



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

April 23, 2013

5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Minutes

- 1.1. **Approval of the February 26, 2013, March 5, 2013, March 19, 2013, March 26, 2013, and April 9, 2013 meeting minutes**

2. Petitions, Applications and Public Hearings:

2.1. Administrative Items

a. New Business:

1. **CUP 2013-11 Consideration and action on an administrative application for a Conditional Use for an alpine slide at Wolf Mountain Ski Resort. The application is also amending the existing site plan to include a 10 foot by 66 foot concrete extension to the existing west lodge patio area. The applicant is also requesting approval of a deck expansion that was completed last year. A request that the 12 foot by 40 foot modular trailer that was used for overflow ski rental and ski school remain on the site for up to five additional years is also petitioned for. (Almtec Group, Applicant; Kerry Winn, Agent)**

2. **UVL041013 Consideration and action on a request for final approval of The Legends at Hawkins Creek 3rd Amendment Subdivision (1 Lot) and a recommendation for the vacation of Lot 34 of the Legends at Hawkins Creek Subdivision within the Forest Valley (FV-3) Zone located at approximately 6519 E Chaparral Road, Huntsville Utah (Jeff Larsen, Applicant)**

3. Public Comments for Items not on the Agenda

4. Remarks from Planning Commissioners

5. Report of the Planning Director

a. Field Trip:

Consider a request to schedule a Field Trip

b. Modern Income

Housing Study:

Reminder of the April 30, 2013 (Joint Meeting) - Modern Income Housing Study Presentation

6. Remarks from the County Attorney

7. Adjourn

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 may be held in the Breakout Room. A pre-meeting will be held in Room 108 beginning at 4:30 p.m. – No decisions are made in this meeting



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 February 26, 2013 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Pen Hollist, Chair, Ann Miller, John Howell, Greg Graves, Laura Warburton, Kevin Parson,
Member(s) Excused: Dennis Montgomery

Staff Present: Rob Scott, Director; Jim Gentry, Asst. Director, Ben Hatfield, Planner; Sean Wilkinson, Planner,
Scott Mendoza, Planner, Chris Allred, Legal Counsel; Sherri Sillitoe, Secretary

-
- *Pledge of Allegiance*
 - *Roll Call*

1. Minutes:

- 1.1. Approval of the January 08, 2012 work session and the January 29, 2013 regular meeting minutes

Chair Hollist declared the minutes of the January 08, 2012 work session and the January 29, 2013 regular meeting approved as read

2. Consent Agenda

- 2.1 CUP 2013-02** Consideration and action on an administrative application for a Conditional Use for a 400,000 gallon water tank, well, and pump house for Powder Mountain, Powder Mountain Water, and Sewer District, Applicant, Gregg Greer Agent

MOTION: Commissioner Parson moved to approve Consent Agenda Item 2.1 CUP 2013-02 subject to staff and agency comments. Commissioner Miller seconded. **Vote:** Motion carried by a unanimous vote.

3. Petitions, Applications and Public Hearings

3.1 Administrative Items

a. New Business

Commissioner Warburton indicated that she had dinner with her family and the Summit series; however, there was nothing else discussed about the project. She will not make decisions tonight based upon having dinner there and she believes she can hear the evidence and make a fair decision.

MOTION: Commissioner Parson indicated that due to the fact that Commissioner Warburton does not feel that there would be a problem with her decision making, he would move that there is no conflict. Commissioner Howell seconded. A vote was taken. Motion carried 6-0.

Kevin Parson reported that he conducted a pottery service with the Harvest Group to test the clay at the site; he harvested some dirt, ran it through some tests to see if it would work for them to do a pottery service there. He doesn't believe he has a conflict.

MOTION: Commissioner Howell moved that Commissioner Parson's involvement does not constitute a conflict of interest. Commissioner Miller seconded. A vote was taken. Motion carried 6-0.

1. **CUP 2013-03** Consideration and action on an administrative application, Summit at Powder Mountain Phase 1, consisting of a 141 unit Planned Residential Unit Development (PRUD) located at Powder Mountain, Western America Holding LLC, Applicant, Russ Watts (Summit Eden), Agent

On November 19, 2012 the Weber County Commission approved a Zoning Development Agreement and Rezone Ordinance with Western America Holding LLC for approximately 4,297 acres at Powder Mountain. The agreement outlined the requirements for development to occur and provided an overall density entitlement of 2,800 units. Western America Holding LLC has allowed Summit Eden to submit a CUP application for a 141 unit PRUD as the first phase of development. It is anticipated that Summit Eden will be the future property owner and developer of Powder Mountain. The PRUD boundary contains approximately 594 total acres with approximately 384 acres (64%) of open space. The developer has included an extra 40 acres of developable land that may be used to meet the FV-3 Zone area requirements if certain lots as designated on the site plan are further divided to create additional units. In addition to the PRUD the first development phase consists of three applications, i.e., road dedication, and access easement.

The PRUD acts as a preliminary subdivision submittal as well as a site plan, but not final subdivision approval. The PRUD has 103 lots with 141 total units and a variety of lot and housing types. There are no other commercial uses proposed in this PRUD, but there are several parcels designated as "Future Development Parcel" where commercial development may occur if the current zoning is changed. Approval of this PRUD does not grant approval of future uses on these parcels.

The architectural style of this PRUD is termed by the developers "modern mountain design" and it is quite different compared to other developments in the Ogden Valley. The style uses a variety of wood, stone, and metal materials with shed and nearly flat roofs. Typical pitched roofs are not used except on a few structures in the village area. The Planning Commission must consider whether the architectural design of the PRUD fits with this site and with development beyond this project, i.e., the existing dwellings, condominiums, and commercial buildings already built at Powder Mountain. In addition to housing styles, the Planning Commission should also consider building locations. Commissioner Parson asked if the design for the structures at this time, and Sean Wilkinson replied yes, the design will need to be determined at this time, which is why they wanted to see additional architectural renderings.

The site plan shows building envelopes and setbacks, but building footprints have not been identified. This may not be a problem for single-family dwellings, but some of the lots are proposed to have up to 20 accessory buildings. The proposed accessory buildings do not comply with this section because there are no renderings of the structures, their dimensions and locations have not been identified, and their proposed use as "casitas" or "accessory suites" is not allowed in the zoning ordinance. Until these issues are resolved and the proposed accessory structures are brought into compliance with the applicable requirements, staff recommends that they not be approved as part of this PRUD.

The PRUD has eight different streets and all of these streets are proposed to be public, though the proposed right-of-way widths vary from 66 feet to 36 feet. The Road Dedication Plat covers these streets. The County Engineering Division asked that it be clarified which streets will be public and which streets will be private. Sidewalks are not proposed except in a small portion of the Village on Street A where concrete and pavers are proposed. There are also four ski crossings (two underpasses and two bridges) shown on the site plan.

Most of the trails within the PRUD boundary will be private. Prescriptive easements to some of those trails may exist. SB201 Commissioner Warburton indicated that this bill on eminent domain for pathways is as closer than it has ever been to passing. Senator Bramble is running it for the Senate, although she believes the likelihood that it would pass the House is slim.

There are landscaping requirements in the Village. No lighting or signage is proposed. Staff has received feasibility or will serve letters from Powder Mountain Water and Sewer District subject to a list of requirements. There will be no final subdivision approvals given until the water has been tested.

Cache County has been approached and today or tomorrow they were going to determine how they would proceed. There is no interlocal agreement in place for the Planning Commission to consider. The applicant is proposing a 1% or 1 ½% real estate transfer fee and those fees are required to go back into the development.

Mr. Wilkinson summarized of list of Planning Commission Considerations regarding this conditional use application.

Staff Recommendation:

The PRUD application has provided enough information to be considered by the Planning Commission, but the PRUD information is far from finalized. The Planning Commission should consider the items addressed in the "Summary of Planning Commission Consideration" section to determine if sufficient compliance with Chapter 22-C (Conditional Uses), 22-D (PRUD), other applicable ordinance requirements, and the Zoning Development Agreement have been demonstrated. The Planning Commission needs to include a recommendation for the access exception application as part of its PRUD recommendation. The Planning Commission has the following options:

1. If in the Planning Commission's determination, sufficient information has been presented to show compliance, then a recommendation for approval can be made to the County Commission, subject to the conditions and terms listed in this staff report.
2. If the Planning Commission determines that additional information is required, then a recommendation to table the PRUD is appropriate.
3. If the Planning Commission determines that the PRUD does not comply, then a recommendation can be made to the County Commission for denial.

Commissioner Warburton asked Sean Wilkinson if he felt that this application process could proceed even though additional information has been noted that it is required. Mr. Wilkinson indicated that if the PC determines that there is not sufficient information, the Planning Commission should specifically list their findings in any motion they may consider.

Chair Hollist outlined the meeting procedure for the public comment period. He said they are gratified that they have so many people here. The applicant will have 10 minutes for their presentation. If they represent a board or a committee, as a member of the community they make speak for 5 minutes, and others will have 3 minutes.

Russ Watts, representing the Summit Group said they have organized a development team. They have the great opportunity to work with a group that works with Powder Mountain. They care about the community and care about the mountain. They request that another meeting be held in two weeks to further address the issues. For the past four weeks they have had meetings on Mondays mornings with the review agencies. They also held a meeting with the community last Wednesday evening. Today they want to walk through the process that they have gone through. They would like to come back to the Planning Commission with the DRR-1 Rezoning in the near future.

Russ Watts said that the casitas are off the table at this point until they submit further information. Josh Runhaar, Cache County, indicated this afternoon just before this meeting that that they are very interested in entering an inter-local agreement.

Regarding trails, in their overall master plan, there is approximately 50 miles of trails and they will have trails in their private communities.

Eric Langvardt addressed a few items as it relates to the planning and indicated that they worked with the Engineering Department regarding road elevations, etc., and some of those issues are variance issues. Ted Black, Weber Fire District, has commented on the private drives and said they could go down on the inside radiuses. Regarding the Hillside Review, he believes the lots meet the minimum size requirements and would like to discuss it further with Sean Wilkinson. It is primarily a second home community and the nests in the Village have one unit per parking space. Parking for the retreat center nests (500 sq. ft. cabin sites nested in the trees) would be at the retreat center and they would hike in. They have not shown shrubs, because they feel that they can do that if required. He can guarantee that they would provide more landscaping than is shown on the plan.

Commissioner Parson said in terms of the trails, his concern is for the benefit of the public and that they be open for public use. Eric Langvardt indicated that they have very unique types of trails. They have shown the mix of trails in Phase 1.

Commissioner Miller asked Russ Watts to clarify which communities they have existing trails within, and Russ Watts indicated that they have trails at the Fairways and Trappers Ridge. On the plat it shows that trails are part of the common area and that they are maintained and controlled by the HOA. Of course, they have to maintain the trails. This process has worked really well in those two communities. Commissioner Warburton indicated that that is a great place for the real estate transfer fees.

Commissioner Howell asked Russ Watts to clarify the parking areas for the nesting unit and Mr. Watts indicated that you have to park in the village area and walk down to the nesting unit.

Ray Bertoldi said in the nest product there is about a 500-600 ft. footprint. Also, there is a mix of flat roofs and pitched roofs. Commissioner Parson asked if they are catching water off the roofs. Mr. Bertoldi said that part of the idea of doing areas where there is a flat roof is that they can control ice, water, snow, etc. and allows you to control run off and other safety issues. That goes along with modern mountain architectural (environmental conservatism).

Commissioner Warburton indicated that she believes there is a law that does not allow the collection of rainwater from roofs. Commissioner Graves said it is allowed, but it is limited (approximately a couple of rain barrels).

Chair Hollist asked Russ Watts a question regarding the Yurts and how the second structure meets with the Mountain Modern Architecture, and Mr. Watts indicated that they are compatible.

Roadways – minimizing roads on the mountain. In that row, it is within the row where snow is stored. What consideration have they given to snow storage? The road with in 26 ft. of asphalt and in the 8 ft. on either side of the asphalt is where they plan to store the snow.

Chair Hollist asked about if the bridge height would accommodate the heavy equipment brought in for wildfire suppression. Russ Watts indicated that there would be two ski over bridges and they would just pack the snow down, so there would be no heavy equipment will be taken over the ski bridges.

Chair Hollist said he understands that the applicants have put the accessory buildings off the table, which he believes is wise; However, when or if they put them back on the table they will need to know what is their definition of a lot, unit and the County Commission's definition of a lot and unit.

Commissioner Warburton indicated that she appreciates that they want to not including lighting but believes it can get very dark. Russ Watts indicated that they will bring this information back.

Richard Webb, representing Back Country Horsemen, asked if there is an ordinance that requires non-motorized pathways. Sean Wilkinson replied that there is in the subdivision ordinance, not the zoning ordinance. Chair Hollist said that staff indicated that the proposal complies with the general plan. He personally is not a fan of mountain of the proposed architecture. Back Country donated about \$500,000 last year maintaining private and public land trails. They would hope that they can have some access in the Powder Mountain areas for trails. They would volunteer to take care of the maintenance of those trails if allowed to use them. He has not had any conversations with Summit regarding their request. Commissioner Warburton disclosed that she is a member of the Back Country Horsemen and applauds the work Mr. Webb has done.

Kevin Baumgard, Huntsville, indicated his support for the Summit Group.

John Klisch, Eden, indicated that he is a hiker and at the community meeting last week, he was told that the trails would be private and that the public would be allowed to use those trails with permission and with a guide.

Mayor Jim Truett of Huntsville complimented the Summit Group for their open forum style. He urged them to continue that open forum through the next phases. He complimented Ray Bertoldi.

Steve Clarke, Eden, complimented the Summit Group for their approach. The concern he has is the mention of the parking plan. During holidays the units will be over full. Creative ways to handle parking can be addressed if they want to and he would encourage that. It seems that they should have a definition of what constitutes accessory building. Regarding trails – one opportunity that Summit might have there is to extend the trail from Wolf Creek up to the trail network that there will be on top of the mountain. The issue of private trails could be addressed by creating a trail that doesn't go through the home areas.

Lee Schussman, Eden, said he supports how the Summit Group has gone about this development. He urged the Planning Commission to make sure they feel comfortable going forward without the required information, especially since Sean Wilkinson indicated that the information staff has received is far from being finalized.

Kim Wheatley, Huntsville, commended the Summit Group with the open forum and their approach to development. It seems to him that they have been given just a small sliver of what will be proposed. He urged that they proceed cautiously on the earlier phases and believes they need to receive the whole picture.

6:38 p.m. – Rebuttal

Russ Watts indicated that they appreciate the public support which they have been given. The design comments limit the maximum size home to 4,000 sq. ft. living space. They are only allowed so much footage based upon the type of parcel you buy. Because of sensitivity to the mountain they want to ensure that the home fits on the lot.

They are just saying that they want to control the trails. Their plan is to meet with John's group to work out how best to have the control how they use them. Commissioner Warburton said if there is a bond requested, it would change the scenario for her. Private is private to her, but as soon as you start taking public money, that changes the game.

Commissioner Howell asked if they would have CCR's. Russ Watts replied yes and that every lot that is purchased will have a maximum 4,000 sq. ft. lot size.

Commissioner Miller said that the nests will be up on stilts, just barely off the ground. The parking will be on the streets.

