



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION PLANNING MEETING AGENDA

May 28, 2013
5:00 p.m.

- **Pledge of Allegiance**
- **Roll Call:**
- 1. **Minutes:**
 - 1.1. **Approval of the April 23, 2013 meeting minutes**
- 2. **Consent Agenda**
 - 2.1. **UVN050213** Consideration and action on a request for a final approval of North Fork Ranch Subdivision (2 Lots) within the Agricultural Valley (AV-3) Zone located at approximately 5395 North Fork Road, Liberty Utah (Jesse Hammons, Applicant)
 - 2.2. **UVR030209** Consideration and action on a request for approval of minor amendments to the Retreat Subdivision located at approximately 5334 E Elkhorn Drive, Eden (Capon Capital, LLC, Applicant; John Lewis, Agent)
 - 2.3. **CUP 2012-13** Consideration and action on a minor (landscape and screening) amendment to a previously approved Conditional Use Permit site plan related to the operation of a recreation center and day care located at 4786 E & 2600 N in Eden. (Ray Bowden and Chandra Borong/High Altitude Kids, Applicants)
 - 2.4. **Contract 2011-38** Consideration and action on a request to extend Zoning Development Agreement that was previously approved as part of Ordinance 2008-17 and amend as part of Contracts 2010-100 and 2011-38 (Horseshoe LLC, Applicant; Delaney Stephens, Agent)
- 3. **Petitions, Applications and Public Hearings:**
 - 3.1. **Administrative Items**
 - a. **New Business:**
 - 1. **CUP 2013-13** Consideration and action on an administrative application for a Conditional Use for a public utility substation (cellular site) located at Hidden Lake Lodge Powder Mountain within the Commercial Valley Resort Recreation (CVR-1) Summit Mountain Holding Group, Applicant; Jared White, Agent)
 - 3.2. **Legislative Items**
 - a. **New Business**
 - 1. **Modern Income Housing Study Discussion**
- 4. **Public Comments for Items not on the Agenda**
- 5. **Remarks from Planning Commissioners**
- 6. **Report from the Planning Director**
- 7. **Remarks from the County Attorney**
- 8. **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 Planning Commission Work Session held April 23, 2013, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Pen Chair Hollist, Chair; Ann Miller; Greg Graves; Laura Warburton;

Absent/Excused: John Howell; Kevin Parson; Dennis Montgomery

Staff Present: Rob Scott, Planning Director; Jim Gentry, Asst Planning Director; Bradley McIlrath, Planning Intern; Chris Allred, Legal Counsel; Kary Serrano, Secretary

*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

MOTION: Chair Hollist declared the meeting minutes of February 26, 2013, March 5, 2013, March 19, 2013, March 26, 2013, and April 9, 2013 approved as written.

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)

Jim Gentry said the applicant is requesting a Conditional Use for an alpine slide at Wolf Mountain Ski Resort within the Forest Valley (FV-3) Zone which conditionally allows ski resorts and accessory uses at a ski resort. The alpine slide will be a "toboggan run" style with an approximately 1,300 foot loop, and will be a below ground style. 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 and the applicant needs to show where the new sign will be located. The applicant is also requesting approval of a deck expansion that was completed last year and staff has no issues with the expansion. 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. The financial guarantee for the removal of the temporary trailer and landscaping needs to be provided if approved. No landscaping has been installed at the site. The plan shows 4 trees in front of the building and they need to indicate what type and size of trees. 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 requirement for the applicant to provide a site plan showing the location for the new sign.

Michael Olson, who resides at Midvale, and works with applicant, said they will add a sign to the columns that currently exist. In regards to the trailer that was brought in, this the first year since the bankruptcy that Wolf Mountain Ski Resort has been operating under the existing ownership. This last year they tried something new and that was to have an after ski school program with the local schools both in Ogden and in the valley. They started the first Tuesday in December, from Tuesday through Friday and averaged from 75 to 150 schools children per day. The children came up and skied from 4 PM to 9 PM. The issue that they had with the trailer when they take that many children all at one time, about 95% of them are renting skis, and there was nowhere to have them put their skis on. What they did was the rental company that they contract with, went to the local elementary school, and took the children's measurements for boots, poles, skis and/or snow boards. Then they put their names on the equipment so when they arrive, they check in at the Yurt, then they go in one door of the trailer to pick up their skis, they go to the back of the trailer, put their boots on and exit. That's the purpose of

the trailer and they don't use it for any retail business there, it's all handled through the ticket office. Now the school districts have come back and asked them to expand the program.

They have met with Ogden City School District and they are now attempting to expand the program to include the middle school and high school kids at the resort. The idea was to try this for a year to see if it would work and it did. They would prefer to leave the trailer there for an expanded period of time. They did this according to the paper three different times where they contributed as a ski resort the cost of the lift ticket and the rental company contributed the cost of the ski rental. This last season they had about 280-300 elementary school kids from the intercity that have never been skiing before. They were brought up on a school bus; they arrived about 10 AM and skied to about 3 PM. With the number of students that arrived at one time, it was almost impossible to put that many skis on without having that trailer there.

In regards to the lights on the toboggan run; during the ski season, the resort is open until 9 PM, and the lights are usually on until 10 PM, by the time it takes the ski patrol to make a sweep of the hill and make sure everyone is off the hill and accounted for and then they are shut off. They would just continue that same practice. Commissioner Miller clarified that the slide would operate until 9 PM. Michael Olson replied that they would probably take the last rider about 9:15 to 9:20 PM and have them off the hill by 10 PM.

Chair Hollist said for clarification this would not be a new stand alone sign but an addition to. Michael Olson replied that it just goes to the bottom of the logs that are located in the parking lot. All of the tickets for the ride would be sold out of their ticket office.

MOTION: Commissioner Warburton moved to approve CUP 2013-11 to include the approval of the deck and the expansion of the concrete pad and approve the trailer for five years but they need to come back every two years with their progress. Commissioner Miller seconded.

