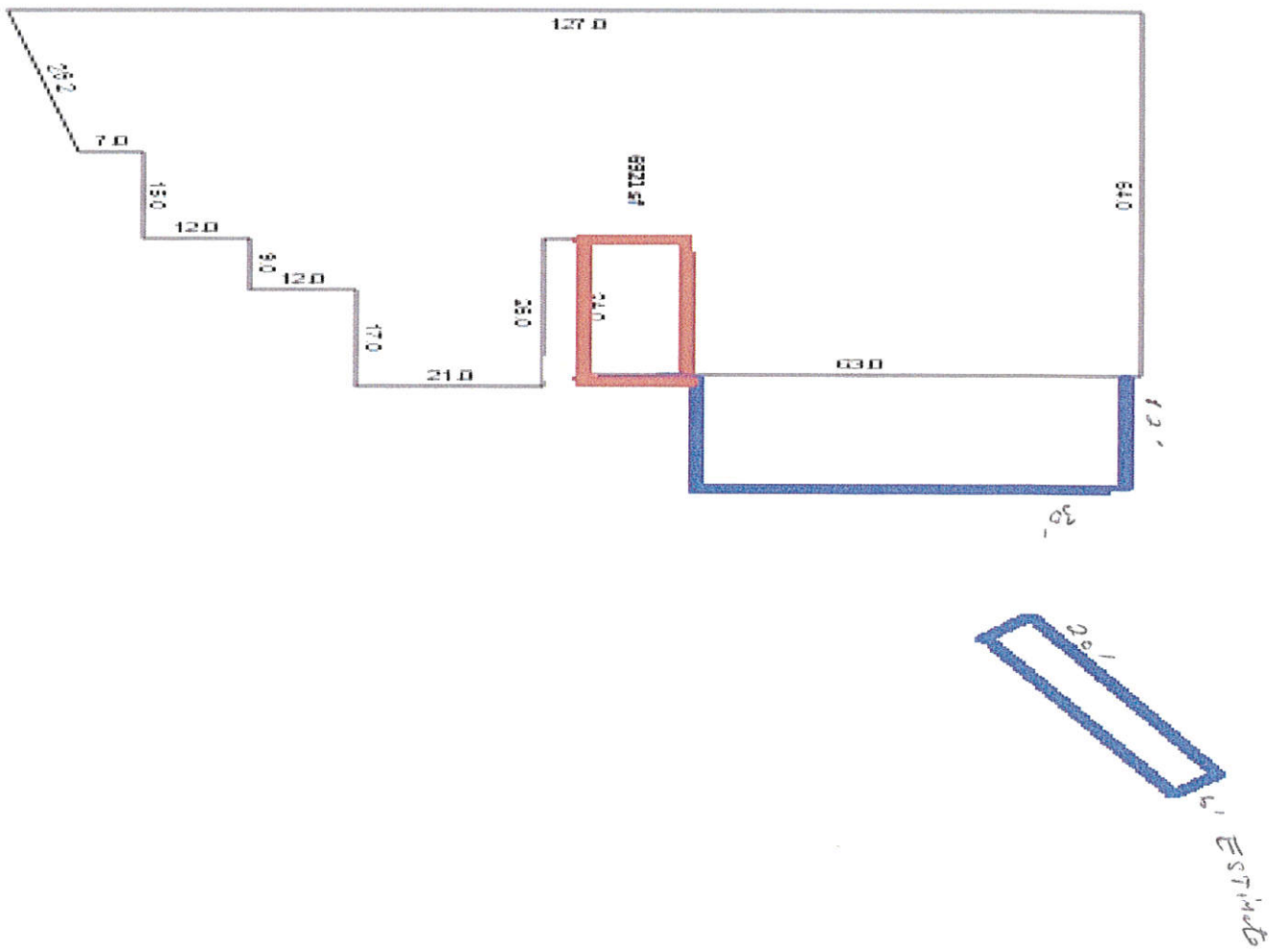




~~6x4~~
6'x4'