Commissioner Graves indicated that regarding the 1% reinvesting fee, the staff report. Sean Wilkinson said the development agreement does not say 1 1/2 % but that percentage was discussed up until the time that the MOU was signed.

Chair Hollist asked Russ Watts what happens if the 1,500 ft. well does not produce 500 gallons per minute. Mr. Watts replied that they have 1400 acre feet of water rights with Weber Basin Water Conservancy District. They have 15 well sites on the 10,000 acres that are approved to drill and they have picked the number one site to drill down to the level it takes (at least 1,300 ft.) to produce the 500 gallons per minute. They are required to build a 400,000 gallon storage tank which covers approximately 700 homes. Chair Hollist said they received a letter from Eden Water Works who is concerned that their water would be drawn down. Russ Watts said that they are not within Eden Water Works source protection area.

Chair Hollist asked if the mountain modern design would extend to all units at build out included in the MOU and Russ Watts said that the element design will be the look of the community.

Regarding the financial plan - the definition of terms with the project land acquisition, etc., how does that relate to the Summit Group and purchase at \$24 Million. Russ Watts said they have not closed the property purchase deal yet. Chair Hollist asked what equity means in this instance. Russ Watts said the founders of the Summit team have put an amount of cash into the project to be used to fund the project. Russ Watts said they have been working with the County Commission regarding a bond for the public road, sewer, and water but it does not include any improvements on the state road to mid mountain.

Russ Watts indicated that right now they will expand their Park and Ride concept. The impact of parking from the Summit Group will not be that large. Their goal is to get as many people to ride to the mountain from the park and ride lot.

Rob Scott indicated that earlier they requested another meeting in two weeks, what is their timeframe for that meeting? If the Planning Commission is inclined to table, from a staff perspective, they would have to have all their information to them today. They could do three weeks, but not two weeks.

Russ Watts indicated that regarding the bond for the public elements; public, sewer and water, but they are working on a backup plan reserve which is being worked out with the County Commission at this time. Commissioner Warburton indicated that the bond is to insure, not a bond that will raise their taxes.

Commissioner Miller spoke of her concern of the architectural look of the nests. She wondered if there are other communities that have the mountain-modern architecture so she could arrive at a better understanding of the concept. Ray Bertoldi said they can come back with some enhanced 3-D models showing the natural materials. He explained the mountain-modern concept and what natural materials they would be using. They want to make as little visual impact as possible and be sensitive to the environment.

In answer to a question by Commissioner Howell, Ray Bertoldi indicated that they will utilize propane.

Commissioner Graves said regarding the drop from 1 ½% to 1% real estate transfer fee. Sean Wilkinson indicated that the development agreement now states that they will provide a reinvestment fee.

Commissioner Howell started to formulate a motion and had questions regarding the specific issues that still need to be identified. Chris Allred, Legal Counsel, said it is important if the item is tabled that the applicant knows specifically what issues need to be addressed. Commissioner Howell indicated that the items are listed in the staff report. Commissioner Miller said if they look at Page 6 of the staff report they can identify those issues they are still concerned about.

Chair Hollist indicated that he is interested in bring back onto the table those items of what is a lot, what is a unit, what is an accessory building and how that impacts not only these 141 units but also the total build out of 2,800 units. If they are tabling the item, they need to give the applicant a list of those items the Planning Commission wishes the applicant to address.

Sean Wilkinson said that the Planning Commission needs to determine if there is sufficient information to qualify as a PRUD; has the developer presented enough detail. Does the planning commission understand what the development will look like based on the information that has been provided?

Chair Hollist said one reason to table is that they need to know the building footprint on the lots. On the drawings they have seen, it is difficult to determine the building footprint. Sean Wilkinson said that is something that has been discussed with the developer from day one. This is not a typical PRUD, this is custom home design that they are talking about and is something that they really need to consider.

Sean Wilkinson indicated that the accessory units are not part of this submittal at this time.

As part of the Access Exemption Application, there are some variances that would need to be discussed prior to subdivision approval. The restricted lot information can be provided to staff and not necessarily something that the planning commission needs to consider at this time. Landscaping design is something that the Planning Commission needs to consider.

The Development in Cache County cannot be approved at this point because there is no interlocal agreement in place.

Variances:

Parking variances: Sean Wilkinson said that the application does not have the required two parking spaces for a 400 ft. unit, but the Planning Commission can give a variance.

Architectural Design:

Commissioner Miller said they would like to see design information with 3D drawings in order to gain a better understanding of what the mountain modern architecture would look like and what they could expect to see.

Sean Wilkinson said it comes down to six questions as listed in the staff report and whether they have sufficient information.

Rob Scott there is a couple of referral agencies that need to provide information; the RDCC and the Fire District.

Sean Wilkinson said they need private versus public road and trails information.

Chair Hollist summarized that the following issues which need further clarification or additional information:

- Trails: public and private
- Roads: public and private
- Real estate transfer fee: 1% or 1 ½%
- The information from the RDCC and Weber Fire District
- Information so that the planning commission can answer or be satisfied with the six questions as listed in the staff report.
-

MOTION: Commissioner Howell moved to table CUP 2013-03, an administrative application, for Summit at Powder Mountain Phase 1, consisting of a 141 unit Planned Residential Unit Development (PRUD) located at Powder Mountain, Western America Holding LLC, Applicant, Russ Watts (Summit Eden), Agent until March 19, 2013 based on the finding that there are several items that need to be addressed as follows:

1) Architecture, 2) parking variances, 3) interlocal agreement with Cache County, 4) trails – private and public, 5) roads – private and public, 6) real estate transfer fee: 1% or 1 ½%, 7) referral agency action, and the following six questions as listed in the staff report:

1. The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.
2. Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.
3. The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.
4. The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.
5. The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the Zoning Map or Master Plan proposals of Weber County as being a desirable future residential density.
6. The demonstrated ability of the proponents of the Planned Residential Unit Development to financially carry out the proposed project under total or phase development proposals within the time limit established.

Commissioner Graves seconded the motion.

After a few friendly amendments, the issue of back taxes being paid was added to the motion and architectural design guidelines which include 3D renderings of the structures and landscaping plan, and that architecture, location detail and the parking variances removed.

VOTE: Motion carried 6-0.

2. CUP 2013-01 Consideration and action on an administrative application regarding a Conditional Use Permit request for an agri-tourism operation located at approximately 465 North and 9000 East, Patricia Dickens/Kelley Creek Farm, Applicant

Scott Mendoza reported on the history of the property and indicated that the farm, known as Kelley Creek Farm, consists of approximately 80 acres and lies almost entirely in the Agricultural Valley-3 (AV-3) Zone (3 acres lay in the Forest-5 Zone) which lists Agri-tourism as a Conditional Use. It states that an agri-tourism operation must *"meet the requirements of Chapter 46 (Agri-tourism) of the Weber County Zoning Ordinance."*

The proposed activities/uses, that Kelley Creek Farm will provide, consist of 1) Special Occasion Agri-tourism (e.g., weddings, family reunion, corporate picnic, fund raiser etc.), 2) Special Events (e.g., barn dance, sheep dog trial, etc.), 3. Motor Coach/Caravan Area (nine sites), 4. Educational Classes (e.g., fly casting, sheep herding, wool growing demonstrations, farm hand experience, etc.), 5. Farm Tours

No products, other than those supplied by a hired caterer, florist, or event planner, will be provided to agri-tourists; however, the farm will continue to market lamb, livestock pasture, grass hay, and alfalfa. See Exhibit "C" for activity/use areas. Kelley Creek Farm activities will take place primarily on the farm grounds; however, an occasional "Special Event" (e.g., barn dance) may be held in the existing barn. Special Events will comply with the requirements of the Weber County Special Event Ordinance as well as the requirements of the agencies that review the event at the time of application.

Agri-tourism activities will be available all days of the week but most activities are anticipated to take place Friday through Sunday, between the hours of 9 AM and 10:30 PM. The Ordinance requires that activities end by 10 PM; however, the applicant is proposing a 10:30 PM closing time. The proposal for a 10:30 PM closing time is because some occasional activities, such as a barn dance or dinner event, may take place in the later evening hours.

The number of employees will be determined by each event but it is anticipated that the number will range from one to five; this number may increase due to outside labor (employees) provided by caterers, florists, and event planners. A compacted gravel parking area, consisting of approximately 110 spaces, will be provided near the existing barn. No outdoor lighting has been proposed.

Staff recommends approval of the proposed agri-tourism operation at Kelley Creek Farm. This recommendation includes a variation to the required 10pm closing time. The variation allows for a 10:30 PM closing time, due to the fact that some of the proposed activities typically take place in the later evening hours.

Commissioner Warburton asked if every event held in the barn would require a special events permit. Scott Mendoza replied yes. There will be an occasional event held in the barn and Mrs. Dickens would have to go through the process of obtaining a special event. Scott said that two caravan areas would need to be moved until they meet the ordinance requirements.

Emily Fuller, Huntsville, said she has worked with Patsy Dickens on several occasions and knows firsthand that safety and welfare are her top priorities. She has spruced up the property over the years and it is an amazing space. She is in favor of this permit. .

Kent Holloway indicated that he and his wife are the caretakers of the Emerald Subdivision which is to the south of the bottom portion of the property in question. He said that they had some concerns for the residents that live in that area. They have had a great relationship with the Dickens for 12 years, however their concern is that this might turn into reception center. There is a bus stop on one of the roads that goes into the subdivision. He is in favor of this application, but the owner, Mr. Hansen, would like to sit down and talk about what this property could be in the future. The proposed RV Sites would create a lot of traffic for approximately 200 or more people and there would only be 110 parking spaces. They are also concerned with having alcoholic beverages consumed on the site. They recommend that this application be tabled so that we can have a meeting with the applicant and discuss this so this does not turn into a war.

Kim Wheatley said that this is an example of something that they are trying to accomplish in the Ogden Valley that will protect the open space.

Juan Sanchez, Mountain Farmers, said that they are trying to find ways to keep their farms. He believes that Patsy Dickens is doing an incredible restorative job on that piece of property. He agrees with the comments made in favor of this proposal.

Mayor Jim Truett of Huntsville indicated that he was impressed on how detailed the property is and well kept; it is a great place to hold events.

Larry Mason, who owns the property to the east, said his residence is 150-200 feet to that barn. When there have been barn dances in the barn, his house windows have rattled. He has also had to pick up beer bottles from his property. He is concerned with these types of activities being allowed in a residential area. Other residents in the area also have voiced the same concerns.

Chair Hollist asked if there were other concerns besides the barn activities, and weddings that were acceptable to Mr. Mason. And Mr. Mason replied that his main concern is with the barn dances going late into the evening as long as there were not a lot of other loud noises. They have had problems in the past with the dog shows where

the dogs would bark, but that has now changed. Commissioner Warburton asked if he had filed a complaint. Mr. Mason replied that he did not file a complaint when the dances occurred.

Corry Halloway, said the camping vehicles are not elf contained and was concerned with the noise and people walking through adjoining property.

Patricia Dickens, Applicant, addressed the reference of access from the Hansen property; the road was used to deliver the sheep but she is no longer holding sheep dog trials or dog training activities. In terms of access, the only access is the foot bridge. The 6 ft. wide access would only be used as access to the farmland. There would be no camping in that area. The RV's area is near the pond. She has no problem limiting the barn dances to 10:00 PM and giving the patrons a half hour to leave the property. Some of the members of the band she has utilized are part of the community. As far as part of weddings, she does not provide anything except for the place because she is not in the wedding business. If people serve alcohol, that would be regulated through the special events permit.

Commissioner Warburton urged Mrs. Dickens to make her rules very clear regarding camping especially regarding noise, etc. Mrs. Dickens replied that she totally agreed and she does not want to disrupt people. She would do what she could to eliminate those issues and would like to hear from neighbors about the problems.

Commissioner Howell said when the Planning Commission toured this farm and saw firsthand where the camping areas would be; he saw that the farm was clean and well kept.

Scott Mendoza said regarding the concern about the traffic going through the subdivision, a condition could be placed that traffic is to be kept on 9000 E. Street. As a policy, notices were sent out a week prior.

MOTION: Warburton move to recommend approval of CUP 2013-01 with the recommendation that they move the caravan area into compliance, to keep traffic on 9000 E. and that the closing time is to be 10:00 PM. Commissioner Graves seconded.

DISCUSSION: Commissioner Graves said this is in keeping with the ordinance and heading in the direction that they wanted this to go. Again, if there are violations or too disturbing to a neighborhood, complaints should be made. Commissioner Warburton agreed and indicated that she included a 10:00 PM closing time because it is their first application it is a starting point to see what happens.

Chair Hollist said there is a balancing act if you want those roads aligned with residences or to keep the open space and that is the whole purpose of the Agri-Tourism ordinance. It might be a good policy for the applicant to visit the neighbors to let them know what is being proposed and to keep an open dialogue. The advantage outweighs what it might seem to appear. **VOTE:** A vote was taken and Chair Hollist said motion carried with all members present voting aye. (7-0)

MOTION: Commissioner Warburton moved to table the remainder of calendar items until March 5, 2013. Commissioner Miller seconded. A vote was taken with all members present voting aye.

8. Adjourn – The meeting was adjourned at 8:35 PM

Respectfully Submitted,
Sherri Sillitoe, Secretary, Weber County Planning Commission

Minutes of the Ogden Valley Planning Commission Work Session held March 5, 2013, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Pen Hollist, Chair; Ann Miller, Dennis Montgomery; Laura Warburton; John Howell; Greg Graves;

Absent/Excused: Kevin Parson

Staff Present: Rob Scott, Planning Director; Scott Mendoza, Planner; Ben Hatfield, Planner; Kary Serrano, Secretary

*Pledge of Allegiance

*Roll Call

Commissioner Warburton declared possible conflict on ZMA 2013-01 by indicating she goes to the same church with the applicant but believes she would be able to be impartial on this item. Commissioner Montgomery declared a conflict on CUP 2013-05; he sits on the Weber District Fire Board and he has some agenda items including this conditional use item. Chair Hollist and Commissioner Miller both declared conflict on ZMA 2013-01 in that they are friends with Emily Fuller.

1. Petitions, Applications, and Public Hearings:

1.1. Administrative Items:

a. Old Business:

1. CUP 2013-05: Consideration and action on an administrative application regarding a Conditional Use Permit request for an agri-tourism operation located at approximately 6949 E 1900 N (Juan and Ingrid Sanchez, Applicants)
Scott Mendoza reviewed the staff report and indicated that staff recommends approval of the proposed agri-tourism operation at Renaissance Farms. This recommendation is subject to all review agency comments and requirements.