DISCUSSION: Commissioner Graves said that this was a good idea; it fits in well, and he is pleased that they have an application for the school kids. He had a concern with the trailer but after seeing what it's being used for and how it's used, he does not have an issue. Commissioner Miller concurred with Commissioner Graves. Commissioner Warburton asked if they wanted the motion amended. Commissioner Graves said they still would like to have them evaluate and just give them a quick report and if it continues, maybe a permanent solution might be worth considering. Chair Hollist said that he was also concerned about the trailer and the speed of the toboggan. Commissioner Graves said that staff wanted to know where the signs were located but that has been answered and he didn't know if staff needed more information than that. Jim Gentry replied that staff is okay with the explanation of the location of the signs.

VOTE: A vote was taken with all members present voting aye. (4-0) Motion Carried

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)

Bradley McIlrath said the applicant is requesting final approval of the Legends at Hawkins Creek 3rd Amendment Subdivision and a recommendation for the vacation of Lot 34 located at approximately 6519 East Chaparral Road. The proposed project occupies 1.29 acres and consists of 1 lot. The owner of Lot 34 wants to increase 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 show a 75 foot by 100 foot area with a slope of less than 25% which was designated as buildable area. The owners of this would like to build a home that goes outside of that area, and have proposed 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. 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.

Jeff Larson, applicant, said they are in agreement with the Planning Commission that they are not to build a home that would occupy the entire buildable area and allows them more flexibility in orienting the house to take advantage of the view. They obviously have to get approval with the Home Owners Association (HOA) to make sure that it's located in conjunction and accordance with the other homes and other buildable areas.

MOTION: Commissioner Warburton moved to recommend to the County Commission final approval is given to UVL041013 and SUBVAC 2013-03 to amend the subdivision plat subject to staff and other agency comments and recommendations and also the vacation of Lot 34 of the Legends at Hawkins Creek Subdivision. Commissioner Graves seconded.

VOTE: A vote was taken with all members present voting aye. (4-0) Motion Carried

3. Public Comments for Items not on the Agenda: There were no public comments.

4. Remarks from Planning Commissioners:

Chair Hollist said he wanted to remark on things that he learned at the Utah Chapter APA Meeting held Thursday and Friday. During the first day there were a couple of members from the Governor's office that were there and he believed that contact would help us in the node study and maybe to the extent of providing funds. He visited with them afterwards and they seemed willing to visit with them. The Friday presentation was with Professor Robert Gillis, the Utah State University Climatologist and is State of Utah Climatologist. To summarize his presentation:

1. Robert Gillis did a three ring study in the Uintah and this allowed him to look the overall weather patterns, namely drought and excess moisture from the 12th Century to 2012. There are two notable things:

(1) Period of Droughts: In the early part of that range were extensive lasting 60 or 100 years and being very deep. Meaning it became very dry and that gradually over those centuries decrease until the late 90's and early in the 2000's. There were two periods and the duration of droughts was about two years wide and very shallow. There was a lot of data and is graphically presented. It is not presented as averages but as actual highs and lows. He talked about temperature, precipitation, snowfall, and number of storms. His conclusions were:

- Temperature is increasing and this data goes back as far as he has good records
- It is focused to Northern Utah
- Records goes back from the 1900's to 2012
- Posting highs and lows and posts a trend line and it's easy to see the trend line is increasing.

(2) Rainfall: The number of rainfall increasing.

(3) Storms: The number of storms decreasing

(4) Snowfall: The number of snowfall decreasing

2. According to Dr. Gillis, we will receive more precipitation, it will come less frequently, and because there is more the storms will be more intense. There will be a lot of runoff; it is not going to be a slow melt into the aquifers to appear a couple of years later.

3. Dr. Gillis had an animation of the data that showed snowfall moving gradually northward. The peninsula in that data was the ridge to the east but also disappeared and retreated by the year 2030 to just south of the Canadian Border.

Chair Hollist said that there might be a fair amount of research to verify that information. He had asked Dr. Gillis if this implied that they need more water storage. His response was yes. Dr. Tote, a College Professor said that water conservation is the thing that they need to do. Part of the governors' 25% reduction in water consumption in Utah by the year 2025 is in part coming from Dr. Gillis. His comment to staff is, as they do the node study, they need to make plans for a different way to get the water. It's going to be there but they will not be able to get it out of the aquifers. They will have to store it in reservoirs and it will have to be treated. The year is 2030, which is only 17 years away; that is well within our planning horizon, and that is something that they need to consider.

5. Report of the Planning Director:

a. Field Trip: Consider a request to schedule a Field Trip

Rob Scott said as indicated in the pre-meeting, Garat Jones has requested that the Planning Commission come and visit his property. Staff will meet with Mr. Jones and identify those things the Planning Commission was concerned about in

preparation for any type of field trip. Once that is done then staff will report back to this Planning Commission and identify a time for the field trip.

Commissioner Warburton said that she would be willing to go there but asked what the purpose of the field trip. Rob Scott replied that was at Mr. Jones' request and staff will talk to him to see if a visit is needed. Chair Hollist said he would like to reverse his decision and would be part of that onsite meeting. Commissioner Warburton said she would also go. Rob Scott said this will be a field trip to take a look at what's there at the site, but no decisions will be made. Commissioner Graves said they are just there to look and observe and he has complete faith in that staff will follow through on what they said.

b. Moderate Income

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

Rob Scott said that next week will be our joint meeting with Western Weber Planning Commission. Staff has been working with their consultant, on a Moderate Income Housing Plan, which is a segment within our general plan. The consultant will be giving you an overview and presentation of the plan and also James Woods who is the statistician in the state and works for the Bureau of Economic and Business Research at the University of Utah will explain the data. There will be a public hearing set before it goes to the County Commission for adoption.

Rob Scott said he just wanted to remind the members that there is one Planning Commission vacant and have already talked to Commissioner Graves about that. They are still taking applications if there are other people that are interested in making an application.