Office in red

UTV Parking in Blue

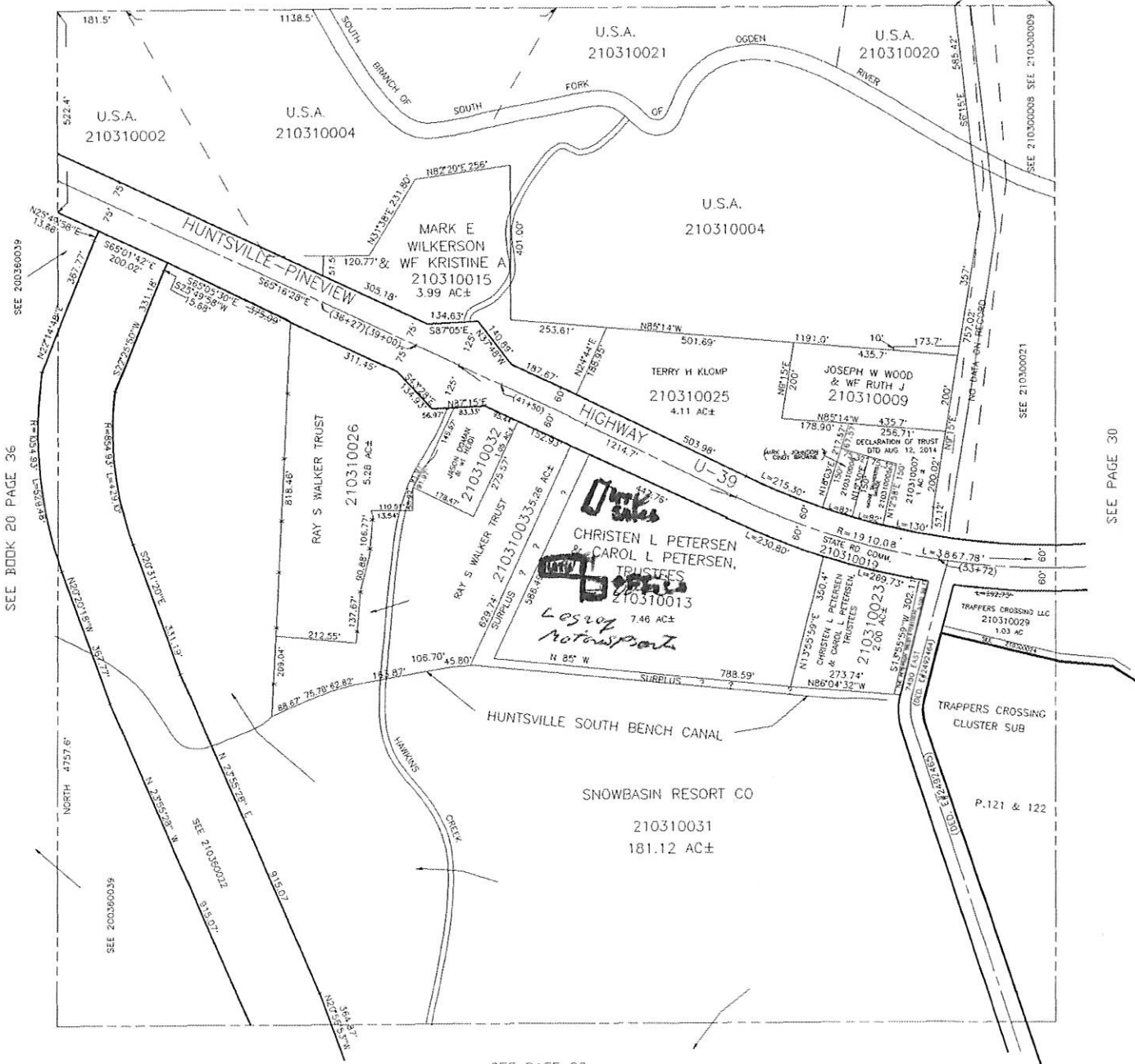


N.W. 1/4
SECTION 19, T.6N., R.2E., S.L.B. & M.
IN WEBER COUNTY
SCALE 1" = 200'