Juan Sanchez, Applicant, said that they have been trying to find alternatives for a while and when this Agri-tourism issue came up and they started working with Scott Mendoza and the Planning Department doing the research. Out of that, they became co-chairs of the Utah Agri-tourism Association. The goal is to save farmlands in Utah, obviously in Northern Utah, as there is a big concern as to how quickly we are losing farmland. The farmers don't have a lot of alternatives and when this Agri-tourism ordinance was passed, this gave them an alternative. The next step was how you make this work profitable for a farmer with the least amount of overhead. They started working with Utah State University, who put out the earliest Agri-tourism research in the country. In working with Utah State University, they inquired what kind of resources they could obtain so the farmers have an alternative to make income through this Agri-tourism. This will be a working lab; showing farmers how this operates, the amount of capital needed upfront, the return expected and the timeline, and they will share their books with them. Most farmers are reluctant to come up with the capital, and that is why this is done in phases, to be funded in a five year period. Granted there is no guarantee, but they want to lend their talents and assist farmers. That is why there are those separate businesses; the Glamping, the Harvest Market, the Inn and Restaurant, so they can show the farmers a working model where there will be a website for people to be able to buy products produced on the farm. The venture has to be organic sustainable and economic sustainable. Anyone who has any other ideas to help farmers make their farms more viable, they would appreciate obtaining information, because most farmers can't sustain if they are not making enough money. They believe this is a positive solution for the farmer and they take their community responsibility seriously.

Commissioner Warburton said Mr. Sanchez has 27 acres that could easily be subdivided into nine lots of three acres and sold that. Mr. Sanchez replied originally that was what he was going to do, the property was a great investment. But living in the valley he made a connection with the land, working with vegetables and other products, and when you have that connection with the earth, you never want to sell it.

Commissioner Howell asked if the restaurant will that be opened to the general public and Mr. Sanchez replied yes.

Commissioner Graves asked details of the light source. In response to a question by Commissioner Graves said that it will be on the top, indicating the lights are solar powered on the top and can be shielded if the Planning Commission want. The main reason for the lights is that they have fences on both sides of the drive and there are irrigation ditches that will have barriers, and they want people to be able to see them.

Chair Hollist said if counted correctly in the floor plan, there are five bedrooms and the remaining 11 bedrooms will be detached. Juan Sanchez replied that the actual floor plan would have to be reconfigured, and the home has to be remodeled. The project has to make some money to warrant going up to 16 rooms.

Chair Hollist said in your commentary you talked about beef that would be sold in the Harvest Store and is that packaged beef? Would there be any slaughtering or custom cutting of that meat on this Renaissance Farm? Juan Sanchez replied that the meat is not packaged or any form of slaughtering or custom cutting done onsite. They are working with local farmers, for example Twin Creek Dairy which goes through Kelly Wangsgard, and they would just be the facilitator for that. There is a process to go through and the closest USDA Inspector in Idaho, so they will have to buy and advertise through Kelly.

Ann Whitehead, an Eden Resident, said she her main concern is Glamping which seems to be in wetlands and the sanitary facilities there. She is also concerned about the sanitary facility at the Inn which is probably a septic tank which serves one house. If you put 16 rooms in there, the County is going to have to have to ask for something else to be done to facilitate the additional rooms. Another concern is the 16 parking spaces not shown on the plan. The plan shows parking to the west and upon reading the ordinance, it seems that the restaurant states that it will only serve the people who are staying at the Inn or that it would be a public restaurant. She wished to make a correction on Exhibit A 4/4, "*Farming Education program in conjunction with Valley Elementary school and Utah State University.*" In speaking with the Principal at Valley Elementary School and he had no idea of this venture and only knows what we discussed. He was upset that his school was represented here. She also talked to the Ag agents at Utah State and he stated that he no idea of this program.

Susan Manser, a landowner adjacent to the Renaissance Farms, said they have property called Bonnie Gray Farm and they have 128 acres that is used for agricultural purposes and they use the home there for family gatherings and enjoy the character of the valley. Their family feels that this would change the character of the valley and it would not be preserving the character of the family farm, but destroying it by the noise, trucks coming to and from the restaurant, a lot of parking, the festivals with increase in traffic, the sewage problems, the affects of the wetlands, and the decreased quality of the water and wildlife impacts.

Kristin Yeager, a resident to the east of Renaissance Farms, said she lives on 300 acres and understands the problems of trying to make a goal of farming and ranching but she is concerned with the scope and size of what is being proposed. She is not opposing a smaller operation, that would be doable and maybe enhance some things in the area but this is quite large. Other concerns are the quality of the water, amount of water being used, sewage disposible, the current septic system, camping in wetlands and structures being built on wetlands, and also fitting in with the rural character. That area is a known wildlife habitation area with deer and elk by the hundreds live there in the winter and summer. These are issues that need to be addressed.

Steve Clarke, who resides in Eden, said he concurred with Mr. and Mrs Sanchez's application with their vested time and energy in thinking about this and of the two Agri-tourism applications, this is far more aggressive. He does share some of the concerns that others have expressed. He is part of the new initiative to preserve our starry skies and concurs with Commissioner Graves's consideration that the light is directed down at the road and not into the sky, and he would ask the applicants if they would agree to shield the lights. He does not see the space for 16 parking spaces, and a harvest festival would draw hundreds of people, and it seems that parking for festivals and events is not considered in this application. The Glamping location is another concern as it is located in a marsh, and he can't understand how that could work.

Brian Hansen, who resides in Eden, said although the plans look very ambitious on paper, his concern is that the hay crop has been so bad lately because of lack of water. This farm gets 15 hours a week of water and that's not sufficient water for his own 20 acres, so he was not sure how the lavender field would be successful even though it takes less water. Another concern is he would be staring at the Glamping area from his back patio. How would they get out there and also have proper sanitation.

Tyler Easley, who resides in Eden, said that he concurred with Ann Whitehead, Kristin Eager, and Mr. Hansen. He is also the

Vice President of Middle Fork Irrigation Company and knows there are no more water shares available for additional water. There are irrigations water problems up there.

Jim Truett, a Huntsville resident, said he has known the Sanchez's for a very long time and remembers the heritage which brings a lot of memories of how that restaurant was ran and how Juan gave carriage rides all around Huntsville. The valley is changing. There is a lot of farmland and when the economy comes back they need to be ready. There are a lot of wetlands in the Two Rivers area in South Huntsville, 52 acres and there are 19 acres that are developable. The Army Corp of Engineers looked at that when someone wanted to build condominiums there and be annexed into the town. The town

at that time didn't want to have growth and their mindset was put a fence around and leave us alone; however, they have changed and think more about what's coming and being proactive instead of reactive. The character of the Sanchez's should never be questioned.

Linda Babcock, an Eden resident, said she confirmed what Mr. Truett said about the valley in general and how guarded they need to be about what is coming. If the neighbors on either side of the Sanchez's would prefer nine lots and nine homes being built there, it would seem that the water and sewer would be impacted. Staff has done great planning and figuring things out and there may be some other things that need to be addressed like the road. She concurs with the issue of the lights and has spent time on the property and is an advocate for wildlife. She is also aware that the Sanchez's have been observant of what is there. That is part of the charm of that area and if it's possible to grow lavender and having people coming in and appreciating how to do things on their property, taking care of it, and being a guardian of that, it is well worth it. If there is something that can be improved on or added to this plan it's an important way to preserve the character of the valley.

Natalie Gambles, who reside in Liberty, said she is Ann Whitehead's daughter. She has personal safety concern with the highway traffic. She concurs with the parking spaces because if there is a successful festival, hopefully there are more than 60 cars there. If you noticed when they did the Balloon Festival at Wolf Creek that shut down the whole highway and that's the main road in the valley. There would need to be a complete turning lane to avoid accidents she is and not sure how that would affect pathways with the increase traffic. She inquired if the Heritage farm was successful producing any crops.

Ann Whitehead said that you can't get a crop of vegetables until the middle of the summer and then it's very selective. It's going to take a great deal of water and there is a ditch that runs along the property and that would probably take care of that water. In the ordinance it states that they have to sell some of their farm produce in their restaurant, and the orchards in the valley don't grow much fruits except crab apples and Macintosh apples. Mr. Nicholson tried to have an apple orchard and the deer, elk, and moose ate the leaves, the stems, and destroyed the bark with their antlers so Mr. Nicholson was unable to produce in his orchard. He then went to Fish and Wildlife and they provided him six foot fencing for his property and Mr. Hadlock to the north of her has to fence his hay. The raccoons are difficult animals that will eat all your produce and because of this being open space there are lots of wild animals there.

Juan Sanchez said in regards to sewer and water, they will work with the Weber-Morgan Health Department, who set the standards that they will follow to the letter. Regarding water, they are switching over to a lavender crop that is drought resistant and doesn't take much water. They have been working with Utah State and it was the Planning Division that sent them to participate in the Ag-Conference last year and it was through that relationship that they agreed to do a lab and course work for the farmers. Regarding culinary water, if it came to it they would tap into the Eden Water System, and had inquired about the cost. In regards to the Harvest Festival and the parking plan, those have been fundraisers in the past and not part of their business. In the past, he worked closely with Valley Elementary and he has not spoken to the principal nor has he used the school for public relations, he just wanted everyone to know that their intent was to work with them. The Glamping is on the other side of the river that sits up higher, and is surrounded by trees and there are no wetlands up there. He plans on lining both sides of the property with pine trees so there is privacy for the neighbors. The wetland is what stopped them from subdividing and placing ten homes in that area, they didn't want to take that risk.

Commissioner Howell asked Juan Sanchez where he obtains his water and Mr. Sanchez replied that they have a well.

Commissioner Graves said since the Glamping is across the river how would that be accessed from the property. Mr Sanchez replied that they would have to build a bridge; he walks in that field all the time and does not walk on wetlands. As for the Glamping portion, that is not the center of the business proposal, it is just to demonstrate to other farmers of what it could look like and how it would work. He wants this to be an added value and all the farmers that he has spoken to want this Agri-tourism.

Commissioner Warburton asked staff if the wetlands wouldn't have to go through Engineering. Mr. Mendoza replied at some time it would require a building permit and Engineering would review the application and the site-plan for any concerns. The type of occupancy would go through Fire and Building and would require a permit even if it's a wall tent.

Commissioner Warburton asked about the success of his crops. Mr. Sanchez replied they did a test garden last year; they were introduced to the double hoop mini environment by Utah State. They were actually pretty successful and they

started late and were still able to produce tomatoes and squash just to see if it worked. In working with staff, they mapped out the valley where it showed some of the choicest soils and our farm sits right in the middle of it.

Commissioner Warburton asked staff to clarify the 60 car parking requirement. Mr. Mendoza replied that 60 parking spaces was proposed and there is no real parking standard for Agri-tourism operations; sixty spaces is what the applicant has proposed and has projected a need for in the future.

Commissioner Graves asked if hay was the current main product and Mr. Sanchez replied that was correct.

MOTION: Commissioner Howell moved to approve CUP2013-05 on a request for an Agri-tourism operation located at approximately 6949 E 1900 N in Eden which encompasses 27.5 acres of the Agricultural Valley (AV-3) Zone and Forest Valley (FV-3) Zone, as outlined in the staff report based on the findings that that all requests by the applicant complies with all Weber County Zoning Ordinances and requirements which includes the requirements of the Weber County Engineering Division, the Weber-Morgan Health Department, the Weber Fire District, and the Weber County Building Inspection. Commissioner Miller seconded.

AMENDED MOTION: Commissioner Warburton added a friendly amendment to add the LED lighting as proposed and that it be shield. Commissioner Miller seconded.

DISCUSSION: Commissioner Warburton said when an ordinance is approved by the County it becomes law and if the applicant is in accordance with that ordinance and we deny them they are going against the law and we put the County in jeopardy. They do appreciate the neighbor's concerns but they are held to the law.

Commissioner Graves said because this is a conditional use, they can look at specifically at some things but a concern is that the base operation of a given agricultural operation needs to stay in place in addition to adding the Agri-tourism uses. Scott Mendoza said the productivity has to remain the same. In this case, the existing production will be a hay farm and it has to continue to produce in a manner that is sufficient enough to qualify with the Farm Land Assessment Act or beat those standards. Chair Hollist said the ordinance they wrote does not preclude the farmer from moving from one crop to another at will. Commissioner Graves said the intent is to preserve the farm and give the farm owner a chance to experiment with new things but he didn't know if that is appropriate to be doing that. He does have a concern with the Glamping use, the access, and what it takes to work on wetlands. This will definitely need to be investigated before the Glamping units gets put there. Access is a critical thing and the irrigation water is contingent upon if it rains or not; that's part of the farming business. The application meets ordinance requirements according to staff but he does have a concern with the lighting issue and believes it needs to be shielded and meets the ordinance intent.

Commissioner Montgomery concurred with Commissioner Warburton and Commissioner Graves but his biggest concern is the traffic on 1900 North; it's narrow, has a big ditch on the side and there are a lot of people going in and out of there and it could be an issue. This is a great idea but there are concerns with the water and lighting, and maybe Mr. Sanchez should start out smaller. The Corps of Engineers will have issues with Glamping. Commissioner Howell said Mr. Sanchez will have to meet all the requirements from the various departments before this can be approved and they are bound by ordinances and have to approve it if the applicant meets the requirements. Chair Hollist said they visited a three acre farm that grew some other exotic crops that are used to high altitudes of 4,000 feet and the owners are trucking that produce fresh from garden to Salt Lake to be served in high profile restaurants such as purple potatoes. Mr. Sanchez should not restrict himself to double hoops and tomatoes; there are other crops that have proved to grow successfully in the valley.

VOTE: A vote was taken with all members present voting aye to the amended motion. Motion Passed (6-0)

1.2. Legislative Items:

a. Old Business:

1. **ZMA 2013-01:** Consideration and action on a legislative decision to rezone properties located near 6972 N North Fork Road from Forest 5 Zone (F-5) to Forest Valley 3 Zone (FV-3) (Emily Fuller, Applicant)

Ben Hatfield reviewed the staff report and reported that staff has determined that this rezone request from F-5 to FV-3 in the North Fork area meets the criteria found in Chapter 35 and recommends that the Planning Commission recommends approval of this rezone request to the County Commission.

Commissioner Graves said in doing this rezone, the properties don't all come into compliance and there will be some that are not large enough. Mr. Hatfield replied that there are some that are still less than three acres. There are two parts of that they have to have; one is 150 foot of frontage on a road and the other would be three acres.

Chair Hollist asked if the sliver lot part of this rezone or is that a different action. Mr. Hatfield replied that it is part of the rezone and it does not correct the situation with it being a sliver and the applicant would have to include that area as part of their subdivision lot.

Emily Fuller, the applicant said she was somewhat unaware on some of the issues on her property, but has since discovered there were lots of issues on her property. The purpose and goal is to protect her investment to have the property and gain a rebuild permit; as it stands now if her house burned down, she couldn't rebuild because this is an illegal lot. In 2004 the county did issue a building permit and a land use permit. At that time, they knew it was a three acre lot in a five acre minimum zone. If she recalled correctly the property was grandfathered in 1972, but the house was not built until 1978. Initially she just wanted to do a spot zone of her own property, but through counsel with staff, as they looked through some of the non-conforming properties like her neighbors, that is why she is asking for all of them to have the rezone; it would help them more conforming to the F-3 Zone, and after speaking to most of her neighbors, they have no objections to the rezone.

Steve Clarke said he has studied the application and concurs that this is a legitimate rezone and should be approved.

MOTION: Commissioner Warburton moved to recommend approval to the County Commission ZMA 2013-01 contingent on all agency approvals. Commissioner Montgomery seconded. A vote was taken with all members present voting aye. (Motion Carried 6-0)

2. **ZTA 2012-04:** Consideration and action on a legislative amendments to the Weber County Zoning Ordinance Chapter 32B (Ogden Valley Signs), Chapter 1 (General Provisions) regarding various sign requirements including temporary signs

Rob Scott reviewed the staff report and recommends that the Planning Commission recommends approval of the draft ordinance to the County Commission for adoption of this ordinance.