Rob Scott indicated that he will make a presentation from the Chicago APA Conference in an upcoming meeting and The Chicago Conference he does not have the material ready for next week but will have it in the upcoming meeting.

They had discussion in the last meeting about changing voting procedures; is that something that you would like to bring back at the next meeting? As a reminder the idea is that we would not longer have roll call votes; all votes would be by voice votes. Commissioner Graves asked to the reason why not roll call votes. Chair Hollist replied as suggested by the attorney, it eliminates confusion as to whether it's a roll call or a voice vote. The other reason a voice vote eliminates a serial bias.

Rob Scott said the last thing is that he has the first quarter report for the Planning Commission to review.

6. Remarks from the County Attorney: There were no remarks from Chris Allred.

7. Adjourn: The meeting was adjourned at 5:50 p.m.

Respectfully Submitted,



Kary Serrano, Secretary,
Weber County Planning



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and or action on a request for final approval of the North Fork Ranch Subdivision (2 lots).
Agenda Date:	Tuesday, May 28, 2013
Applicant:	Jesse Hammonds
File Number:	UVN050213

Property Information

Approximate Address:	5395 North Fork Road, Liberty
Project Area:	8 acres
Zoning:	AV-3
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	22-004-0040
Township, Range, Section:	T7N R1E Sec 7

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)

Background

The applicant is requesting final approval of the North Fork Ranch Subdivision located at approximately 5395 North Fork Road in Liberty. This two lot subdivision is contains 8 acres and is located in the AV-3 zone. The AV-3 zone requires a minimum of 3 acres in area and a lot width of 150 feet per dwelling. This subdivision is proposing the creation of two lots that will exceed the area requirement and meet the lot width requirement. The frontage for both lots is on North Fork Road.

Culinary water will be provided by the Liberty Water District and wastewater treatment will be provided by an individual septic tank. Weber Fire District is requiring two fire hydrants no greater than 500 ft apart for approval.

Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County Land Use Codes?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County Land Use Codes and conforms to the General Plan.

Conditions of Approval

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

Staff Recommendation

Staff recommends final approval of the North Fork Ranch Subdivision based on its compliance with applicable Weber County Land Use Codes.

Exhibits

A. Proposed plat for the North Fork Ranch Subdivision

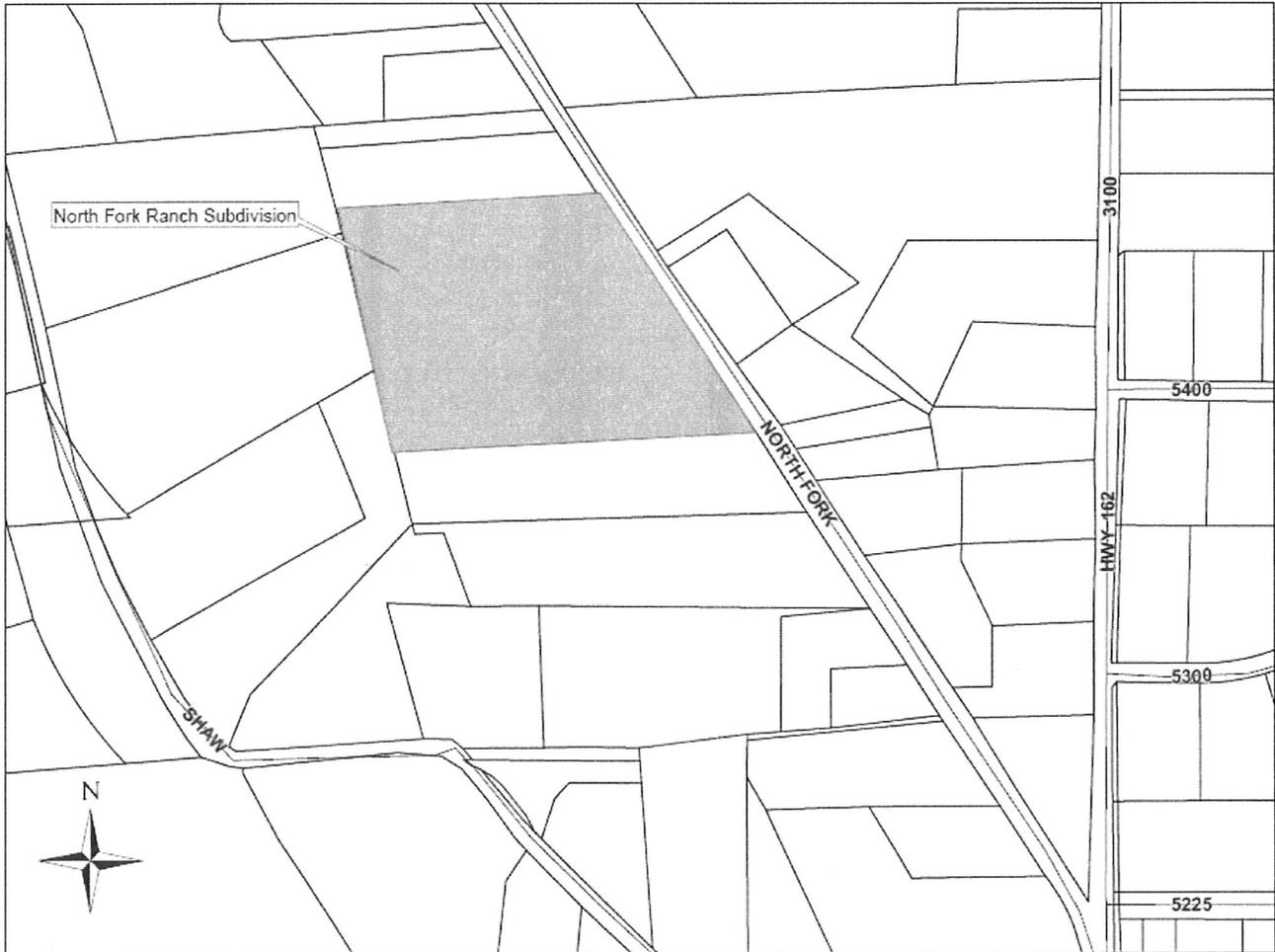
Maps

Adjacent Land Use

North: Agriculture
West: Agriculture

South: Residential
East: Residential

Map 1







Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for approval of minor amendments to The Retreat Subdivision
Agenda Date:	Tuesday, May 28, 2013
Applicant:	John Lewis for Capon Capital, LLC
File Number:	UVR 030209

