



**REGULAR PLANNING MEETING AGENDA**  
**Tuesday, March 26, 2013**  
**5:00 p.m.**

- *Pledge of Allegiance*
- *Roll call*

**1. Petitions, Applications and Public Hearings**

**1.1 Administrative Items**

**a. New Business**

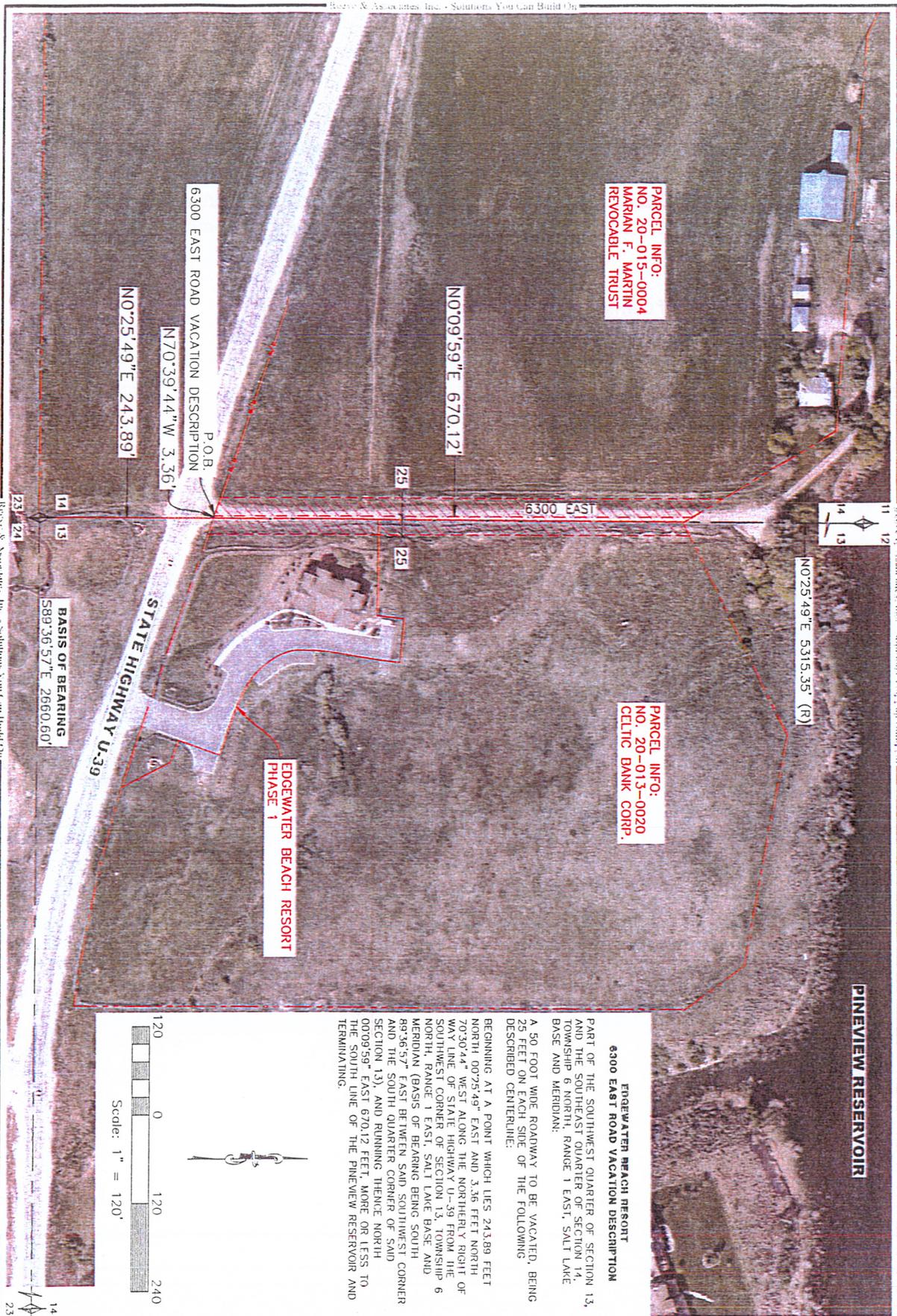
- 1. SV 01-13** Consideration and action on a request to recommend the vacation of 6300 East, located between Highway 39 and Pineview Reservoir; Reese Howell, Applicant
- 2. CUP 2013-08** Consideration and action on an administrative application, Conditional Use Permit (CUP) 2013-08 (Edgewater Beach Resort PRUD) a request to amend the site plan removing secondary access due to the vacation of 6300 East; Celtic Bank Applicant