Commissioner Warburton said there was a discussion on temporary signs, in Eden at the four corners where the Valley Market is located, about a directional sign that would service the whole area. Mr. Scott replied that there has been some discussion about providing in our ordinance, guiding signs, however it is not in the purview of this ordinance. There is some interest on the part of the County Commission, Ogden Convention Business Bureau, and staff taking a look at that at some point but this is outside of the scope of this item.

Steve Clarke asked if there is a difference between special event and public event. Guidance Signs is something that we have needed especially now with the Agri-tourism Ordinance as it develops there will be an increasing need for guidance signs in the valley. Here are some suggestions for amendments with whatever modifications you have agreed on. On line 64 at the end of that sentence need to insert "*lighted sign are also subject to the current lighting ordinance*" and we to call attention to the lighting ordinance in this purpose and intent. Mr. Scott said one thing that we try to avoid in the "Purpose and Intent" section is to include standards. It is a broad statement of what is the intent of what is trying to be accomplished. So if this sentence is to be added, then it would need to be restructured so it's not a standard.

Mr. Clarke said on Line 80, it talks about moving signs are prohibited, there is a definition for animated signs but there is not a definition for moving signs. He would suggest adding "*animated or moving signs*" and that would be signs that come in two pieces that move as a way of drawing attention. Then on Line 103 Item J, on luminous signs, and the GEM Committee are okay with the neon signs and certain types internally lit signs are okay. On Line 107 Item 7, Other Temporary Signs and he received complaints about people who park large trailers on property and these trailers are nothing more than an advertisement for a product they are involved with. They felt these are signs that shouldn't be permitted and if you read this ordinance that is not permitted and it seems this would be difficult. On Line 141 Item E, signs on vehicles this is fine and he didn't see a problem with that. On Line 186, Grand Opening Signs, it just seems that 14 days does not seem long enough and he would be comfortable with 60 or 90 days but would accept 30 days if the Planning Commission felt that would be best.

Commissioner Graves was excused from the meeting at this time.

Commissioner Miller asked staff about the Grand Opening sign, and the 14 days came about. Rob Scott replied that this requirement was an existing ordinance and was not changed and was not a point of discussion. This was simply relocation as stated in your report; Grand Opening Signs was removed from the Temporary Signs Section. Commissioner Miller said that they can change their recommendation. Mr. Scott replied there is a question here as to what is before you, that being the sections of the ordinance that deals with signs, and if you want to include a recommendation that hasn't been discussed with the Western Weber Planning Commission, it's up to them.

Rob Scott asked what this Planning Commission would think is reasonable. Commissioner Warburton replied 30 days and Commissioner Miller indicated that she would prefer 60 days. Mr. Scott replied that in his opinion 60 days is too long for something that is a new business and they should have enough time to get their permanent signage. The purpose of these signs is to draw attention to new business.

Chair Hollist asked staff to clarify the ordinance amendment process. Mr. Scott replied if this planning Commission would want to make a recommendation on the grand opening signs then they can do so.

Mr. Scott said there was a question on the Purpose and Intent Section on Line 61, where it states, "the standards are designed to aid in the orderly development and promotion of business by promoting regulations which encourage ascetics, effectiveness, and flexibility in the display and use of signs while protecting and enhancing the community character..." He would suggest adding "appropriate lighting" or other wording is appropriate.

Commissioner Warburton suggested adding on Line 80 Item A, "Animated and Moving signs." Mr. Scott replied that would be added.

Rob Scott said that Mr. Clarke asked what is the difference between a special event and public event signs, and the basic difference is special events could be privately sponsored and public events are sponsored by the public.

MOTION: Commissioner Warburton moved to recommend approval to the County Commission ZTA2012-04 approval with the following amendments; that on Line 80, after "flashing" add "animated," is inserted. On Line 188, that "14" be changed to "60 days" and the rest as recommended. Commissioner Miller seconded.

DISCUSSION: Commissioner Warburton said that Mr. Scott feels so strongly about the days, that he would recommend to the County Commission that they not adopt this portion, so maybe they should compromise to 30 and have someone from this Planning Commission to stand for us as well.

AMENDED MOTION: Commissioner Miller recommended changing from 60 to 30 days.

VOTE: A vote was taken with all members present voting aye to the amended motion. (Motion Carried 5-0)

2. Public Comment for Items not on the Agenda:

Mayor Truett said that he understood that this Planning Commission represents the Ogden Valley and knows it's a thankless job and he just wanted the members to know that their efforts are appreciated.

Steve Clarke concurred with Mayor Truett's comments. He would like to represent the GEM Committee and explain the three highest priorities of the GEM Committee as follows:

1. Update of the General Plan or the Growth Management Plan or the Village Feasibility Study - they consider this the highest level of land use planning that needs to be accomplished soon.
2. Recreation Master Planning - The GEM Committee did a study that was precipitated by questions asked of the General Plan and in 2009 they submitted a report to the County Commission. The two fundamental things that need to be accomplished to get the infrastructure in place are:
 - a. A Single Park District for the unincorporated part of the valley.
 - b. Get some coordination or get all the parties recreation investments in the valley speaking to each other. Our recommendation was that the County forms a recreation planning body together.
3. Starry Night Initiative - If they don't pursue the lighting in the valley for visibility, we will no longer have visibility of the Milky Way.

3. **Remarks from Planning Commissioners:** Commissioner Montgomery and Commissioner Warburton said they would not be at the next meeting due to prior engagements.
4. **Staff Communications:**
 - 4.1 **Planning Director's Report:**

Rob Scott said that it's not normal for the Utah Chapter Planning Association to have two conferences a year but in this case the spring conference is in Logan. If this Planning Commission is interested in attending it will be held on April 17-19.

In the past we talked about the Wasatch Choice for 2040 Plan and program, and they identified October 21 to come here have a joint Planning Commission meeting along with staff and others from 3-6 p.m. Quick Update - as far as working with Summit/Eden last week there was some concern with the size of the materials that you were given, and the applicants have provided us with full size copies of all of their submittals.
 - 4.2 **Legal Counsel's Remarks:** There were no remarks from Legal Counsel.
5. **Adjourn:** The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,


Kary Serrano, Secretary,
Weber County Planning

DRAFT

Minutes of the Ogden Valley Planning Commission Work Session held March 19, 2013, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Pen Chair Hollist, Chair; Ann Miller, Dennis Montgomery; John Howell; Greg Graves; Kevin Parson

Absent/Excused: Laura Warburton;

Staff Present: Rob Scott, Planning Director; Sean Wilkinson, Planner; Chris Allred, Legal Counsel; Kary Serrano, Secretary

*Pledge of Allegiance

*Roll Call

1. Petitions, Applications, and Public Hearings:

1.1. Administrative Items:

a. Old Business:

1. **CUP 2013-03:** Consideration and action on a administrative application, Summit at Powder Mountain Phase 1, consisting of a 154 Unit Planned Residential Unit Development (PRUD) located at Powder Mountain (Western America Holding, LLC, Applicant; Russ Watts, (Summit Eden), Agent)

Sean Wilkinson stated that this item was tabled February 26th to allow the applicants to bring back additional information to the Planning Commission. Additional information was requested for the following issues; architectural designs including new renderings, updated landscape plans for the village and nest areas, an interlocal agreement with Cache County, clarifications on public versus private trails, public versus private roads, the 1% versus 1.5% Real Estate Transfer Fee, additional referral and review agency comments, and payment of delinquent taxes on the property within the PRUD boundary. Since the last meeting, the site plan has changed. Lots 76 and 77 have been combined to make Lot 76 larger so the overall numbering has been reduced by one lot from 117 to 116 Lots but the unit number is still the same. The 141 units proposed previously have jumped up to 154 as explained previously. The 13 Lots were previously designed for future subdivision, but the developers have decided to include those lots as part of this Phase 1 approval, bringing the total to 154. In addition, there have been several lots modified due to the requirements of Chapter 36B Hillside Development Review. Some of the lot boundaries were modified an one estate lot was replaced with one village single family lot.

Architecture - The architectural renderings of the different housing types with the architectural style of Modern Mountain Design are provided. The Planning Commission was asked to determine if sufficient information had been provided previously to show what the overall PRUD would be like. The developers have now provided sufficient information based on what is in Exhibit C. Previously, we had renderings of only the flat roofs and the applicant has provided several building styles and roof styles and staff feels there is sufficient information for the architectural design. Staff asked the Planning Commission to consider and recommend to the County Commission that the Design Review Board be set up as part of this development; they would like a certification of approval from the Design Review Board for every building permit application that comes in to Weber County. This is for verification that the design was looked at and approved.

Road and Traffic Circulation – The roads have now been designated as either Private or Public. Road E is a public road that serves the Conference Center. There are variations of right-of-ways widths, pavement standards, and other design elements that will need a variance from the County Commission when this goes through the subdivision process. Staff would request that you also consider those as recommendations to the County Commission. The secondary access that will be provided for a connection to the east would eventually connect to Vista, Evergreen, Sunridge, and Highway 39. The developers have shown that the future secondary access may be moved to better fit this development and provide a better access.

Trails - After meeting with the Planning Division and Weber Pathways, the developers have committed to provide access and connection to existing trails in the Weber Pathways Ogden Valley Master Plan. The developers have also stated that future applications in the DRR-1 Zone will include a trails plan for the entire development. Trails will be provided within the PRUD boundary to meet the Ogden Valley Pathways zoning ordinance requirement.

Landscaping – Landscaping was not required for the single family units but was in the village and nest areas; the shrubs have now been removed from the landscape plan so there will be approximately 350 additional trees. The Planning Commission needs to decide if the trees are sufficient with the existing natural vegetation that is there.

Cache County - Cache County has stated that they are willing to work with Weber County on an interlocal agreement. The agreement has not been drafted yet, but is being discussed. That will be something that will be completed prior to including those lots in Cache County as part of this development. In making a recommendation to the County Commission, the Planning Commission can include those lots subject to approval of an interlocal agreement.

Real Estate Transfer Fee - The developers have agreed to increase that fee to 1.5% rather than 1%. We have also received a couple of new agency review comments from the Weber Fire District and the Division of Wildlife Resources. The Fire District has asked for a parcel of land for a future fire station and the developers have agreed to provide that for both the Fire District and Sheriff's Office, but that parcel is located outside of this phase of development. In the Development Agreement, the Sheriff can request that facility be built at their convenience.

The Division of Wildlife Resources - The development agreement also states that the developer must consider DWR Community requirements as part of this development phase. There are large open space areas and the development is somewhat concentrated in smaller areas. They believe that compliance can be maintained with the Division of Wildlife Resources' review comments. They have also received the final copy of the Community Wildfire Prevention Plan that was worked on with the Fire District, Forest Service, DWR, and several other agencies.

Payment of Delinquent Taxes - The subdivision ordinance requires any delinquent property taxes be paid prior to final subdivision approval from the County Commission.

Commissioner Howell said his concerns are with two issues, one is having enough parking in the nest areas; the proposal doesn't allow for guest parking; and the other concern is the flat roofs. With Powder Mountain having an annual snowfall of 500 inches, that is almost 42 feet and with the design of the houses he didn't know if those roofs would handle that snow load. Sean Wilkinson replied that the developers would have to meet public road standards. The County Engineer is concerned with snow removal and also having sufficient area within the right-of-way for walking or parking. These issues will be addressed as the subdivision process proceeds.

Chair Hollist referred to Page 6 of 8 of the staff report on sewer; he had three questions with the first that talks about the feasibility letter from Powder Mountain Water and Sewer. Does that letter have to be updated for the 13 additional units? Second, where you said that the PRUD approval is also a preliminary subdivision approval, would the water and sewer construction permit from the Division of Drinking Water for expansion of the water system be required prior to this subdivision receiving final approval; can they proceed ahead with the preliminary subdivision approval since we have that document without that expansion of water? Mr. Wilkinson replied the PRUD Chapter allows for development to proceed with just those will serve letters or feasibility letters in place but prior to final subdivision approval where lots are actually platted and sold, all of that has to be taken care of at that point.

Chair Hollist said that this third question has to do with the quote in Section 6.6 between Weber County and Western America Holding where it talks about, "*total amount of dwellings and supporting buildings and county ordinances.*" At what stage must the developer demonstrate that ability; at the PRUD stage, the subdivision final approval stage, or the building permit stage. Mr. Wilkinson replied that before any construction is going to take place, they certainly have to demonstrate that. As staff, they are saying before final subdivision approval is granted those items will have to be addressed.

Parking - The Planning Commission has the ability to vary the number of parking spaces required. The quote is in Chapter 24, "*if in its determination equitable and warranted.*" If there is going to be a reduction in the number of parking spaces for the nest units; they will want to consider whether that use meets that criteria or if there is something unique or unusual about the development that would allow that to take place. Sean Wilkinson indicated that Commissioner Howell has raised some questions and he would suggest that this Planning Commission have a discussion with the developer about that. The Planning Commission can vary the parking standards in this case and if they decide to go with a variance, that needs to be included as part of the recommendation to the County Commission.

Procedural issues were discussed at this time.

Chair Hollist asked Mr. Scott if they make these findings after the public discussion is closed when the Planning Commission is deliberating? Rob Scott replied that it really should be part of the motion with the person making their motion and supported by specific findings.

Commissioner Miller said that they had talked about accessory buildings and that seems to be off the table. Mr. Wilkinson replied the reason that was put in there was for this Planning Commission to make a finding that no accessory buildings are proposed as part of this phase so that it's on the record when it goes forward to the County Commission.

Russ Watts, Applicant, thanked the Planning Commission for this special meeting and complimented the Planning Division for having a meeting every Monday morning with 20-30 people. It's been coordinated by the Planning Staff and every division has been in those meetings and appreciated their efforts in making the process go a lot smoother. He wanted to address a couple of items such as their sensitivity to the mountain and how they placed the units, homes, and lots. They spent about seven months locating trees and hillsides trying not to cut into the mountain more than they need to. In some communities, there is asphalt everywhere and at Powder Mountain they are trying to eliminate that by not impacting the mountain. Most of our people buying property don't even own a vehicle. They fly in to the airport, then they shuttle them to the events that are up there. They are looking at shuttling for most of the people that are buying homes and living there. Their request to this Planning Commission is to provide two parking areas with every lot like a standard subdivision. In the nest area which will be 500 sq. ft. cabins nested in the trees, if someone comes in and has a car, they require a parking pass to park in the community. They have three or four different approaches with the community being the number one priority.

Commissioner Miller asked if you are shuttling people up there, how do they get around once they are there? Russ Watts replied that they have onsite shuttles. They have community shuttles that will be shuttling residents or guests within the community; which is a different shuttle system than the one that comes from the airport.

Commissioner Howell said that they have indicated that they didn't want it all asphalt; but do the people in the nest area have some sort of sticker indicating they can be there at that particular place. Mr. Watts said because the nest area will be fractional ownership, if they come for a week and have a car, they will be issued a parking pass, a key, and they will have that unit for that period of time. In those areas they have one stall per unit.