Property Information

Approximate Address:	5334 East Elkhorn Drive
Project Area:	35.74 Acres
Zoning:	Residential Estates Zone (RE-20)
Existing Land Use:	Vacant
Proposed Land Use:	Residential Subdivision
Parcel ID:	22-016-0014
Township, Range, Section:	T7N, R1E, Section 22

Adjacent Land Use

North:	Vacant	South:	Residential
East:	Residential	West:	Open Space

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 108 (Zones) Chapter 3 (Cluster Subdivisions)

Background

The Retreat Subdivision was granted preliminary approval as a 45 lot cluster subdivision on December 10, 2008. Final approval of the first phase (18 lots) was granted on March 24, 2009. Several time extensions have since been granted and final approval expires on October 31, 2014. The property involved in the subdivision is no longer owned by Wolf Creek Properties, LC and the new owner has requested minor amendments to the current approvals. The proposed amendments consist of the following:

- The Subdivision name will be changed from The Retreat at Wolf Creek Utah Subdivision to The Retreat Subdivision. This change is shown on the updated subdivision plat (see Exhibit C).
- The subdivision roads will be changed from private to public.
- Due to the change from private to public roads the private entry gate near the intersection of Mountain Ridge Road and Retreat Road will be removed from the plan.
- The subdivision entry features, landscaping, and signage have been redesigned and moved from the former gate location to Common Areas E and F near Elkhorn Drive.

The road designs and locations are not affected by the change from private to public or removal of the gate. The new subdivision entry features are located in Common Areas E and F in Phase 1. They consist of stone faced retaining walls and stacked rock walls, an entry monument sign, a 256 square foot shade pavilion, and a landscaping plan. A planting list for the landscaping plan must be submitted to the Planning Division prior to Phase 1 being placed on the County Commission agenda for final approval. The Planning Division has reviewed the proposed amendments and has determined that they comply with the Weber County Land Use Code. The subdivision is still subject to the conditions of approval and review agency requirements from the previous approvals. Also, for the Planning Commission's information, the developer has received a Land Use Permit for a temporary construction trailer to be used during construction of the subdivision. The trailer is located in Common Area F as shown on the site plan. Once the subdivision construction is complete or abandoned, the trailer must be removed as required by Title 104 (Zones) Chapter 3 (RE-20 Zone) Section 2 (15) of the Land Use Code.

Summary of Planning Commission Considerations

- Do the proposed amendments comply with the Weber County Land Use Code?

Conformance to the General Plan

The proposed amendments do not affect the subdivision's existing approvals or its conformance to the Ogden Valley General Plan.

Conditions of Approval

- A planting list for the landscaping plan must be submitted to the Planning Division prior to Phase 1 being placed on the County Commission agenda for final approval.
- The subdivision is still subject to the conditions of approval and review agency requirements from the previous approvals.

Staff Recommendation

The Planning Division recommends approval of the proposed amendments subject to the conditions of approval listed in this staff report, based on the finding that the amendments comply with the Weber County Land use Code.

Exhibits

- A. Applicant Narrative
- B. Subdivision Phasing Plan
- C. Updated Phase 1 Subdivision Plat
- D. New Site Plan for Entry Features, Signage, and Landscaping