TAXING UNIT: 318

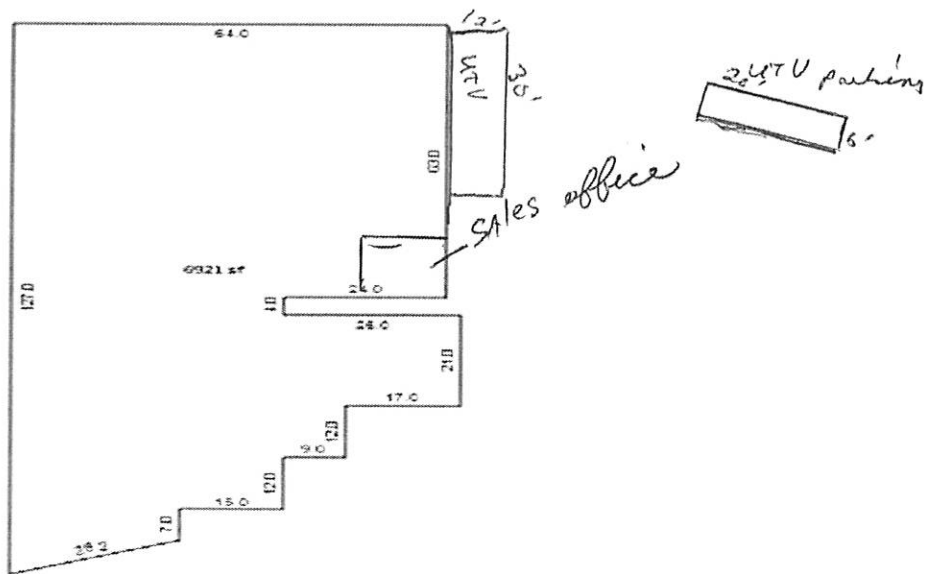
SEE PAGE 27

3.34 CH
220.44'



SEE PAGE 29

Legacy Motorsports



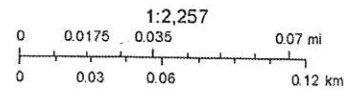
Sketch by Apex Medina™

Legacy Motor spots
Enter Your Title

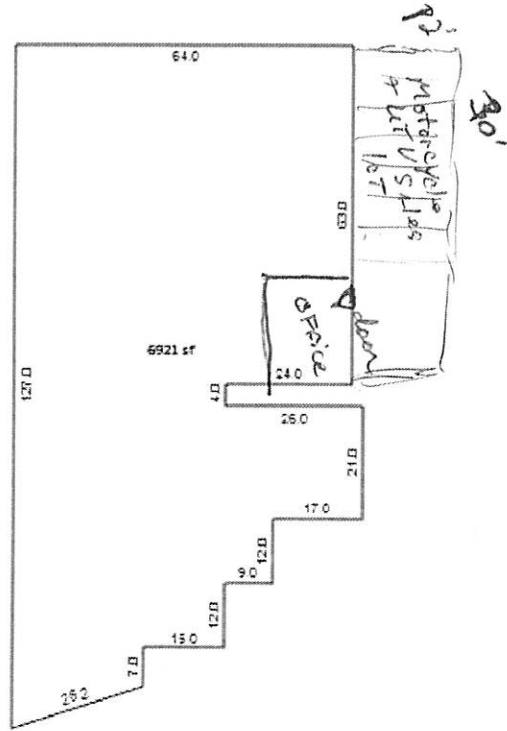


December 8, 2014

Street Labels
Parcel Address



Webber County



Legacy Motor Sports
Dealership

20' x 6'
UTV
Parking

Sketch by Apex Medina™

Office
18' x 12' = 216 sq ft

Legacy Motorsports





Weber County Planning Division

To: Ogden Valley Planning Commission
From: Ronda Kippen
Date: January 27, 2015
Subject: File# CUP 2014-34 Blacksmith Garage CUP

Follow-up:

During the January 6, 2015 Ogden Valley Planning Commission meeting, the request for a conditional use permit for a classic/vintage car dealership known as Blacksmith Garage in the Blacksmith Village located at 2143 North 5500 East Eden, UT, was removed from the consent agenda at the request of a neighboring property owner. The neighboring property owner identified himself as Stephen Robins and stated he was concerned about the lack of fencing/screening around the development known as the "Blacksmith Village Phase I" per a requirement entered into during the rezoning of the subject property. A condition was added to the approval of the Blacksmith Garage CUP by the Ogden Valley Planning Commission to ensure that Mr. Robins concern was addressed. The condition was: *"Screening of the property as required in the Zoning Development Agreement will be installed per the agreement"*.

The agreement referenced by Mr. Robins was entered into by Weber County and the property owner in 2008 and amended as late as July 2013. The agreement stipulated 12 conditions that must be adhered to, one of which being: *"Year round landscape or other permanent screening will be used along all project boundaries that are adjacent to parcels with existing homes"*.

Per the agreement, the landscaping/screening is only applicable when the project is adjacent to parcels with existing homes. The property owner has provided adequate fencing and copious amounts of year round landscaping that will provide additional screening along the northern property line of the development (see Exhibit "A") that abuts the property owned by Fred & Anita Robins Trust. The landscaping was installed late fall of 2014 and has not had adequate time to grow to an acceptable level of maturity and infill. The property owner has invested a substantial amount of money to plant the area for a quick infill. Upon further development of the site, additional screening/fencing will continually be installed along the northern property line reaching Mr. Robins property (see Exhibit "B").

After completing the site visit, evaluating the landscaping plan and taking in to consideration the needed time allowance for the infill of vegetation, it has been determined that the property owner is in compliance with the conditions of the development agreement. Attempts have been made to contact Mr. Robins to inform him of the requirements per the agreement. Attempts will continue until contact has been made.

Exhibits:

- A. Landscaping Plan and site photos
- B. Neighborhood Layout

Respectfully,

Ronda Kippen

Planner II
Weber County Planning Division
Phone: 801.399.8768
Email: rkippen@co.weber.ut.us