Ray Bertoldi, with Bertoldi Architects, said they talked about the flat roofs design where one of the benefits is they are keeping the snow on the roof rather than letting it sliding off against the side of the building. The key to the vertical surfaces is they are going to have snow piled against the building so the types of materials that they would use are important for the first four or five feet. They are also looking at building them off of the ground and it's not accumulating snow from that standpoint. With any development that is in a snow environment, snow management is always a big deal, but if you look at the elevations such as Alta at 8530, Powder Mountain at 8900, and you look at a lot of the roof structures and the buildings there is obviously going to be a snow management plan.

Russ Watts said that they are in agreement with the Planning Division requesting that they have a design review board that would review all plans, approve them, and submit a letter of approval to the county before the issuance of a building permit. The Planning staff does not have to worry about the implementation of design guidelines; they will make sure they will have those as part of their approval process.

Chair Hollist said that he would like clarification of what constitutes a unit. As he understood it, the language with Weber County uses the term unit and there are 154 of those. Russ Watts replied in his experience a unit is a living structure, non-commercial, where someone resides, that has plumbing and kitchen facilities. It could be an apartment, a nest cabin, or an estate home.

Chair Hollist said let's talk about the concept of lot and the most instructive place to go with the newly numbered Lot 76 which is a rather long piece that looks like a building envelope at one end and five nests at the other end. Would there be six units and one lot? Russ Watts replied that is correct.

Commissioner Howell asked in looking at that lot with the five nests at the end, how would they get to that? Mr. Watts replied the building there is the Micro Conference Center. When they come with their company to a conference, they rent

the cabin or they own a fraction of the cabin; they get picked up and taken to the conference site and they are able to walk back and forth from the center to the cabin.

Chair Hollist asked on the concept of mountain modern design, where is the closest example of this concept that he could go to. Greg Mauro replied there is a development at the base of North Star called Martis Camp in Tahoe California that is considered the most successful resort development in the country right now. They sold 114 home sites last year and 32 in January and half of the development is mountain modern design. Russ Watts said if they come up to see their Sky Lodge, that was approved last fall, it's all modern mountain. Ray Bertoldi added in the spirit of that architecture, it's very similar to the Edgewater Beach project they presented about eight months ago.

Chair Hollist said they brought up the issue about the Yurt and his recollection was that the Yurt was a temporary structure. Russ Watts replied that it was approved to be a temporary structure for entertaining. The site is a hotel site and they built the Yurt there to be used for their Advance with Summit.

Chair Hollist said that he struggled with this modern mountain design so then he decided to take a road trip to see if he could see the transition from what he was used to, to the modern mountain design and he did see the transition. Mr. Watts replied that he would like to discuss the architecture. They brought the Yurt modular concept in and they have also been integrating the barn architecture. They want to show the next phase which is their lodge and hotels because they have the elements of the barn mixed with the modern design and they will see how it actually works together.

Chair Hollist said his second observation was that was a substantial amount of the real estate that was obstructed by the 8-12 roof pitches by Powder Ridge Condominiums. The Yurts hugged the ground and it was easy to see over those; they just shrank into the foreground and what they saw was the magnificence that was beyond them. How much of that mountain are they going to be concerned about? Russ Watts replied that their first two or three phases will be focused from Hidden Lake. Greg Mauro added that in the mid-mountain area there are substantial out parcels and it comes down to whether they can work collectively with other parties and redevelop that.

Chair Hollist said that he didn't think that the road they have drawn on Map L1.2 is in the same place that the existing road sits. It seems that road dumps you out four contours higher. Russ Watts replied that they do follow the existing road. Greg Mauro said there is another dirt road below that road but they are not cutting a new road.

Commissioner Howell said on Exhibit Q, from the State of Utah Committee of Fire Planning, they have a number of issues that have increased due to the Wildland Urban interface with the wildfire risk. One of their issues was the homes built with flammable material. Russ Watts replied that they have to follow the fire code and they have to build non-combustible up to a certain height. They are going to overlay that and have spent the last three months with the Division of Natural Resources and all those divisions that tie in with that. They are in the process of overlaying that plan with these design guidelines but they have to go by code, come up a certain height above ground, before they can start any surface that is burnable.

Commissioner Graves said touching on the architecture and understanding modern mountain style, on Page 10 of the examples presented, there are Modern Mountain and the other that looks like more like traditional postal beam. He looked at that and also the illustrations found in Exhibits F, A1-10 and A1-11, where they have more of the flat roof and more linear. The first picture in page 10 in this booklet that matches what is shown here, those he likes and can see that they can have something rather unique and still fit in.

Ray Bertoldi said there is an element here that is missing and that's what the homeowner's vision would be. There are design guidelines that are going to guide the architects that are doing these homes and reviewing the process to make sure that what is being presented fits in with the character of form, color, and the material. Russ Watts added in our design guideline and also part of our lot criteria, most of our lots can't go above 25 feet, and what happens is when the hill slopes, an A-Frame would be almost impossible and force the design to be more lineal design.

Chair Hollist said that there has not been a lighting plan submitted and his understanding is they are not going to submit one. When he looked at L1.2 and that entire first phase of their development, any light would be seen from the center part of the valley. One of the annoying features about the valley is the light on top of James Peak, and for them to

proceed into a development without a real rigid light plan is frightening. Russ Watts replied they came in for their PRUD approval for a residential setting and would be back with a lighting plan based on the lots in a commercial setting that would show all of the direct down lights, the color of the lights, and at this time they are not building that part of the project.

Commissioner Miller said on Page 25, it states, *"the following materials are not allowed: no artificial plastic,"* what is artificial plastic? Russ Watts replied fiberglass where they see some homes with vinyl or a hard; board fiberglass combination product.

Chair Hollist said on Page 8 of the Design Guidelines, in reference to the rain water and gray water. They saw rain water captured and used in Australia and they thought that was a good idea. He went and approached the Weber Morgan Health Department with the idea that they would build it into his home and use that water to irrigate Xeriscape landscaping. They were not very receptive to this. Russ Watts replied they met with the state and they found out that they are now allowing what is called rain water harvesting. Greg Mauro said that Michael Ogden is one of the advisors to their project and he said the laws have changed in four states. He is the nationally renowned purple pipe expert, and also a rain and gray water expert. They brought him to the project and he is working with them to help change the law.

Commissioner Howell said that in Australia they collect the water off of the roof, and have a process to purify it for drinking. They also have septic systems that are self contained that are not acceptable here but he believes they should be. Russ Watts replied that there is a trend of how they can be more self-sustaining and every conference that you go to talks about being more self-sustainable and using the natural resources.

Chair Hollist said where it talks about pervious pavement is that possible, and do they have materials of that nature to create a pervious road? Russ Watts replied they have this new concrete that is called grass blocks, where they are concrete with built-in patterns and grass in between so there is surface with structure. Commissioner Graves added there are other products that are better than that and it's not cheap but it is there.

Russ Watts said that they spent double the amount of time in engineering to make sure they didn't overcut or overfill and this road that is going in they basically ended up with about 2,500 yards of excess material. They spent a lot of time because they don't want to overcut or overfill and end up with 100,000 yards of material. They are trying to minimize as much as they can.

Chair Hollist said that on Page 12 it talks about asphalt composition flat shingles and slate tiles; is that actually possible on a flat roof at that elevation. Russ Watts replied that is not on a flat roof. There are some designs where the roof tips, that is where they would use that hard surface but the flat roof would be a membrane, green roof, or metal.

Chair Hollist asked about the garages and carports. Mr. Watts replied that they have talked about their nest concept and a small casita outside the house to reduce the mass. You can see where they have a pergola where it was connecting a casita to a house and they may have that pergola extended so it covers a car. They are called carports but they won't look like carports. They may be an extension of columns and a pergola that connects the casita to the house.

In reply to a question by Chair Hollis, Russ Watts replied that as part of this approval, they know by code that they can't build those ancillary elements as part of this phase. When they come back for DRR-1 Zone review, they are going to walk through the concept of why those are important. Greg Mauro added that the idea is minimizing the masking of the hillside as much as possible. If they take someone who would have done a four-bedroom and remake one of the bedrooms to a structure that is potentially tucked down at a lower elevation, single story, and blend it in with some trees so it's not seen from the neighborhood, everyone wins.

Sean Wilkinson stated that the PRUD Chapter requires that units which are to be used as time shares, or nightly rentals, to be designated on the approved site plan.

Chair Hollist said before they proceed with a motion, they need to review specific findings and include that in their motion.

There was a discussion by the Planning Commission and staff as to the specific items that would be added to the motion.

MOTION: Commissioner Miller moved to recommend approval of CUP2013-03 subject to the staff report conditions of approval and compliance with review agency requirements subject on the following: The interlocal agreement with Cache County, clarification on public versus private roads, payment of delinquent property taxes within the PRUD boundary, certification from the Summit Eden Design Review Board that each house plan submitted for a building permit complies with other design guidelines and the PRUD approval, secondary access road in Cache County, parking space adjustments varying from two spaces to one space for the nest unit, designating timeshares on the site plan, negotiated maintenance agreement between the County and who will plow the roads. Commissioner Parson seconded the motion.

DISCUSSION: Commissioner Graves said the things that they didn't put in the motion are part of staff's recommendations, like the 1-1/2% versus the 1% which they agreed to, and the findings for which they tabled at the last meeting, which have been addressed sufficiently for them to make this motion and move forward. Chair Hollist asked Legal Counsel if there was anything missing that he might have heard on this important development. Chris Allred replied no, that he believed their motion was thorough and appropriate.

VOTE: A vote was taken with all members present voting aye. (Motion Carried 5-0)

Commissioner Montgomery abstained from voting citing a conflict of interest.

2. **Adjourn:** The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,



Kary Serrano, Secretary,
Weber County Planning

Minutes of the Ogden Valley Planning Commission Work Session held March 26, 2013, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Ann Miller, Vice Chair; Dennis Montgomery; Laura Warburton; John Howell; Greg Graves;

Absent/Excused: Kevin Parson; Pen Hollist

Staff Present: Rob Scott, Planning Director; Ben Hatfield, Planner; Chris Allred, Legal Counsel; Kary Serrano, Secretary

*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)

Ben Hatfield said the applicant is requesting the vacation of 6300 East, located between Highway 39 and Pineview Reservoir. The road serves one home with the remainder agricultural land in a conservation easement. The applicant has approval from UDOT for the existing access to Edgewater Beach Resort Condominiums. UDOT would now like to limit the distance between access points which serve multiple units. The access to the condominiums was built in 2005. The applicant is requesting vacating 6300 East because there are no improvements on the State Highway 39. This access will remain as a private drive for the residents on the east side of this road. The applicant has stated that the Fire District has no concerns with one access to the condominium project. This vacation request will not affect the General Plan. Staff recommends approval of the request to vacate 6300 East, because there is no development potential.

John Reeve, Project Engineer for applicant, said in 2005 the developer at that time developed that 6300 East road. A Fourplex accesses the paved road and the new owners changed the plan and decreased the density by half of what was then. As they have been talking to UDOT they found out that their desire is not to have two roads coming out onto the highway that close together. They have anticipated that they would decrease the dedicated road which is not being used but by one owner; it's a residence left over from the road that runs across the reservoir before it had been enlarged not knowing that it was a dedicated road. Their desire is to meet that main access on 6300 E. and still leave it there for a private access. They will deed them another 12 feet so they would be able to have the whole road and vacate the dedicated road of 6300 E.

Commissioner Graves asked the width for the rights-of-way for that road currently. On the plan it states 50 feet and the applicant's intention is to dedicate 12 feet adjacent property is that correct. Mr. Hatfield replied that is correct.

MOTION: Commissioner Warburton moved to approve SV 01-13 for the request to vacate 6300 East with the findings that it has no impact on the general plan so they can proceed with this project. Commissioner Montgomery seconded.

DISCUSSION: Commissioner Graves said with the discussion that they had and the motion, the assumption and intent is that it automatically includes the dedication of the 12 feet to the neighbor. He was clear with that and just wanted to make sure that was part of the discussion and everyone was under the same understanding that would happen.

VOTE: A vote was taken with all members present voting aye. Motion Passed (5-0)

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)

Ben Hatfield said 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 proposed plans have only slight modifications recommended by the Engineering Division. The existing site plan was approved in conformance with the Ogden Valley General Plan in 2003. These recently approved amendments reduce the overall density numbers for Ogden Valley and reduce the heights and mass of the buildings located closest to the reservoir. Staff recommends approval of this amended conditional use application subject to the applicant meeting the conditions listed in the staff report and any conditions required by the reviewing agencies.

John Reeves said they saw that in order to have that access to the existing gravel road it was not advantageous for the people who use that road so they approached the Fire Marshal. In speaking with him, he did not have a problem with the one access provided they put sprinklers in the building and they have agreed with that. They will not impact that private driveway and reduce the density which is half of what was proposed before. The dedication plat for their phases will include that 12 feet deeded to the owners for the access road.

Commissioner Howell asked if the hammerhead and adjacent dirt road separated by a curve road. John Reeves replied they have a curve on the hammerhead, a fence, and also an existing ditch between the two. They are not anticipating people going over the curb and into the road.

MOTION: Commissioner Warburton moved to approve 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 subject to all staff and agency requirements. Commissioner Howell seconded.

DISCUSSION: Commissioner Warburton said in the extreme case could the Fire Department could go down that dirt road and get access if they needed to. Commissioner Montgomery said with the ditch and the fence that makes it difficult to get to that second access but it shouldn't be a problem because the buildings would be sprinkled. There is still some access; the rear roads are wide enough that they could get trucks through there if they needed to. Commissioner Warburton said she was nervous having only one access in case of a disaster. Commissioner Graves said that two accesses are always preferred but they just eliminated the second access which was in conflict with UDOT's requirements. Commissioner Montgomery said there is the Pineview on the north side with the ravine on the east side that makes it more difficult. Commissioner Howell said as for earthquakes, for single family home that are being constructed here, that would be the safest place to be, and the size of road seems to be adequate for any type of evacuation.

VOTE: A vote was taken with all members present voting aye. Motion Passed (5-0)

2. Public Comment for Items not on the Agenda:

Steve Clarke, who resides in Eden, and is Chairman of GEM Committee, said that it's been a month when he asked for an update on the study of nodes in the valley. He requested an update and a plea for continued activity and priority. They just finished another town meeting on the Summit and it's absolutely clear that there is development pressure in the valley in particular lots of money being spent by the Summit; it's ever more urgent to get this planning to help manage the growth. Robert Scott replied they have been involved with the Powder Mountain project and have not had the opportunity to work on that.

Vice Chair Miller requested a timeline. Mr. Scott replied that would all depend on the current planning activities and they are trying to allocate some time but are in a quandary of how they plan to accomplish all of this. Once they have identified some options, they will bring that back to this Planning Commission as part of the work session.

There was a brief discussion on working on the project of nodes.

3. Remarks from Planning Commissioners: No comments from the Planning Commission.

4. Report of the Planning Director:

Rob Scott said that they will not have a regular work session next week. The next meeting will be on April 9, a joint hearing with the Western Weber Planning Commission to review the new Land Use Code and after that they will have a work session with both Planning Commissions dealing with the topic of motions and findings lead by Mr. Allred. There was an email sent by Rob Scott to remind the members to please mark their calendars.