Location Map

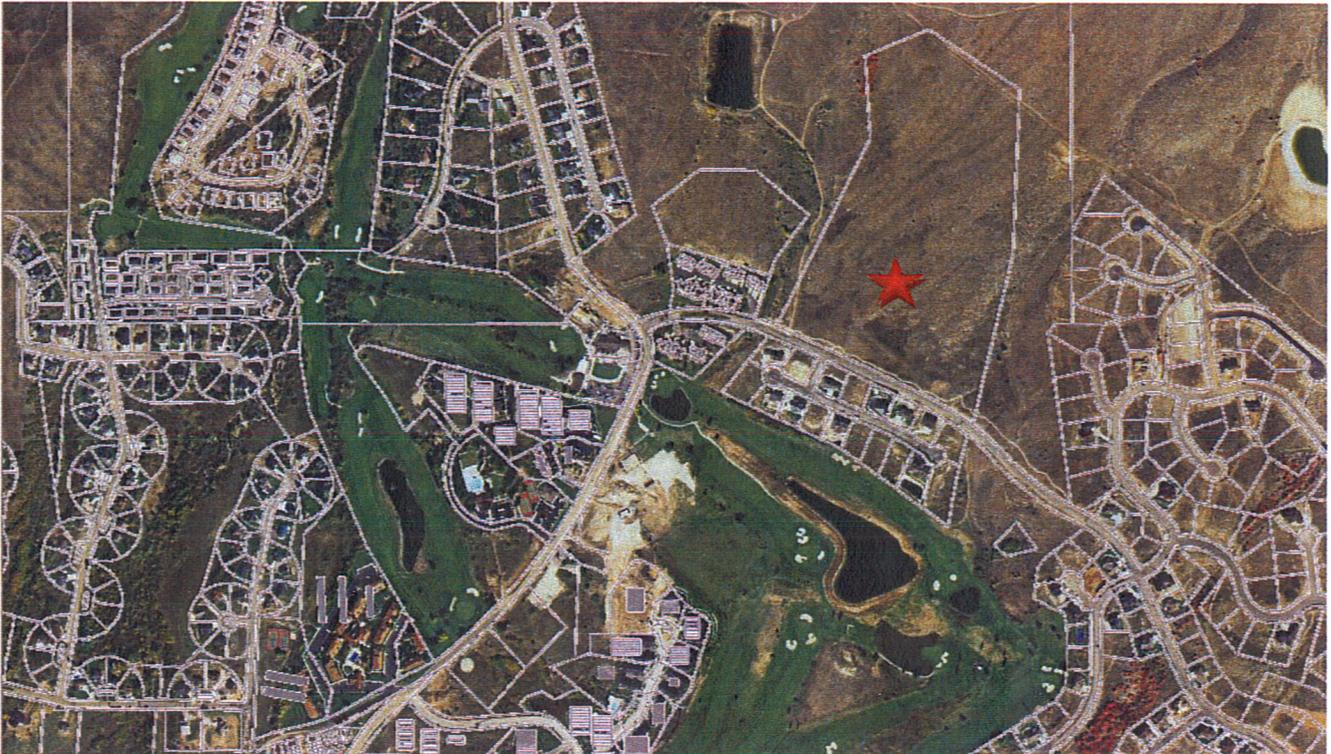


Exhibit A

The Retreat

Capon Capital LLC

Project Description

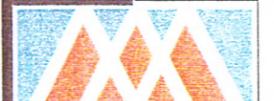
May 2013

The Retreat is a Cluster Subdivision project that will consist of 45 lots and be divided into three phases. The first phase will be comprised of 18 homesites, the second will have 11 lots and the third and final phase will consist of 16 homesites. The project is zoned RE-20 and is made up of 35.55 acres, in which nearly 11 acres will be platted as common open space to meet the minimum requirement of 30%.

Phase one received final subdivision approval from the Weber County Planning Commission in March of 2009. The project was put on hold indefinitely as Wolf Creek Resort filed for bankruptcy. Capon Capital LLC is now the developing owner of the project and has made a few very minor changes to the original approved lay out. The main difference is the subdivision will no longer be a private, gated community. All roads will be public and a new entry monument design will be installed where traffic enters the project from Elkhorn Drive.



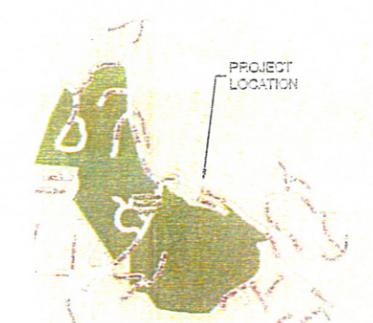
THE SANCTUARY AT WOLF CREEK UTAH - PHASE 1



MULHOLLAND DEVELOPMENT SOLUTIONS
 435.016.3549
 2041 SIDERWINDER DR. SUITE 1
 PARK CITY, UTAH 84903

DATE:	OCTOBER 22, 2003
DESIGN BY:	KJM
DRAWN BY:	KJM
REVIEW BY:	
PROJECT NO.:	WC 7
ISSUE:	FINAL
REVISIONS:	

SHEET TITLE:
PRELIMINARY PLAN
 SHEET NUMBER:

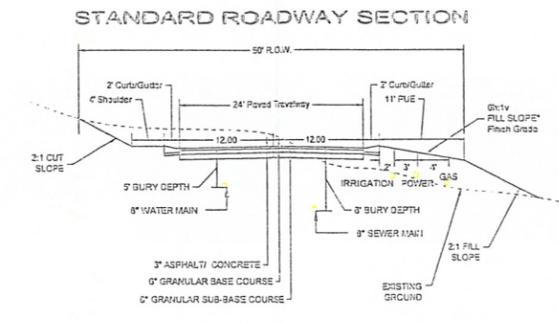


VICINITY MAP

DEVELOPMENT DATA

PARCEL ACREAGE	35.55 ACRES
PROPOSED UNITS	45 UNITS
PROPOSED OPEN SPACE	10.57 (30.0%)