- 2. Public Comment for Items not on the Agenda**
- 3. Remarks from Planning Commissioners**
- 4. Report of the Planning Director**
- 5. Remarks from the County Attorney**
- 6. Adjourn**

*The meeting will be held in the Weber Center, County Commission Chambers 1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah.  
The pre-meeting will held in Room 108 at 4:30 p.m., no decisions are made*



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



**PARCEL INFO:**  
 NO. 20-013-0004  
 MARIAN F. MARTIN  
 REVOCABLE TRUST

**PARCEL INFO:**  
 NO. 20-013-0020  
 CLTIC BANK CORP.

**6300 EAST ROAD VACATION DESCRIPTION**

N70°39'44" W 3.36'  
 N0°25'49"E 243.89'

N0°09'59"E 670.12'

N0°25'49"E 5315.35' (R)

**BASIS OF BEARING**  
 S89°36'57"E 2660.60'

**EDGEWATER BEACH RESORT  
 PHASE 1**

**PINEVIEW RESERVOIR**

**EDGEWATER BEACH RESORT  
 6300 EAST ROAD VACATION DESCRIPTION**

A 50 FOOT WIDE ROADWAY TO BE VACATED, BEING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH LIES 243.89 FEET NORTH 00°25'49" EAST AND 3.36 FEET NORTH 70°30'44" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39 FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN (BASIS OF BEARING BEING SOUTH 89°36'57" EAST BETWEEN SAID SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 13), AND RUNNING THENCE NORTH 00°09'59" EAST 670.12 FEET, MORE OR LESS TO THE SOUTH LINE OF THE PINEVIEW RESERVOIR AND TERMINATING.

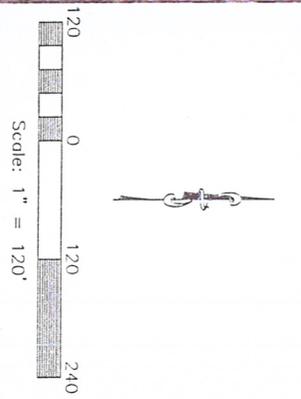


Exhibit  
 A

Sheet	1
Number	5926-01
Date	JANUARY 21, 2013
Name	EDGEWATER ROAD VACATION
Project Info.	
Engineer	JUDITH P. REEVE, P.E.
Drafter	A. FLETCHER

**EDGEWATER BEACH RESORT  
 6300 EAST ROAD VACATION**  
 HUNTSVILLE, WEBER COUNTY, UTAH

**DESCRIPTION EXHIBIT**

**Reeve & Associates, Inc.**  
 4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
 TEL: (801) 321-1100 FAX: (801) 321-2468 www.reeve-andac.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and / or action on an administrative application, Conditional Use Permit (CUP) 2013-08 (Edgewater Beach Resort PRUD) a request to amend the site plan removing secondary access due to the vacation of 6300 East.

**Agenda Date:** Tuesday, April 10, 2012

**Applicant:** Celtic Bank

**File Number:** CUP 2013-08

### 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:** 20-013-0020 and 20-134-0005

**Township, Range, Section:** T6N, R1E, Section 13

### Adjacent Land Use

<b>North:</b> Pineview Reservoir	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Agriculture

### Staff Information

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

**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)
- Weber County Zoning Ordinance Chapter 43 (Ogden Valley Sensitive Lands)

## Type of Decision

**Administrative Decisions:** When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

## Background

The applicant is requesting an amendment to the existing approved site plan for Edgewater Beach Resort. The Ogden Valley Planning Commission recommended approval of the current design on March 27, 2012. As the development is adjacent to Highway 39, the applicant has been working with the Utah Department of Transportation (UDOT) on improvements and access to Highway 39. There have been concerns with the close proximity of 6300 East and the proposed entrance to the development. The applicant is requesting that the roadway for 6300 East be vacated and the ownership remains with the adjacent land owners. The home which uses the dirt road may continue to use it as a private driveway.