5. Remarks from the County Attorney: There were no comments from the County Attorney.

6. Adjourn: The meeting was adjourned at 5:35 p.m.

Respectfully Submitted,



Kary Serrano, Secretary,
Weber County Planning

Minutes of the Combined Western Weber County Township Planning Commission and the Ogden Valley Township Planning Commission meeting held April 9, 2013, in the Weber County Commission Chambers Break out room, commencing at 4:30 PM

Western Weber County Township Planning Commission

Present: Andrew Favero, Chair, Doug Hansen, Ryan Judkins, Jannette Borklund, Brenda Meibos, Wayne Andreotti
Member(s) Excused: John Parke

Ogden Valley Township Planning Commission

Present: Pen Hollist, Chair, Ann Miller, Laura Warburton, Kevin Parson
Member(s) Excused: Greg Graves, John Howell, Dennis Montgomery

Staff Present: Rob Scott, Director; Iris Hennon, Planner; Sean Wilkinson, Planner, Scott Mendoza, Planner, Steve Risano, Intern, Chris Allred, Legal Counsel; Sherri Sillitoe, Secretary

• *Roll Call*

1. Minutes:

1.1. Approval of the March 12, 2012 regular meeting minutes

Chair Favero declared the minutes of the March 12, 2012 meeting meetings approved as presented.

2. Consent Agenda

2.1 CUP 2013-07: Consideration and action on an administrative application of a Conditional Use Permit for a Dog Kennel located at 3928 N 3175 W within the Agricultural A-1 Zone (Dennis & Linda Spencer, Applicant; Shauna Gourley, Agent)

This item was moved from the Consent Agenda to the Regular Meeting agenda. Iris Hennon presented a report and indicated that the applicant is requesting approval of a Conditional Use Permit to allow a dog training facility and kennel on a 5.15 acre lot in the A-1 Zone. The kennel site is located on a subdivision lot in Bayview Ranchettes. The lot has access from a private dirt road and is bordered by agricultural land on the south and west and by homes on the north and east sides of the property. The lot also has an existing house and a barn with an indoor arena that will be used for part of the dog training facility. A 50 foot by 40 foot paved parking area is shown on the site plan adjacent to the barn. This parking area is large enough to accommodate the kennel's parking needs. A 16 square foot business sign will be located near the barn and parking area. The proposed sign complies with the requirements of Chapter 32 (Signs) of the Weber County Zoning Ordinance. Mature landscaping is already in place.

An outdoor dog run area will be constructed on the north side of the barn that will be completely fenced and provided with a fenced walkway from the barn to the dog run area. The entire perimeter of the lot is fenced and the outdoor training areas will also have individual fences to minimize potential safety risks. There is a row of mature trees along the north edge of the property that acts as a privacy screen between the property and the neighbors to the north.

The primary service offered by the kennel is in a class or private lesson setting. Most classes are comprised of five (5) or six (6) dogs and their handlers. The 60 foot x 100 foot indoor arena will be utilized as a training arena primarily for agility training, with an additional agility area outside on the north side of the lot. The herding training pens and arena will be on the east edge of the lot.

There is also an intensive training option where the dogs will stay at the facility to be trained daily. These dogs will be kept in the barn at night and no dogs will be outside after ten 10:00 PM and before 7:00 AM so that noise will be mitigated. During the day any dogs that bark excessively will be housed in the barn to mitigate the noise. All stalls and yards will be cleaned daily, with waste to be double bagged and removed by a waste removal company once a week during the summer and every other week during the winter.

The hours of operation will be 8:00 AM to 8:00 PM daily with most classes scheduled in the late afternoon or early evening. The facility's goal is to have up to twenty dogs in training, which the five acres can accommodate without undue noise or other negative impacts on the neighborhood. A total of 20 dogs on five acres is well within the requirements of the A-1 Zone. In addition, Chapter 23 of the Zoning Ordinance requires setbacks for structures used to house animals and fowl. A kennel qualifies as this type of structure and these setbacks as well as the A-1 Zone setbacks for kennels will be applied. The more restrictive setback regulations of Chapter 23 and the A-1 Zone will be applied. The existing and proposed structures for housing animals are located at least 100 feet from a property line adjacent to a street, at least 50 feet from the side and rear property lines, at least 40 feet from the dwelling on the lot, and at least 75 feet from a dwelling on an adjacent parcel.

This application complies with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards in the following ways: The proposed site (five acres) is larger than the required two acres, the proposed number of dogs meets the requirements of the A-1 Zone, the kennel location meets the required setbacks of the A-1 Zone and Chapter 23 Mature landscaping is already in place, paved parking is provided, the proposed signage meets the requirements of Chapter 32 (Signs), a plan for removal of animal waste has been submitted to the Health Department. The plan consists of a waste bin that will be emptied on a regular basis.

Ms. Hennon indicated that she canvassed the area where Ms. Gourley's operation is presently located and for the most part some of them did not even know that there was a kennel in the area. She asked the neighbors three questions: 1) regarding noise, 2) smells, and 3) property values. The people said that it was just one of the aspects of country living. When Bayview Ranchettes is at 80% capacity, an asphalt road will have to be built. The dogs are trained to be quiet dogs and they herd sheep and/or cows and are trained for complete obedience.

Commissioner Borklund asked what kind of fence is installed at the property. Iris Hennon said some of the fence is chainlink and some is barbwire and then there is a canal at the back. Shauna Gourley indicated that a lot of the fence is barbwire but they will install field fencing. Her goal is to have no more than 20 dogs. If her needs change in the future, she would come back to the Planning Commission with an amended site plan.

Mark Williams, 4547 W 1350 S, said he and four other lot owners to the south called a Weber County estimator and were told that the proposal would affect 5-20% of the value of their property. These property owners are worried about the smell and noise.

Patricia Dickens indicated that Shauna Gourley operated the dog facility at her property for approximately seven years. She can attest that Ms. Gourley is an exemplary and strict dog trainer and operator. Ms. Gourley rented a home on seven acres and worked and trained her dogs and sheep. The neighborhood was excited to watch the training and she made a great neighbor.

Commissioner Borklund asked if the conditional use stays with the property. How would they be protected if Ms. Gourley moved from the property? Iris Hennon said if the next person wanted to do a kennel they would have to abide by the same conditions if the use was abandoned for one year, it would go away.

MOTION: Commissioner Hansen moved to approve CUP 2013-07 an administrative application of a Conditional Use Permit for a Dog Kennel located at 3928 N 3175 W within the Agricultural A-1 Zone (Dennis & Linda Spencer, Applicant; Shauna Gourley, Agent) based on the conditions set in the plan and what has been established by the application. The motion is subject to staff and agency review. Commissioner Meibos seconded the motion.

DISCUSSION:

Commissioner Meibos said she was so impressed when she visited Kelly Creek Farms that she and her husband visited Soldier Hollow. She found that the sheep dog trials were amazing and fascinating to watch. During the trials there was hardly a sound. She believes it is a worthwhile activity.

Commissioner Hansen said there is a barn where they can keep dogs quiet if they need to. The way they are handling the waste and fencing is a plus. The road is not a county-maintained road.

Commissioner Judkins said if there is a lot of traffic, what will they do for dust control? Iris Hennon said they have a paved parking area with gravel and there will only be 5-6 vehicles coming to a class.

VOTE: Motion carried 6-0.

Rob Scott, Planning Director, said in light of some miscommunication of the meeting starting time listed in the notification letter sent to property owners, the property owners should be given an opportunity to speak.

Derrick Kennedy said he shares the north property line and is the President of the Home Owner's Association. In talking with a lot of the property owners, they would like some questions addressed. He indicated that everybody's property lines go to the center of the road and their association fees take care of the road. They would like to discuss the difference between public/private road roads. They would like to know the type of dogs and how many dogs there will be. He would be concerned about vicious dogs being trained at this facility where they have small children playing in the area. Mr. Kennedy said he does not believe the barn meets the required setbacks from adjacent property.

Iris Hennon indicated that the portion of the barn that would house any dogs meet the zoning requirements. The dogs are border collies and are quiet and obedient dogs. Ms. Gourley has had successful experience in the Ogden Valley and in the Slaterville/Marriott area and there have been no complaints. She asked Doug Larsen, previously with the Weber County Assessor's Office who said that you assess property on what an owner does and not on thinking. Derrick Kennedy said that they are concerned with the potential of loose dogs. Ms. Hennon said that Ms. Gourley wants to blend in with the neighborhood and she can make sure that her business won't impact the neighborhood.

Dennis Spencer indicated that he owns the property in question.

Kelly Zaugg said he has young children and is concerned about the kids playing in the area and the increased traffic. They have discussed eventually putting in a locking or electronic gate at the end of the property. He is concerned about the potential of theft with the increased traffic and also using their HOA fees for road maintenance if there is increased traffic. He is also concerned about dogs escaping and bothering his animals.

Shauna Gourley said she is very careful with the dogs she trains. She does everything she can to prevent the dogs from barking. The dogs will not be let loose until someone is watching them. She is very careful with the fence. There will be approximately five-six cars per day.

Kristen Zaugg said on the private road they want to maintain it as a private road. Knowing the timeframe of the increased traffic would be helpful. Rob Scott invited the neighbors to make an appointment with the Planning staff to discuss the private road in Bayview Ranchette's Subdivision. Mrs. Zaugg said that the road is already gated; they are just looking at installing an electronic gate.

Chair Favero asked the members if they would like to reconsider the motion made previously. No comments were made. Chair Favero indicated that the motion stood.

Ogden Valley Township Planning Commission

Roll Call

3. Minutes : Approval of the February 26, 2013, March 5, 2013 and March 26, 2013 meeting minutes

Chair Hollist and Commissioner Parson indicated that the Harvest group should be listed as the Summit group. The minutes will be placed on the next meeting's agenda for approval. The members should get their amendments in writing to staff prior to that meeting.

4. ZTA 2013-02 Consideration and action on a public hearing of legislative amendments to the Weber County Land Use Ordinances Part II Land Use Code (LUC) regarding the revised format of Weber County land use ordinances.

Rob Scott stated that the County Planning Division has collaborated with the County Attorney's office to establish a new format for all of the Weber County ordinances. There are no substantive changes in the proposed adoption of the Weber County Land Use Code; however our consultant has made a number of recommendations for minor edits. A motion is needed from both planning commissions to the County Commission.

No public comments were received.

Western Weber County Township Planning Commission

MOTION:

Commissioner Borklund moved to recommend approval of ZTA 2013-02 legislative amendments to the Weber County Land Use Ordinances Part II Land Use Code (LUC) regarding the revised format of Weber County land use ordinances as presented. Commissioner Andreotti seconded the motion. Vote: Chair Favero indicated that the motion carried (6-0).

Ogden Valley Township Planning Commission

MOTION:

Commissioner Warburton moved to recommend approval of ZTA 2013-02 legislative amendments to the Weber County Land Use Ordinances Part II Land Use Code (LUC) regarding the revised format of Weber County land use ordinances as presented. Commissioner Miller seconded the motion. Vote: Chair Hollist indicated that the motion carried (5-0).

The regular meeting was adjourned at 5:50 PM for a work session.

WS1. Motion Training & Conflicts of Interest and Exparte Communication

Rob Scott passed out a handout regarding making motions which included language from the Planning Commission Rules of Order. The handout gave three examples of possible motions; these motions were discussed. Chair Hollist pointed out that the members can and should reference the items included in the staff report and thus incorporate them in the motion. In a motion for denial, it is very critical to address the fact that they believe that the information that was given to them does not meet the ordinance criteria. Friendly Amendments were discussed. If anybody dissents to a friendly amendment, then a substitute motion should be offered. If the motion is voted up, then the amendment becomes part of the main motion.

Robert Scott said there seems to be some interest in having every vote being a voice vote. Chris Allred said from his perspective, he likes this except where it is required otherwise by code. He likes this because there seems to be some confusion on when you need a voice vote and when you don't. The possibility of voting by ballot was discussed. Mr. Scott indicated asked the members to contemplate and think about this issue, and he will place it on a future agenda.

Chris Allred noted that exparte communication is not always prohibited. Why exparte communications may be a problem was discussed. On an administrative matter, an applicant is entitled to an impartial decision-maker; that is the fundamental notion of due process. On legislative matters, such as a large scale zoning issue, the members ordinarily can have discussions with the public. Sometimes a legislative change comes packaged with an administrative application and then they have to be careful with any exparte communication they have. Sometimes exparte communication cannot be helped, but it should be stated on the record.

If you cannot be objective, then you have a conflict of interest.

8. Adjourn – The meeting was adjourned at approximately 7:00 PM

Respectfully Submitted,

Sherri Sillitoe, Secretary

Weber County Planning Commission



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for a Conditional Use (CUP 2013-11 for an alpine slide at Wolf Mountain Ski Resort. The applicant is also amending the existing site plan to include a 10 foot by 66 foot concrete extension to the existing west lodge patio area. The applicant is also requesting approval of a deck expansion that was completed last year. A request that the 12 foot by 40 foot modular trailer that was used for overflow ski rental and ski school remain on the site for up to five additional years is also petitioned for.

Agenda Date: April 23, 2013
Applicant: Kerry Winn, Almtec Group
File Number: CUP2013-11

Property Information

Approximate Address: Wolf Mountain Ski Resort
Project Area: Nordic Valley
Zoning: Forest Valley FV-3
Existing Land Use: Ski resort
Proposed Land Use: Adding an Alpine Slide
Parcel ID: 22-029-0010, 008
Township, Range, Section: 7N 1E section 32

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Ordinances

- Zoning Ordinance Chapter 12B (Forest Valley FV-3 Zone)
- Zoning Ordinance Chapter 18C (Architectural, Landscape, and Screening Design Standards)
- Zoning Ordinance Chapter 22C (Conditional Uses – Special Provisions)

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. Administrative decisions by the Planning Commission are valid if they are supported by substantial evidence in the record and are not arbitrary, capricious, or illegal. The evidence considered by the Planning Commission needs to be on the record.

Background

The applicant is requesting a Conditional Use for an alpine slide at Wolf Mountain Ski Resort. The project lies within the Forest Valley FV-3 Zone which conditionally allows ski resorts and accessory uses to a ski resort. The alpine slide will be near WolfDeedo lift and the cobble drainage area. The alpine slide will be a "toboggan run" style with an approximately 1,300 foot loop, and will be a below ground style. There will be a new electrical pad forty feet from the existing electrical services. The riders will ride the toboggans up the hill so the ski lifts will not be used. The new slide will operate from Memorial Day weekend through Labor Day weekend. The hours of operation will be from 10:00 A.M. to 10:00 P.M. The applicant will use the existing ski hill lights and other facilities. A new sign will be added. The proposed sign will look like the existing sign except it will say alpine slide. The applicant needs to show where the new sign will be located.

The applicant is also amending the existing site plan to include a concrete 10 foot by 66 foot extension to the existing west lodge patio area. The applicant is also requesting approval of a deck expansion that was completed last year. Staff has no issues with the expansion of these two items.