Ⓡ IDENTIFIES POTENTIAL RESTRICTED LOT

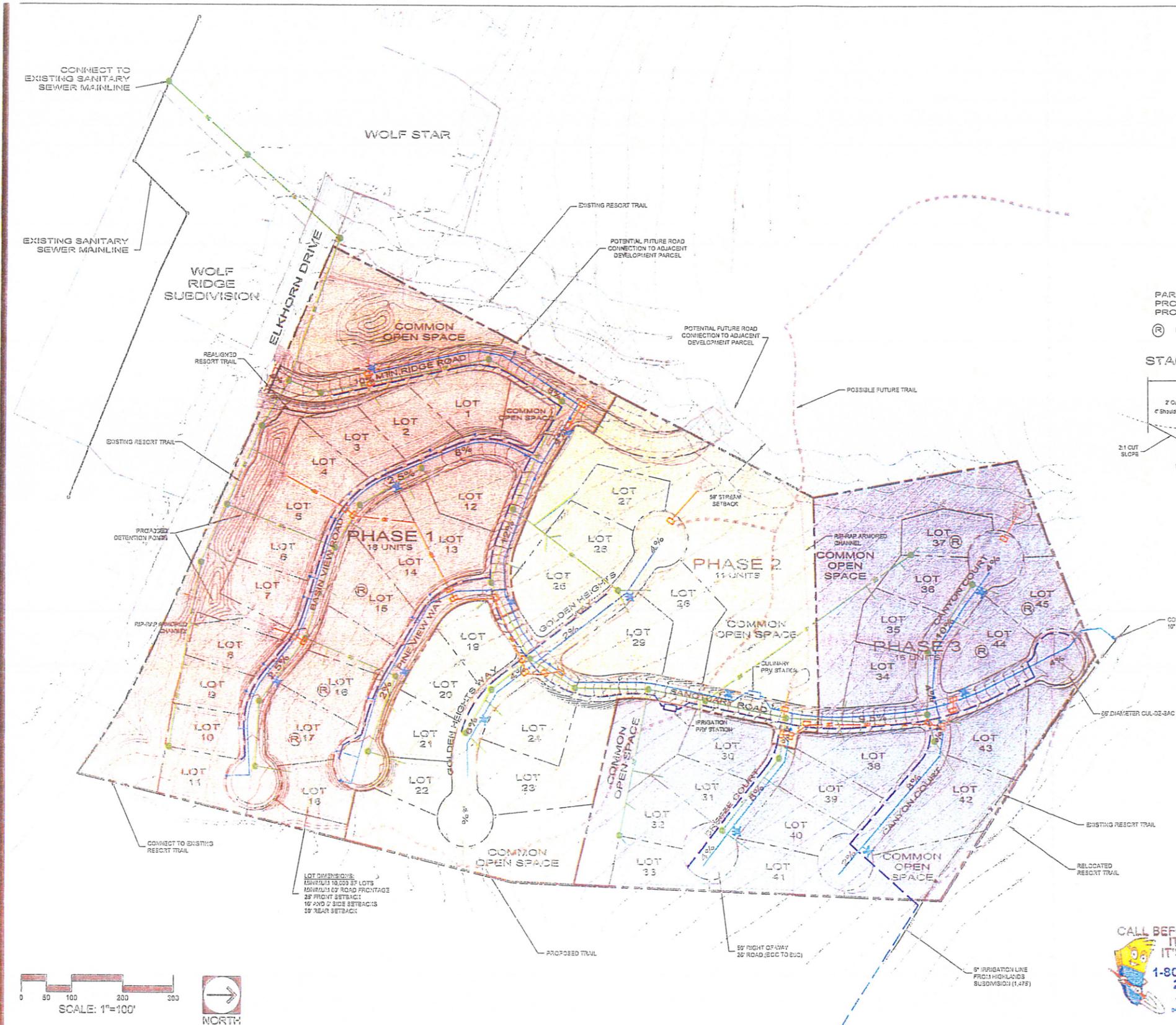


PHASE 1
 PHASE 2
 PHASE 3

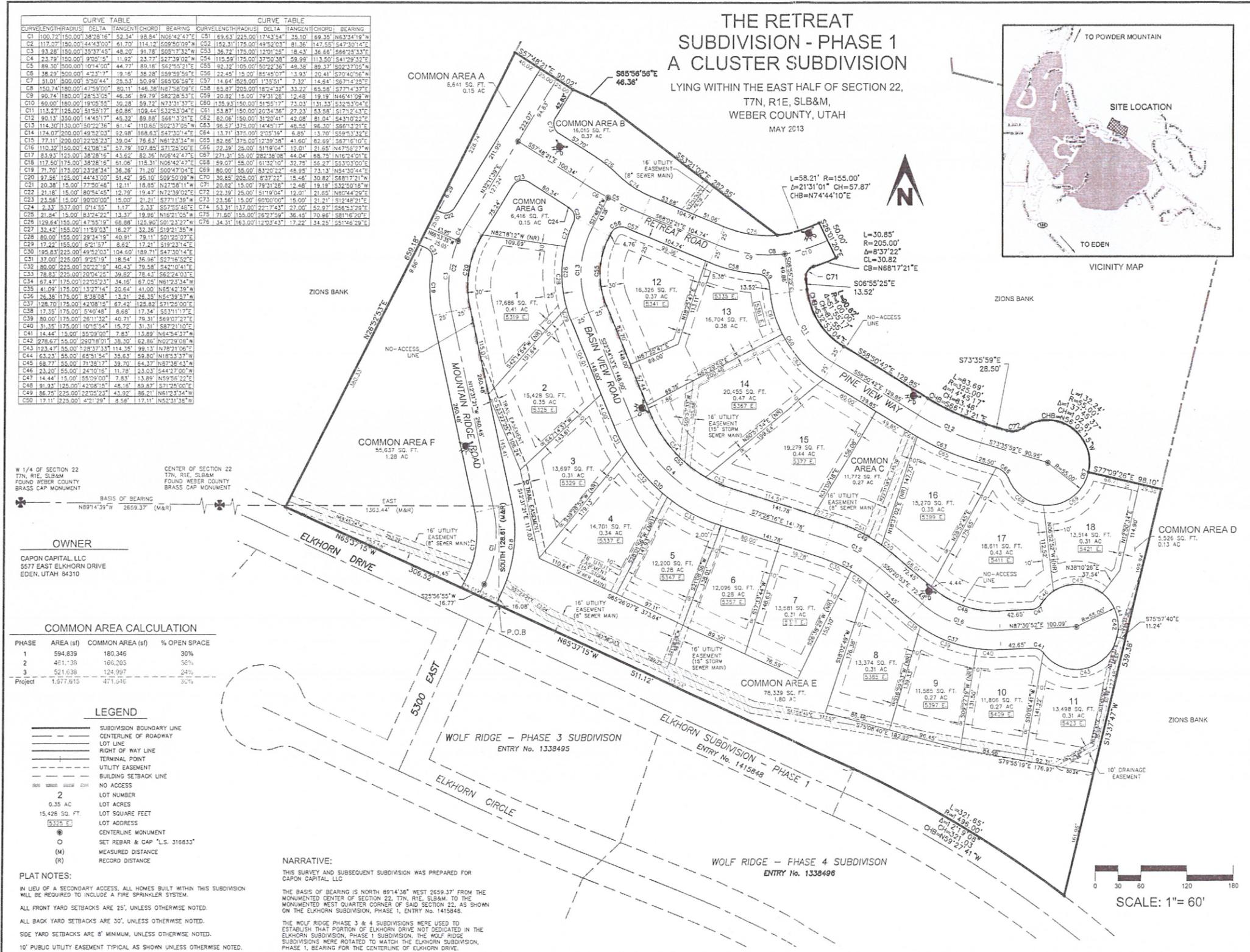
LEGEND

- 6" DIP WATERLINE
- FIRE HYDRANT
- 6" PVC IRRIGATION LINE
- 8" PVC SEWER MAIN LINE
- SANITARY SEWER 154
- 15" RCP STORM DRAIN LINE
- STORM DRAIN INLET
- RIP-RAP OUTLET