Stephen Robins property will
be screened as part of
Blacksmith Village Phase II



Vanhoutte Spirea

- * 10 feet height
- * 20 feet wide

Snowmound

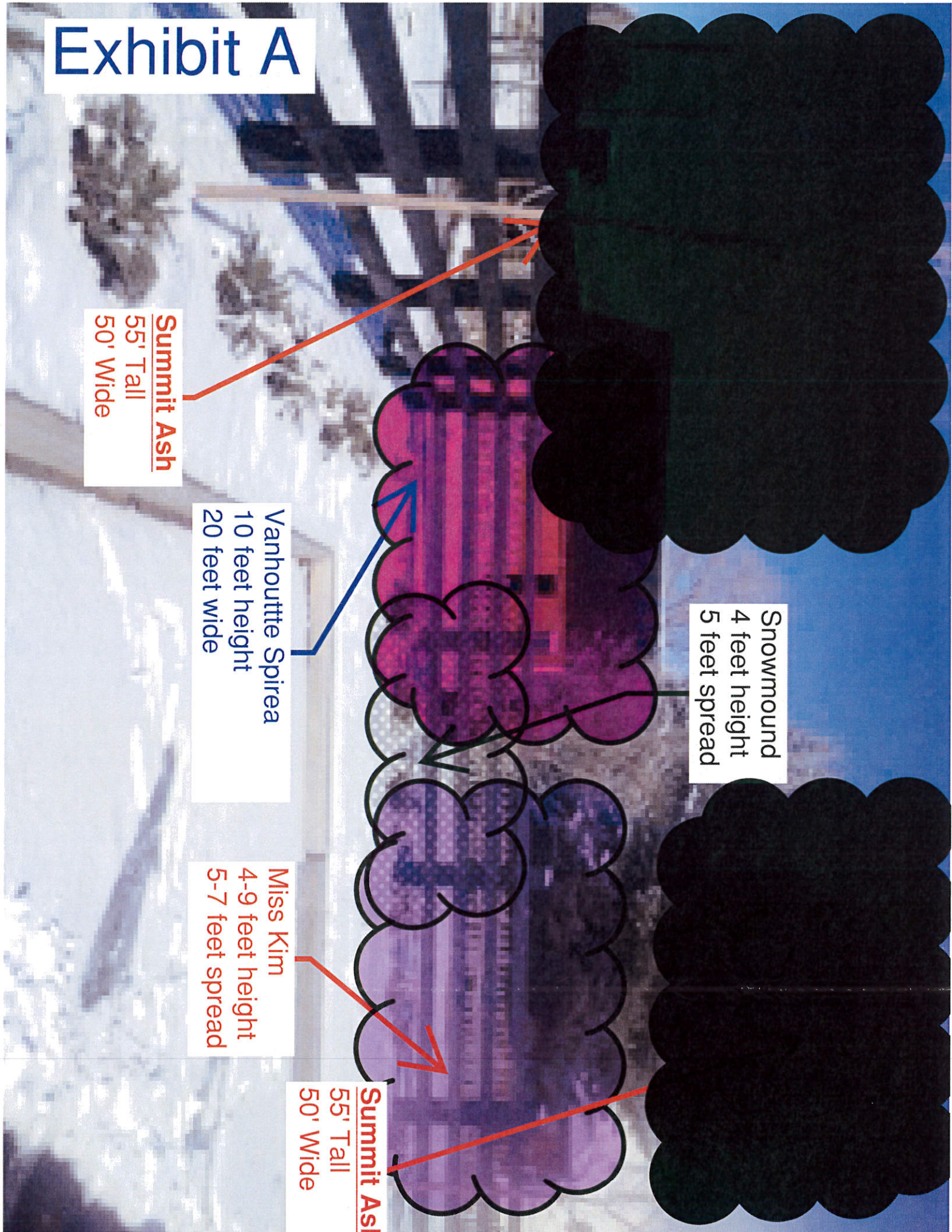
- * 4 feet height
- * 5 feet spread

Miss Kim

- * 4-9 feet height
- * 5-7 feet spread

Exhibit A

Exhibit A



Summit Ash
55' Tall
50' Wide

Vanhoutte Spirea
10 feet height
20 feet wide

Miss Kim
4-9 feet height
5-7 feet spread

Summit Ash
55' Tall
50' Wide

Snowmound
4 feet height
5 feet spread

Exhibit A

Miss Kim
4-9 feet height
5-7 feet spread

Vanhoutte Spirea
10 feet height
20 feet wide

Snowmound
4 feet height
5 feet spread

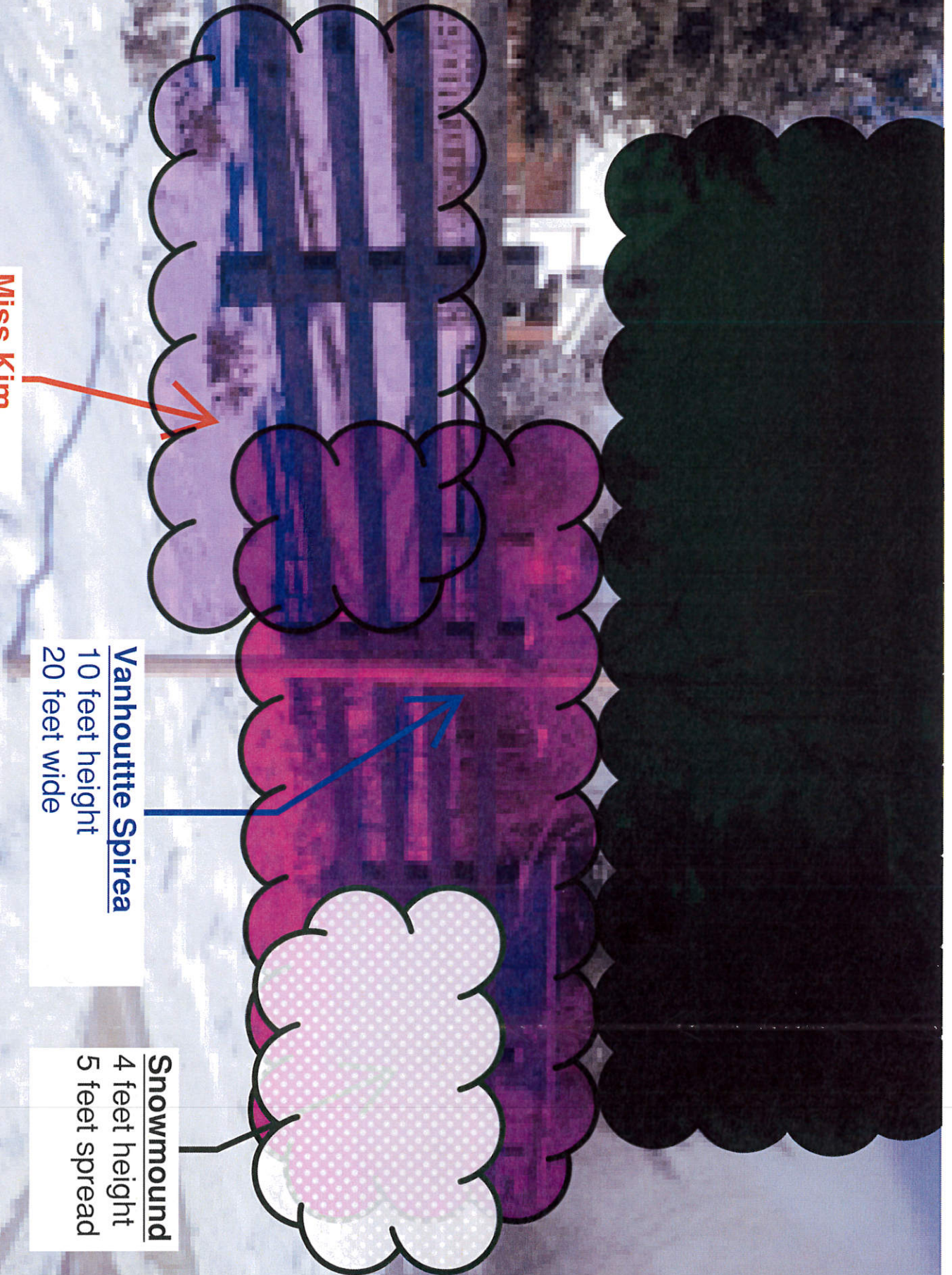


Exhibit A -Ground Cover

Vanhoutte Spirea

10 feet height