The applicant is also requesting that the 12 foot by 40 foot modular trailer used for overflow ski rental remain on the site for up to five additional years. No landscaping has been installed at the site. The trailer was approved by staff as a short term vendor and needs to be removed if the Planning Commission does not approve the request for the trailer to remain up to five years. The plan shows 4 trees in front of the building. What type and size of trees will they be? A financial guarantee for the removal of the temporary trailer and landscaping needs to be provided, if approved.

Engineering has the following 2 comments concerning this proposal:

1. We have been working to get this site in compliance with the necessary storm water detention. The calculations have been submitted for the requirements. We will need to see the necessary facilities installed to meet the Storm Water Calculations or a financial guarantee that they will be installed.
2. Applicant will need to obtain a Storm Water Construction Activity Permit prior to issuing the building permit.

Summary of Planning Commission Considerations

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.

Are there negative impacts that have not been mitigated?

1. The alpine slide will be below ground level, and the lights and the other facilities that are part of the ski resort will be used with the new slide. The existing deck was rebuilt and extended and the concrete patio will be extended with all uses meeting all applicable zoning ordinances. Is 10:00 P.M. too late? Will the lights bother the neighbors?
2. The temporary trailer was previously approved for a short term vendor for ski equipment rental. The applicant is asking to allow the trailer to stay for up to five years. A financial guarantee for the removal of the trailer and the landscaping needs to be provided.

Conformance to the General Plan

Conforms to the General Plan by recognizing and respecting private property rights and enhancing quality recreational opportunities.

Conditions of Approval

1. Requirements and recommendations of the County Engineers Office.
2. Requirements and recommendations of the County Fire District.
3. Requirements of the Weber County Building Inspection Division.
4. Location of the new sign must be shown on the site plan.
5. Financial guarantee for the removal of the temporary trailer.
6. Landscaping needs to be installed for the temporary trailer site.

Staff Recommendation

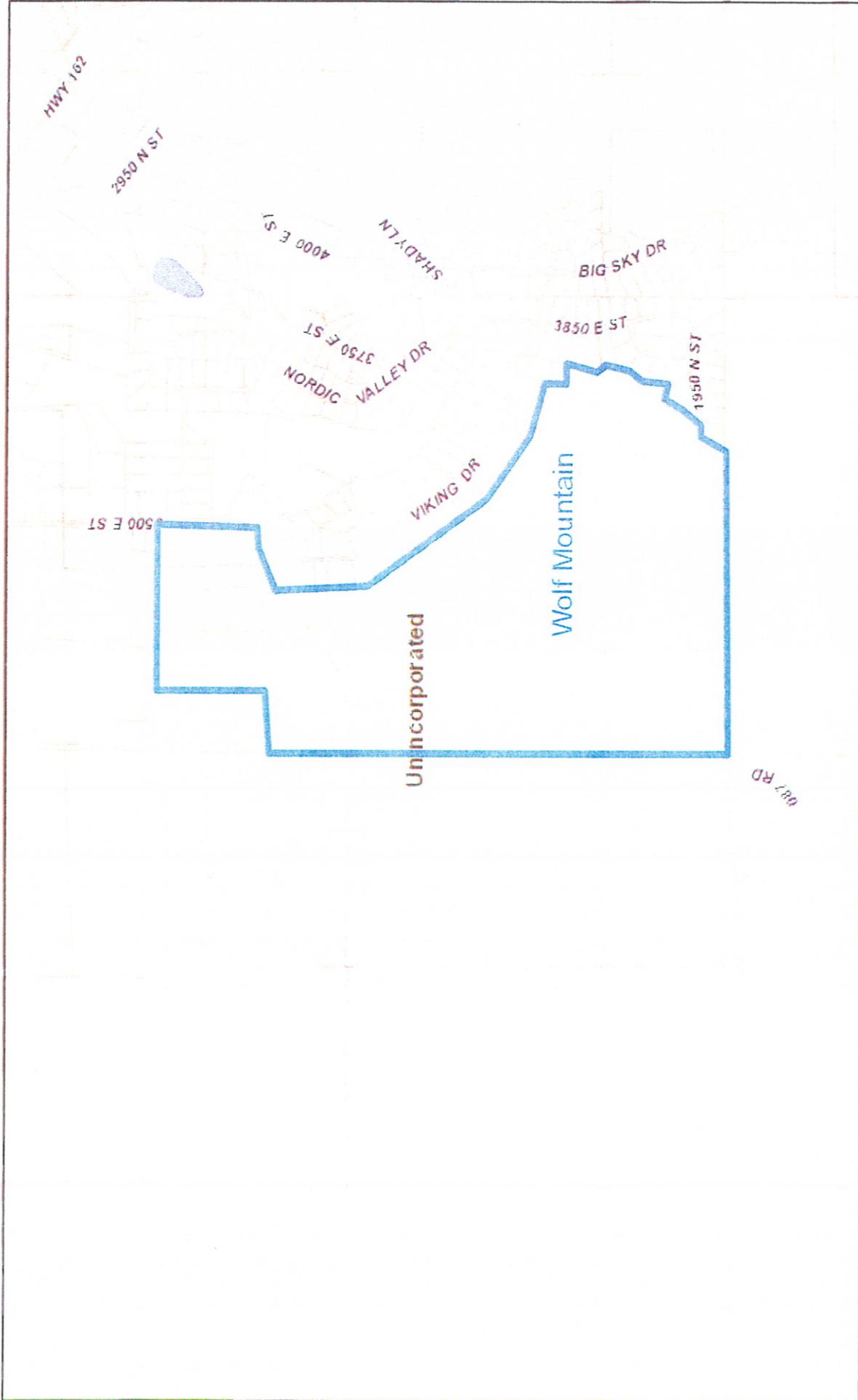
Staff recommends approval based on the fact that the application meets the requirements for 1 and 2 of the Summary of Planning Commission Considerations, subject to staff and other agency comments and requirements. The motion needs to include the deck, expansion of the concrete pad, alpine slide, time frame the planning commission will allow for the trailer and any other conditions by the planning commission. The planning commission can approve the sign with the requirement for the applicant to provide a site plan showing the location for the new sign.

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the written decision of the Planning Commission.

Exhibit

- A. Vicinity Map
- B. Project narrative
- C. Site plan
- D. Alpine slide information
- E. Pictures of the sign
- F. Pictures of the deck
- G. Pictures of the temporary trailer

Wolf Mountain



April 5, 2013

Street Labels
City Labels



WOLF MOUNTAIN SKI RESORT
CONDITION USE PERMIT
PROJECT NARRATIVE
3/29/2013

Wolf Mountain Ski Resort is requesting a Conditional Use Permit for an Alpine Slide. This proposed "Toboggan Run" style will be an estimated 1,300 feet in length and will be a below ground design. The manufacturer, Wiegand Sports LLC has manufactured and overseen the construction of over 400 Alpine Slides around the world; including the Park City and Snowbird slides. Their engineers will be designing the construction drawings and specs for this proposed slide. Their trained supervisors will provide on-site construction supervision of this slide. (See attached photos and proposed drawing.) The electrical supply station is 40 feet from existing supply and will be extended by a licensed electrical engineer.

The proposed hours of operation for this facility will be 10:00 a.m. to 10:00 p.m.; Memorial Day weekend through Labor Day weekend.

Wolf Mountain is also proposing a 10' x 66' concrete patio extension to the existing west lodge patio area. This extension will provide additional outdoor dining. (See site plan.)

Wolf Mountain Ski Resort is also requesting permission for a 12' x 40' modular trailer to be used for an overflow ski rental and after school ski rental facility for an interim period of time of up to five years. This trailer was used for such purpose during the 2012-13 ski season. This trailer is secured, skirted, handicap accessible and will be moderately decorated with evergreens housed in landscape pots to approve appearance. The trailer is conveniently located 75' from the current lodge in the ticket purchase area. The trailer does not have bathroom facilities or running water but is located within 150 feet of the lodge bathroom facilities. The trailer is hooked up to a permanent electrical supply (inspected previously.) This trailer does not meet current snow load requirements but will be cleared on a regular as needed basis. A written "clearing log" will be kept on-site for review by the county. (See attached photos and site plan.)

As requested by staff: Included on the site plan is the deck expansion completed last season. (See photos. Architectural drawings and inspections were submitted and completed previously.) Also included are current Storm Water Calculation for the current layout including the previously asphalted upper parking lot. Recommendations and design for necessary retention of storm water is forthcoming.

These inclusions do not change any foot traffic patterns or create any adverse effects on this or the surrounding properties.

We hope that Weber County staff and Council will continue to work with the new Wolf Mountain Ski Resort owners to keep this facility open, safe with improving standards and amenities in a workable time frame.



NORTH
SCALE: 1" = 30' @

NORDIC VALLEY WAY

UNIMPROVED PARKING

THE LODGE

PAVED PARKING LOT

UNIMPROVED PARKING

HOWLING WOLF LIFT

WOLFDEEDO LIFT

WOLF LAIR LIFT

MAGIC CARPET

PROPOSED ALPINE SLIPE



Wolf Mountain
RESORT
PROPOSED FACILITY EXPANSION
AND IMPROVEMENTS



The Flinn-Hughes Group, LLC

Site plan showing proposed facility expansion and improvements. All dimensions and elevations are approximate. Final design subject to engineering review and local regulations.



Map



Summer Toboggan Run

[Summer Toboggan Runs](#)[References](#)[Gallery](#)[Video](#)

A WIEGAND **Summer Toboggan Run** is a valuable addition to the tourist attractions in your area, either on its own or together with other leisure installations. Ideal locations include established local and distant visitor destinations, leisure parks and ski areas. But any site close to a busy main highway can be viable.

The ride is unique in attracting all age groups. Families, seniors with their grandchildren, and teenagers - everyone has fun tobogganing! Birthday parties, school outings, and corporate bonding help to keep the run busy throughout the year.



The exciting combination of skill and fun makes our TOBOGGAN RUNS so popular.

The decisive advantages for the investor:

Tobogganing is a hands-on activity. Alone or with a companion, the riders decide the speed and quality of the ride and therefore return again and again, unaffected by short-lived fads.

A Wiegand **Summer Toboggan Run** is a sports installation consisting of a stainless steel flume set into the ground in which the toboggan runs. With deep drawn curved sections, bends and straight lengths, the track is designed to fit the site. Our existing toboggan runs range between 250 m and 3 200 m in length.

Features of Wiegand Toboggan Runs:

- thrilling ride experience with a high standard of safety
- excellent price / income ratio: rapid repayment
- free of corrosion, low maintenance, low wear
- high throughput, up to 500 pph [two-seaters]
- sliding or roller toboggans and Twinbobs
- wet weather operation with special brake shoes
- track can be heated for frost-prone locations
- adjustable maximum velocity up to 40 km/h with centrifugal brakes
- planning on site by experienced specialists
- production in-house
- our technicians supervise assembly
- installation requires no foundations
- attractive track layout to suit the site
- installation even on ski pistes [level with the ground]
- smooth surfaces, little risk of injury
- the WIEGAND brake/transport belt and a selective brake minimise rear end collisions at the end of the track
- inconspicuous in the landscape - can be supplied in colours
- custom design of special requirements such as roofing, bridges, video monitoring, floodlighting, transport systems [see Uplift], cash systems
- built corresponding to the [standards for the construction and operation of Summer Toboggan Runs](#)
- TueV approved
- international patents

Manufacturer of

- [Summer Toboggan Runs](#)
- [Alpine-Coaster](#)
- [Uplift Systems](#)
- [Wie-Flyer](#)

Summer Toboggan Run – Trough-Shaped



Various systems of surveillance



Great security with our selective braking device. Only excessively rapid sleds are braked