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path: C:\01_MP03014_Erns097_LDM\Wolf_Creek\03_26c3_ file name: WC7-Preliminary Plan.dwg | plot date: October 22, 2003 | plotted by: mulholland



CURVE TABLE				CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURVE LENGTH	RADIUS
C1	100.72	150.00	38.28	16.34	N89°43'36" W	C51	163.63
C2	117.07	150.00	44.93	19.15	N89°43'36" W	C52	152.31
C3	93.28	150.00	35.37	15.82	S05°17'32" E	C53	36.72
C4	23.78	150.00	9.05	4.19	S27°39'02" W	C54	115.59
C5	89.30	150.00	32.44	15.37	S82°30'21" E	C55	92.32
C6	138.00	150.00	47.37	22.88	S82°30'21" E	C56	115.00
C7	51.01	150.00	15.90	7.53	S50°00'00" E	C57	114.64
C8	150.74	180.00	47.93	23.97	S65°00'00" E	C58	65.87
C9	90.74	150.00	28.53	14.26	S82°30'21" E	C59	20.82
C10	60.00	150.00	19.61	9.81	S82°30'21" E	C60	115.00
C11	115.07	150.00	35.57	17.78	S82°30'21" E	C61	53.87
C12	90.13	150.00	28.53	14.26	S82°30'21" E	C62	62.06
C13	114.30	150.00	35.57	17.78	S82°30'21" E	C63	96.57
C14	174.07	200.00	49.52	24.76	S82°30'21" E	C64	13.71
C15	171.11	200.00	48.51	24.24	S82°30'21" E	C65	13.86
C16	110.12	150.00	28.53	14.26	S82°30'21" E	C66	22.39
C17	83.93	125.00	26.28	12.64	S82°30'21" E	C67	27.31
C18	117.50	150.00	35.57	17.78	S82°30'21" E	C68	59.07
C19	70.70	175.00	23.84	11.92	S00°00'00" E	C69	60.00
C20	97.56	125.00	26.28	12.64	S00°00'00" E	C70	30.85
C21	20.38	15.00	7.73	3.87	S27°39'02" W	C71	20.82
C22	21.18	15.00	8.04	4.02	S27°39'02" W	C72	22.39
C23	23.56	15.00	9.00	4.50	S27°39'02" W	C73	23.56
C24	2.33	537.00	0.14	0.07	S57°55'46" E	C74	53.31
C25	21.86	15.00	8.34	4.17	S27°39'02" W	C75	71.60
C26	179.64	150.00	47.93	23.97	S65°00'00" E	C76	34.31
C27	32.42	155.00	11.93	5.97	S19°21'17" E	C77	32.42
C28	80.00	155.00	28.93	14.47	S19°21'17" E	C78	80.00
C29	17.22	155.00	6.21	3.11	S19°21'17" E	C79	17.22
C30	195.83	225.00	49.20	24.60	S89°11'42" W	C80	195.83
C31	130.00	225.00	32.72	16.36	S89°11'42" W	C81	130.00
C32	80.00	225.00	20.71	10.35	S89°11'42" W	C82	80.00
C33	78.83	225.00	20.44	10.22	S89°11'42" W	C83	78.83
C34	67.47	175.00	17.23	8.62	S89°11'42" W	C84	67.47
C35	44.09	175.00	11.74	5.87	S89°11'42" W	C85	44.09
C36	26.38	175.00	6.93	3.47	S89°11'42" W	C86	26.38
C37	128.70	175.00	42.81	21.41	S89°11'42" W	C87	128.70
C38	17.35	175.00	5.40	2.70	S89°11'42" W	C88	17.35
C39	80.00	175.00	28.93	14.47	S89°11'42" W	C89	80.00
C40	14.44	15.00	5.50	2.75	S89°11'42" W	C90	14.44
C41	14.44	15.00	5.50	2.75	S89°11'42" W	C91	14.44
C42	278.67	55.00	89.08	44.54	S89°11'42" W	C92	278.67
C43	193.47	55.00	64.37	32.19	S89°11'42" W	C93	193.47
C44	134.23	55.00	45.93	22.97	S89°11'42" W	C94	134.23
C45	68.77	55.00	22.97	11.49	S89°11'42" W	C95	68.77
C46	23.20	55.00	7.40	3.70	S89°11'42" W	C96	23.20
C47	14.44	15.00	5.50	2.75	S89°11'42" W	C97	14.44
C48	19.32	175.00	6.21	3.11	S89°11'42" W	C98	19.32
C49	16.75	225.00	5.22	2.61	S89°11'42" W	C99	16.75
C50	17.11	225.00	5.22	2.61	S89°11'42" W	C100	17.11

OWNER
CAPON CAPITAL, LLC
5577 EAST ELKHORN DRIVE
EDEN, UTAH 84310

COMMON AREA CALCULATION

PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,839	180,346	30%
2	481,138	160,205	33%
3	521,038	124,997	24%
Project	1,577,615	471,548	

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - CENTERLINE OF ROADWAY
 - LOT LINE
 - RIGHT OF WAY LINE
 - TERMINAL POINT
 - UTILITY EASEMENT
 - BUILDING SETBACK LINE
 - NO ACCESS
 - LOT NUMBER
 - LOT ACRES
 - LOT SQUARE FEET
 - LOT ADDRESS
 - CENTERLINE MONUMENT
 - SET REBAR & CAP "L.S. 316833"
 - MEASURED DISTANCE
 - RECORD DISTANCE

PLAT NOTES:

IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM.

ALL FRONT YARD SETBACKS ARE 25', UNLESS OTHERWISE NOTED.

ALL BACK YARD SETBACKS ARE 30', UNLESS OTHERWISE NOTED.