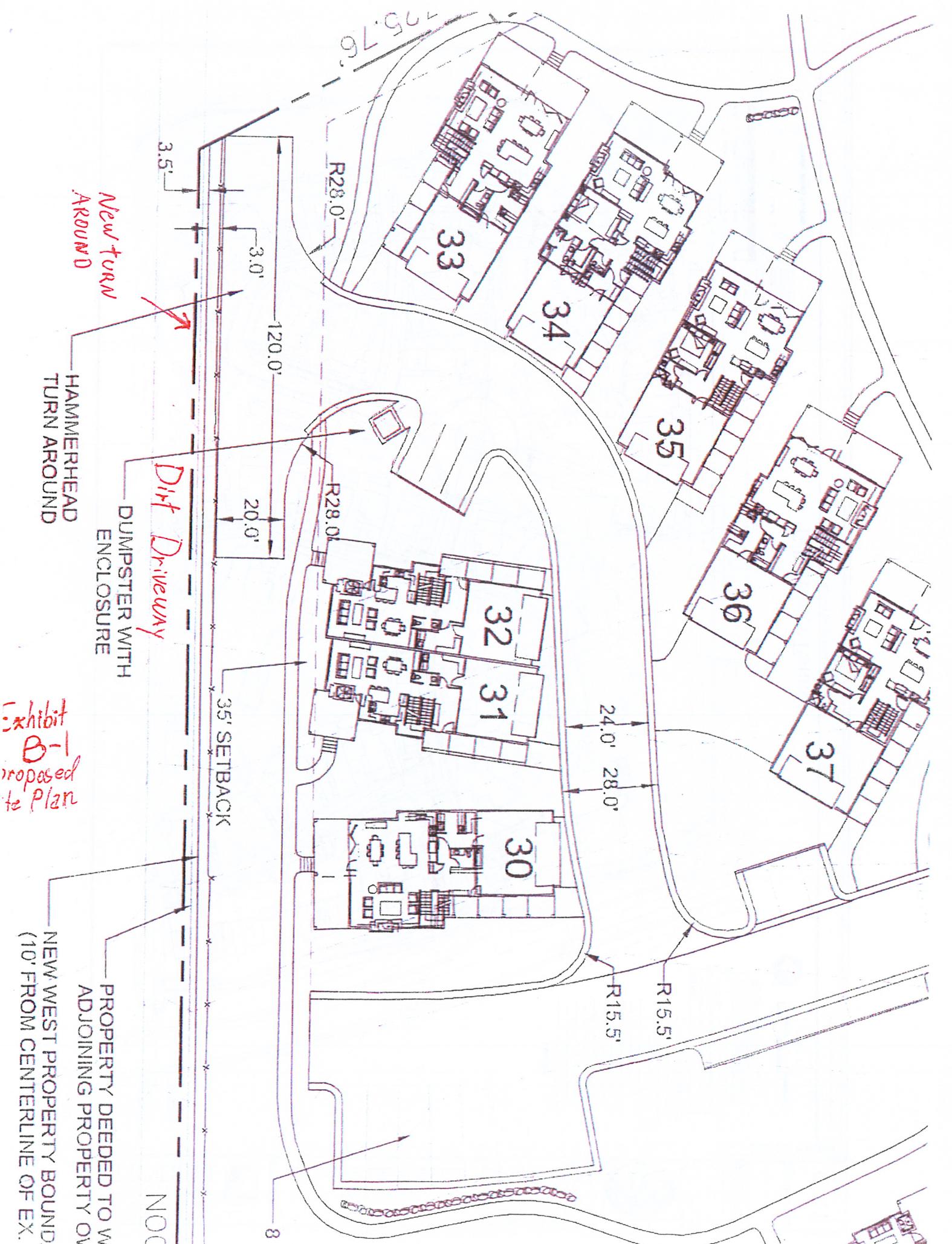




Exhibit  
B-3

- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HUNTSVILLE, UTAH SUBDIVISION MAP ACT.
  2. ALL STRUCTURES, INCLUDING FIRE STATION/HAZARDOUS WASTE TREATMENT PLANT, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HUNTSVILLE, UTAH SUBDIVISION MAP ACT.



PROJECT:	DATE:
	SCALE:
DRAWN BY:	DATE:
	SCALE:
CHECKED BY:	DATE:
	SCALE:
APPROVED BY:	DATE:
	SCALE:
PROJECT NAME:	
TITLE:	
UTILITY PLAN:	
C1.2	