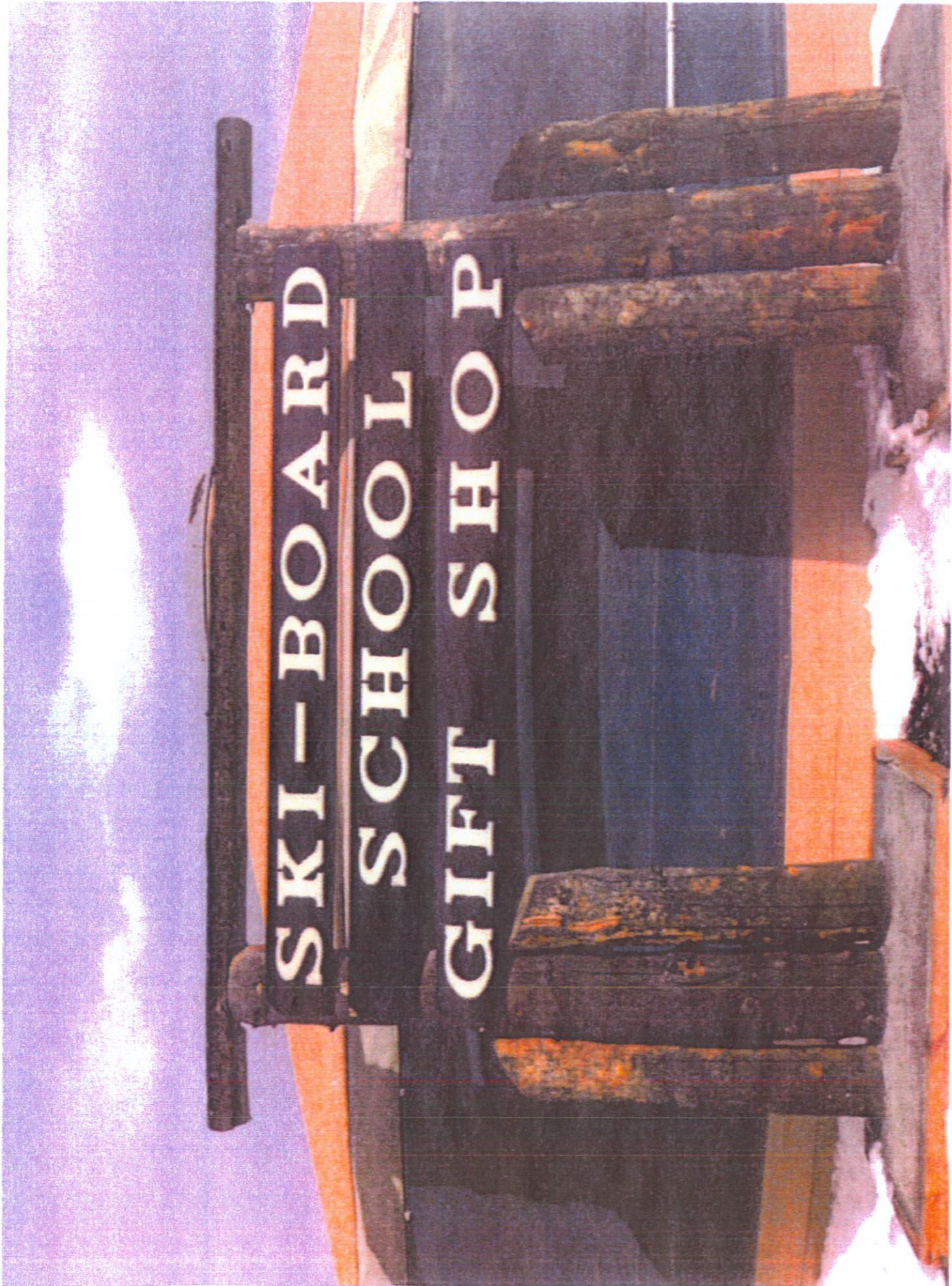


Floodlights for events and winter season

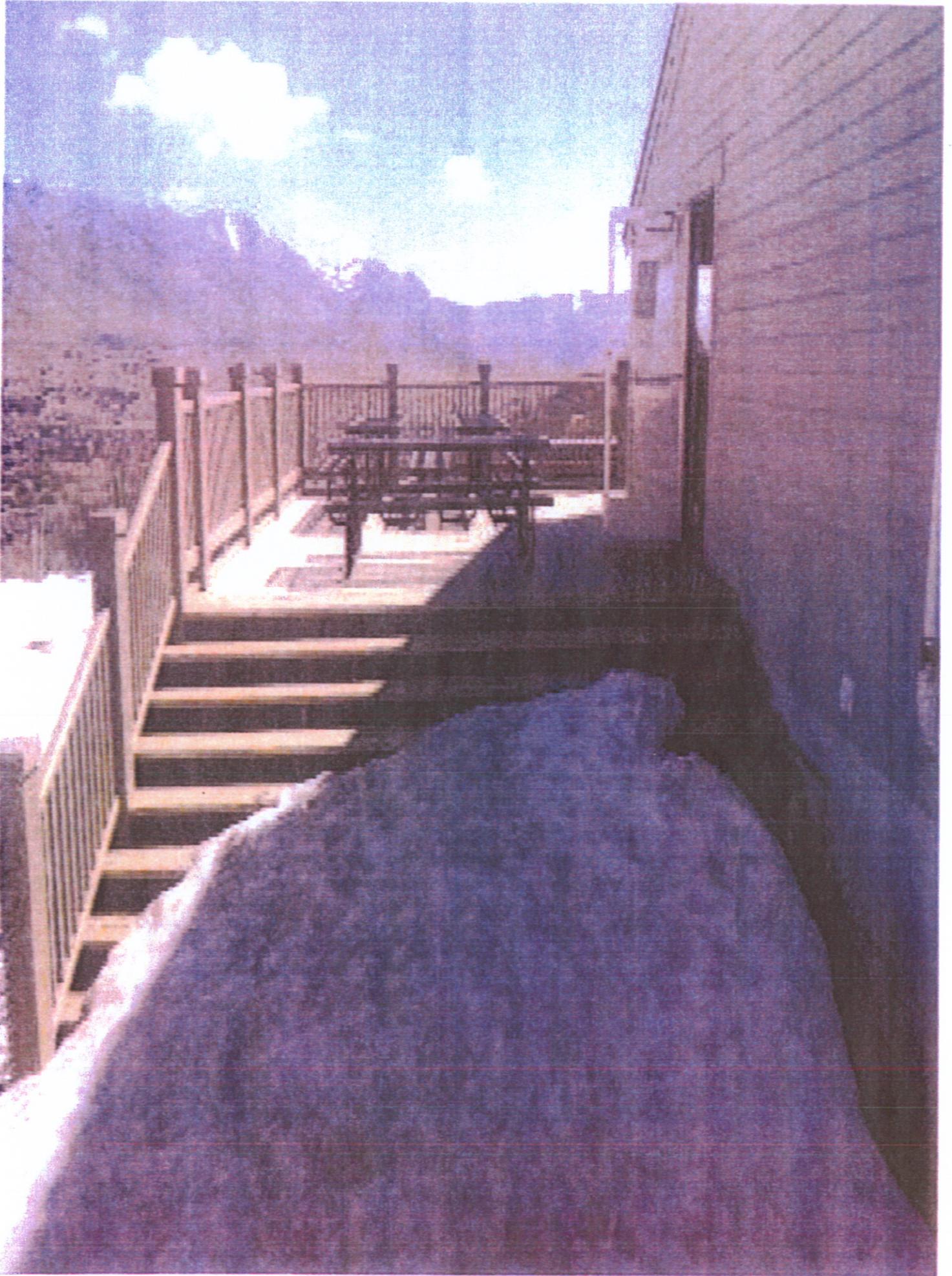
The Advantages

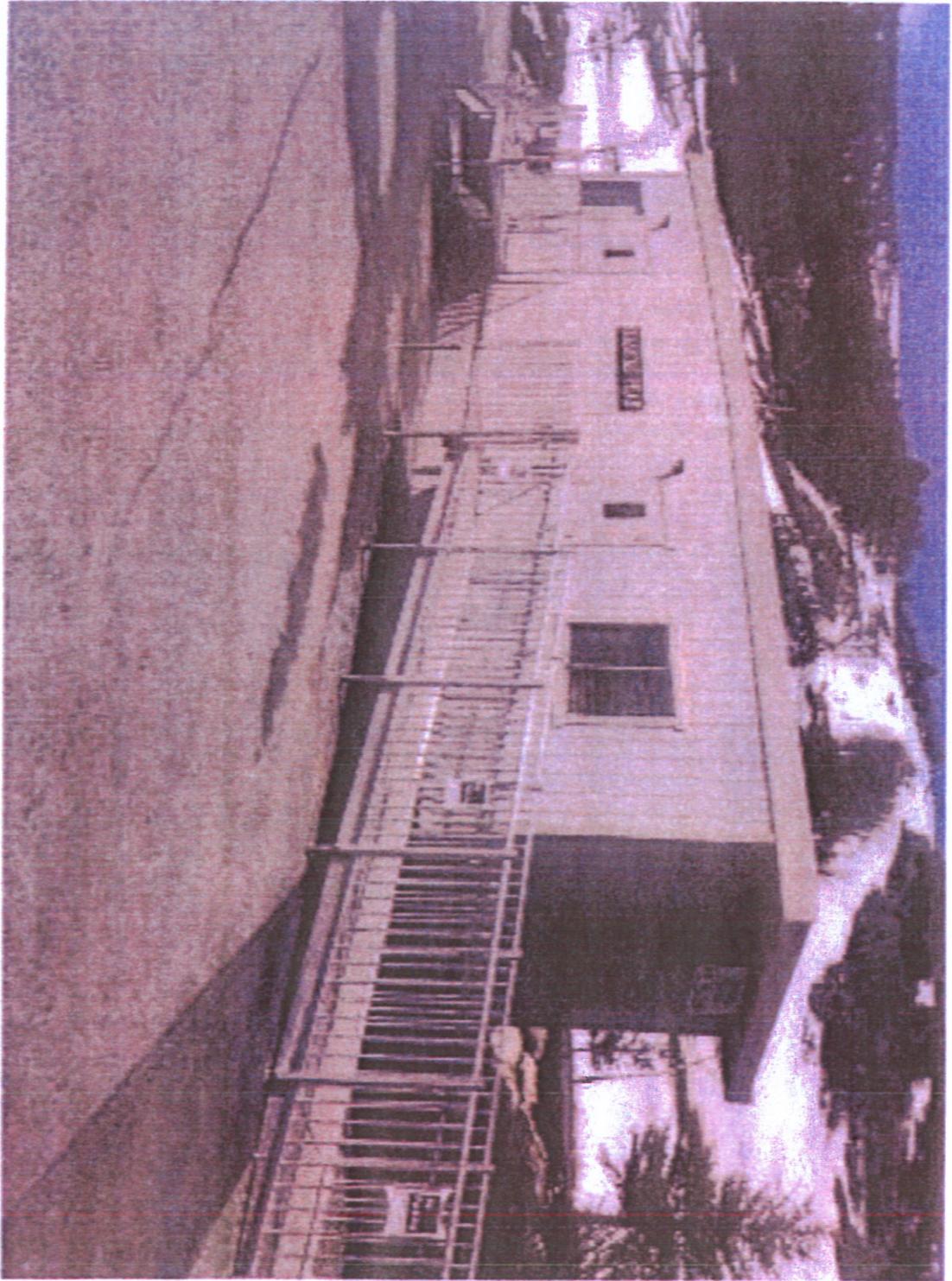
- Thrilling ride experience with a high standard of safety
- Excellent price-income ratio: rapid return on investment
- Operational in the rain (thanks to wet weather brake shoes)
- Free of corrosion, with low maintenance, low wear
- Minimal amount of spare parts required
- Capacity of 500 persons per hour on double-seater toboggan sleds
- Choice of sliding or roller toboggans or Twinbobs
- Special equipment for Twinbobs (back rest, rain cover, headlights, brake lights)
- Short brake distance (6 – 10 m) at finish
- Heated track for use in winter
- Smooth surfaces minimize risk of injury
- The Wiegand brake transport belt and hi-tech selective braking system minimise rear end collisions
- Tried and tested solutions for your special requirements: roofing, floodlights, uphill transport, cash systems, video control etc.
- Maximum velocity adjustable with centrifugal brakes up to 40 km/h
- Planning on site by experienced specialists
- Own production
- Supervision of assembly on site by our hands-on technicians
- Assembly without foundations
- Attractive track layout to suit the site
- Can be installed on ski slopes (even with the surface)
- International patents held & TÜV approved

SKI-BOARD
SCHOOL
GIFT SHOP













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 Legends at Hawkins Creek 3rd Amendment Subdivision (1 lot) and a recommendation for the vacation of lot 34 of The Legends at Hawkins Creek Subdivision.

Agenda Date: Tuesday, April 23, 2013

Applicant: Jeff Larsen

File Number: UVL0410 and SubVac03

Property Information

Approximate Address: 6519 E Chaparral Road Huntsville, Utah

Project Area: 1.29 Acres

Zoning: Forest Valley (FV-3)

Existing Land Use: Vacant/ Residential

Proposed Land Use: Residential

Parcel ID: 20-102-0034

Township, Range, Section: T6N, R1E, Sections 24

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Brad McIlrath
bmcilrath@co.weber.ut.us
801-399-8763

Report Reviewer: JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 12B (FV-3 Zone)

Background

The applicant is requesting final approval of The Legends at Hawkins Creek 3rd Amendment Subdivision (1 lot) and a recommendation for the vacation of lot 34 of The Legends at Hawkins Creek Subdivision located approximately at 6519 East Chaparral Road. The proposed project occupies 1.29 acres and consists of 1 lot. The owner of lot 34 wants to re-configure the buildable area boundary that is on the lot. When this subdivision was done some lots with slope were marked as restricted lots, while others showed a 75 foot by 100 foot area with a slope of less than 25 percent which were designated as buildable area. Those defined buildable areas remained on the plat and buildings are only allowed within that minimal area. The owners of this lot would like to build a home that goes outside of that area, and are proposing a larger buildable area which is still under an average 25% grade. The proposed buildable area meets setbacks for the FV-3 zone on all sides and will be located in an area that does not exceed the 25% slope.

The vacation of the lot and recording of the ordinance to vacate will remove the buildable area shown on lot 34. The subdivision lies within the Forest Valley (FV-3) Zone, which requires a minimum area of 3 acres per lot and a minimum lot width of 150 feet. However, The Legends at Hawkins Creek is a cluster subdivision which has open space associated with it. This proposed lot is the same area and dimensions and therefore meets the zoning requirements.

All of the improvements have been installed with the original subdivision and culinary water and sewer will continue to be provided by same providers.

Summary of Planning Commission Considerations

Does this Subdivision meet the applicable County Ordinance requirements?

Conformance to the General Plan

The subdivision conforms to the General Plan by meeting the outline of permitted land uses and requirements, and the requirements of the zone in which it is located.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Survey Department
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District
- Vacation of lot 34 of The Legends at Hawkins Creek Subdivision

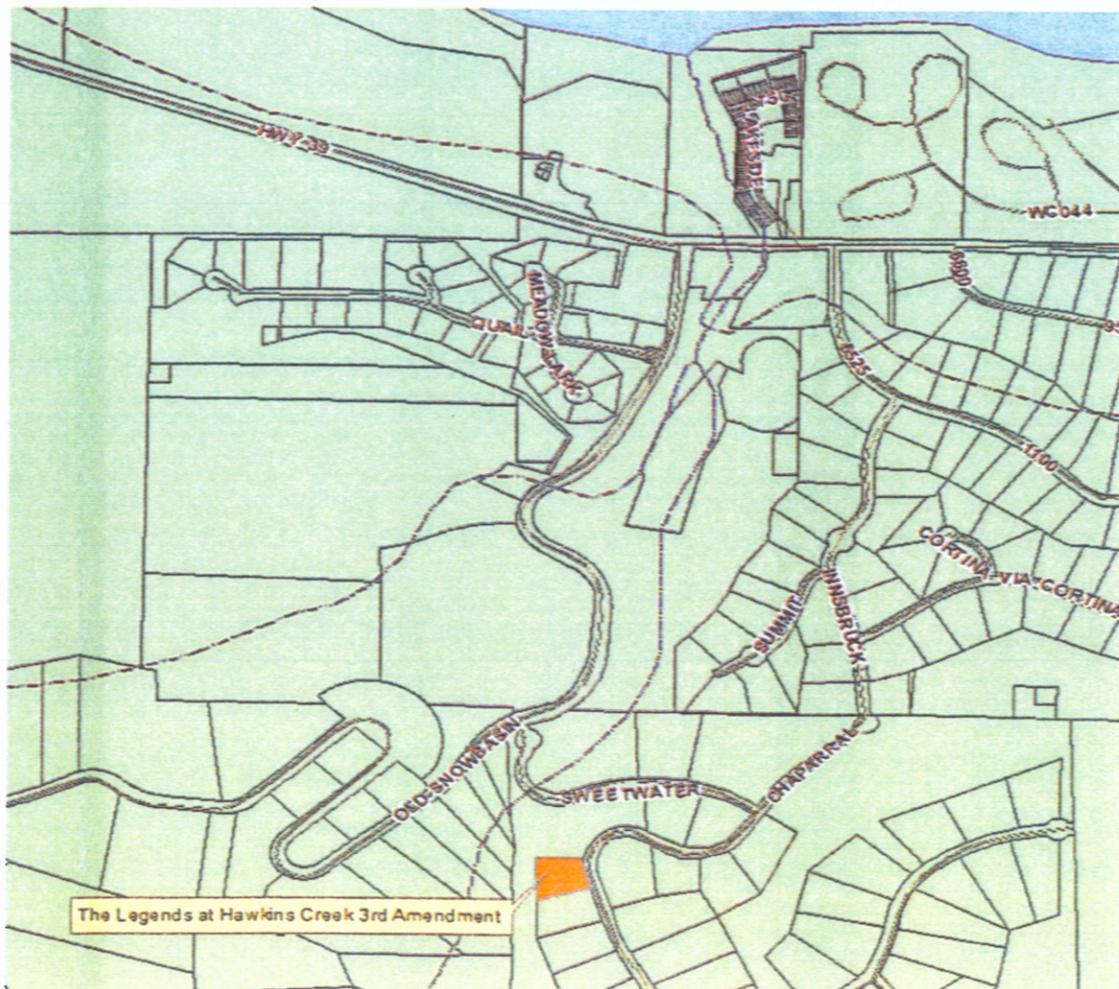
Staff Recommendation

Staff recommends final approval of the amended subdivision plat subject to staff and other agency comments and recommendations. Staff also recommends the vacation of lot 34 of The Legends at Hawkins Creek Subdivision.

Exhibits

- Original Subdivision plat
- Amended Subdivision plat

Map 1



Map 2