20 feet wide

Snowmound

4 feet height
5 feet spread

Miss Kim

4-9 feet height
5-7 feet spread

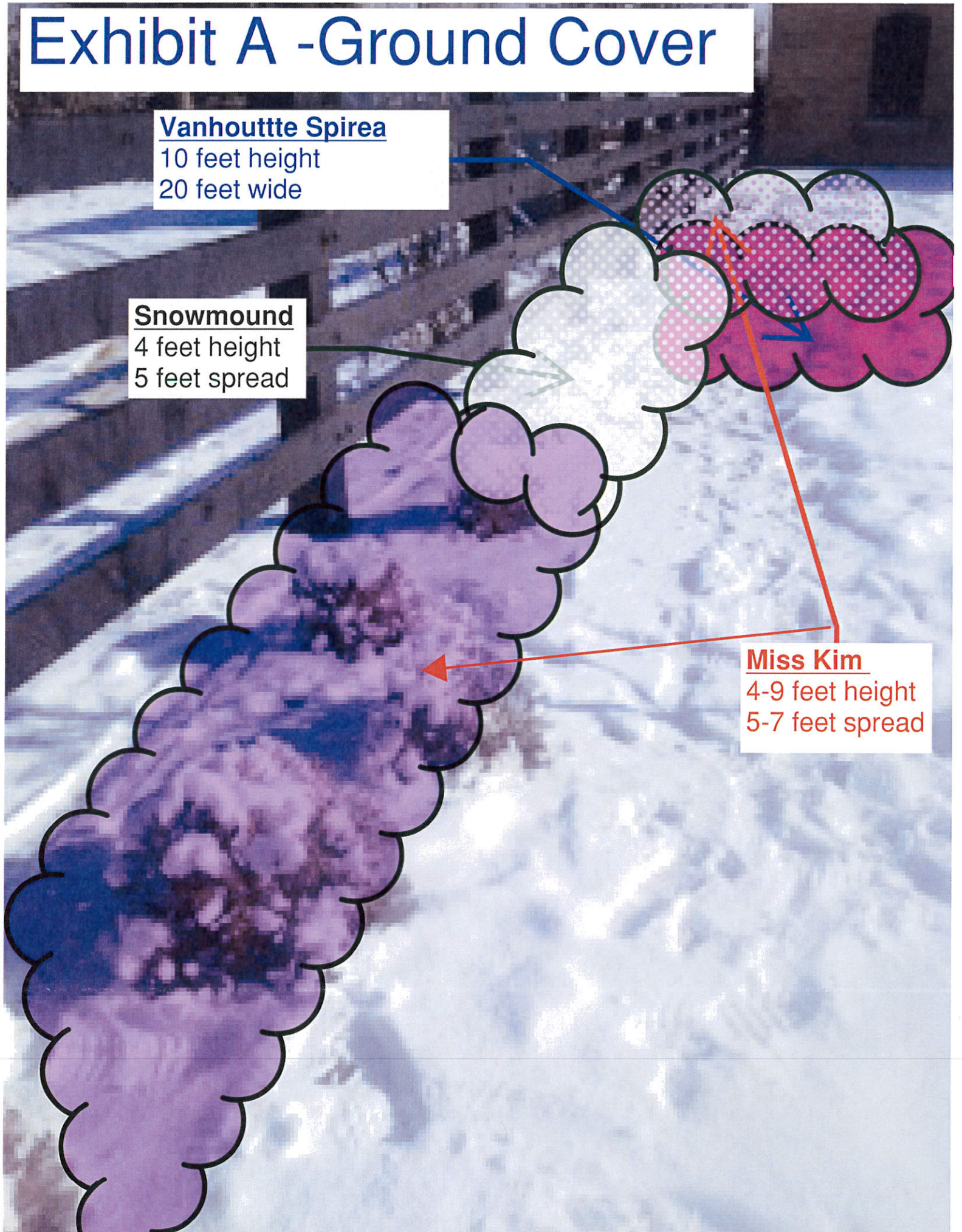


Exhibit B



Stephen Robins property will be screened as part of Blacksmith Village Phase II

Area required to be screened per condition #11 of Development Agreement

Blacksmith Village Phase I

Fred & Anita Robins property required screening installed per Development Agreement





OGDEN VALLEY TOWNSHIP PLANNING COMMISSION 2015 SCHEDULE OF MEETINGS

The meetings are held in the County Commission Chambers, 1st Floor, in the Weber Center, 2380 Washington Blvd., Ogden, Utah unless otherwise posted.

The Ogden Valley Township Planning Commission holds their Regular meetings on the Fourth Tuesday of each month unless otherwise noted.

Pre-meetings will begin at 4:30 p.m. in Room 108
Regular meeting will begin at 5:00 p.m.

Regular Meetings

January 27 2015

February 24, 2015

March 24, 2015

April 28, 2015

May 26, 2015

June 23, 2015

July 28, 2015

August 25, 2015

September 22, 2015

October 27, 2015

November 24, 2015

December 01 2015

Work Session meetings are held on the 1st Tuesday of each month unless otherwise noted.

No Pre-meetings. Work Sessions will begin at 5:00 p.m. unless otherwise posted

Work Sessions

January 06, 2015

February 03, 2015

March 03, 2015

April 07, 2015

May 05, 2015

June 02, 2015

July 07, 2015

August 04, 2015

September 01, 2015

October 06, 2015