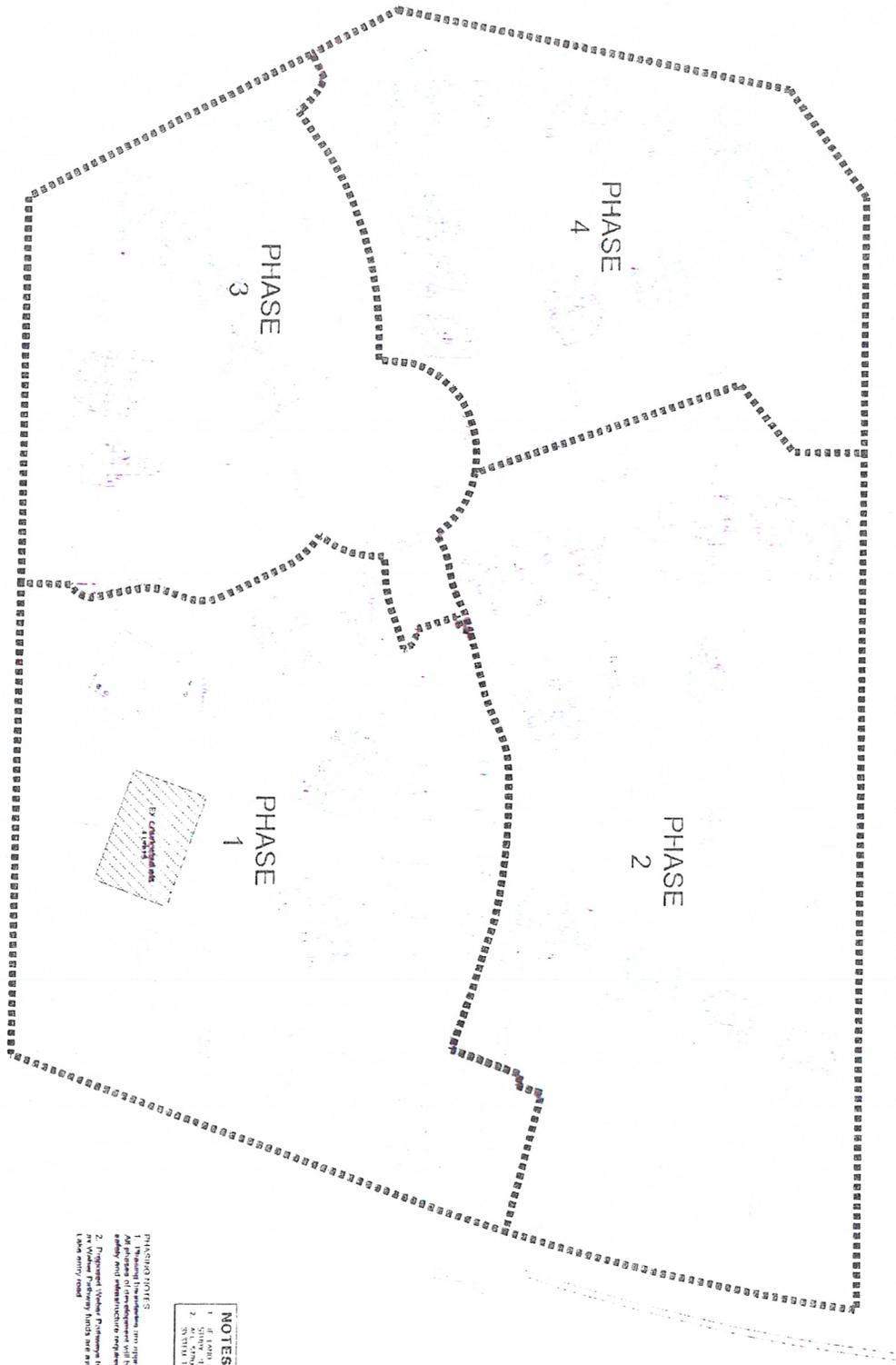
**Reeve & Associates, Inc.**  
 1010 SOUTH 1000 WEST, SUITE 100, HUNTSVILLE, UTAH 84303  
 TEL: 801-937-1100 FAX: 801-937-1888  
 WWW.REEVE-ASSOCIATES.COM  
 LAND SURVEYING • CIVIL ENGINEERING • LAND DEVELOPMENT

**EDGEWATER ESTATES**  
 Drainage & Grading Plan  
 HUNTSVILLE, UTAH

**BERTOLDI ARCHITECTS**  
 ARCHITECTURE • PLANNING • INTERIORS  
 2726 HARRISON BLVD. OGDEN, UT. PH: 801-476-4340



SCALE: 1"=40'



**PHASING NOTES:**  
1. Phasing the project into appropriate, sequential phases is subject to market conditions, availability and construction requirements. It is the responsibility of the contractor to coordinate the phasing of the project with the local utility companies and to obtain all necessary permits for construction.  
2. Phasing, when approved, shall be subject to change in order to meet the needs of the project and to comply with all applicable laws and regulations.

**NOTES:**  
1. If land from adjacent to subject is to be included in the project, the owner of such land shall provide the appropriate survey to be recorded.

Exhibit B-5

**LANCASHIRE**  
 PROJECT # 1111  
 DATE 10/20/10  
 TITLE PHASING PLAN  
 SHEET 51.2

EDGEWATER ESTATES  
HUNTSVILLE, UTAH

**BERTOLDI ARCHITECTS**  
 ARCHITECTURE PLANNING INTERIORS  
 2720 HARRISON BLVD. CODY, UT PH 801 475 1336