SIDE YARD SETBACKS ARE 8' MINIMUM, UNLESS OTHERWISE NOTED.

10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

NARRATIVE:

THIS SURVEY AND SUBSEQUENT SUBDIVISION WAS PREPARED FOR CAPON CAPITAL, LLC

THE BASIS OF BEARING IS NORTH 89°43'36" WEST 2659.37' FROM THE MONUMENTED CENTER OF SECTION 22, T7N, R1E, SLB&M, TO THE MONUMENTED WEST QUARTER CORNER OF SAID SECTION 22, AS SHOWN ON THE ELKHORN SUBDIVISION, PHASE 1, ENTRY No. 1415848.

THE WOLF RIDGE PHASE 3 & 4 SUBDIVISIONS WERE USED TO ESTABLISH THAT PORTION OF ELKHORN DRIVE NOT DEDICATED IN THE ELKHORN SUBDIVISION, PHASE 1. THE WOLF RIDGE SUBDIVISIONS WERE ROTATED TO MATCH THE ELKHORN SUBDIVISION, PHASE 1, BEARING FOR THE CENTERLINE OF ELKHORN DRIVE.

SURVEYOR'S CERTIFICATE

I, Russell E. Campbell, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 316833 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing of the State of Utah Act. I further certify that by authority of the Owners I have completed the survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements. Monuments will be placed as represented on this plat. Each of the Lots located on said tract and this Subdivision Plat complies with the provisions of the current subdivision and RE-20 zoning ordinance regulations of Weber County.

Date: _____ Signature: _____

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian described as follows: Beginning at the Northwest Corner of the Elkhorn Subdivision, Phase 1, recorded as Entry No. 1415848, said point being East 1,863.44 feet and South 128.61 feet from the monumented Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is North 89°43'36" West from said Center of Section 22 to the West Quarter Corner of said Section 22) and running thence North 65°37'15" West 308.52 feet along the north line of the Elkhorn Drive and the Wolf Ridge Phase 3 Subdivision (recorded as Entry No. 1338495); thence North 26°32'53" East 559.18 feet; thence South 57°48'21" East 90.02 feet; thence South 65°56'50" East 46.36 feet; thence South 53°20'02" East 282.85 feet to a point of curvature of a 155.00 foot radius curve to the left, the center of which bears North 04°30'19" West; thence easterly along the arc of said curve 58.21 feet through a central angle of 21°31'01"; thence South 28°01'20" East 50.00 feet to a point of curvature of a 205.00 foot radius curve to the right, the center of which bears North 26°01'20" West; thence southwesterly along the arc of said curve 30.85 feet through a central angle of 08°37'22" to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears South 17°33'59" East; thence southwesterly along the arc of said curve 20.82 feet through a central angle of 79°31'28"; thence South 06°55'25" East 13.52 feet to a point of curvature of a 100.00 foot radius curve to the left, the center of which bears North 83°04'35" East; thence southwesterly along the arc of said curve 90.92 feet through a central angle of 51°52'17"; thence South 58°50'42" East 129.85 feet to a point of curvature of a 325.00 foot radius curve to the left, the center of which bears North 31°09'18" East; thence southwesterly along the arc of said curve 83.69 feet through a central angle of 14°15'17"; thence South 73°35'59" East 28.50 feet to a point of curvature of a 65.00 foot radius curve to the left, the center of which bears North 16°24'01" East; thence easterly along the arc of said curve 22.39 feet through a central angle of 51°19'04" to a point of curvature of a 55.00 foot radius curve to the right, the center of which bears South 34°55'03" East; thence southwesterly along the arc of said curve 132.24 feet through a central angle of 137°45'37"; thence South 77°09'26" East 98.10 feet; thence South 13°37'47" West 539.35 feet to a point of curvature of a 1495.00 foot radius non-tangent curve to the left and the northern right of way of Elkhorn Drive, the center of which bears South 36°41'53" West; thence northwesterly along said northern right of way and the arc of said curve 321.65 feet through a central angle of 121°19'08"; thence North 55°37'15" West 511.12 feet along said northern right of way to the point of beginning.

Parcel contains 594,839 Sq. Ft. or 13.656 acres, more or less.

OWNER'S DEDICATION

We, the undersigned Owner of the hereby described tract of land, hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract:

THE RETREAT SUBDIVISION PHASE 1 A CLUSTER SUBDIVISION

and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever.

And hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water retention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by Weber County, Utah, with no buildings or structures being erected within said easements.

And hereby grant and convey to The Retreat Homeowners Association, all those parts or portions of said tract of land designated as Common Open Space to be used for recreational and open space purposes and guarantee to Weber County that the Common Open Space Area will remain open and undeveloped except for approved recreational and open space purposes.

Signed this ____ day of _____, 2013.

CAPON CAPITAL, LLC
a Utah limited liability company.

By: John L. Lewis
Managing Member

ACKNOWLEDGEMENT

State of Utah
County of Weber

On this ____ day of _____, 2013, personally appeared before me,

the signers of the above Owner's Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

Notary Public
Residing at: _____
My commission expires: _____

<p>PREPARED BY</p> <p>BASELINE SURVEYING, Inc</p> <p>1058 East 2100 South Salt Lake City, UT 84106 (801) 209-2152</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS ____ DAY OF _____ 20____</p> <p>CHAIRMAN WEBER COUNTY COMMISSION</p> <p>BY: _____</p> <p>ATTEST:</p>	<p>WEBER COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>SIGNED THIS ____ DAY OF _____ 20____</p> <p>BY THE</p> <p>WEBER COUNTY ENGINEER</p>	<p>WEBER-MORGAN HEALTH DEPARTMENT</p> <p>I HEREBY CERTIFY THAT THE SOLS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION PLAT, AND IN MY OPINION, THEY CONFORM WITH THE COUNTY GUIDANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS ____ DAY OF _____ 20____</p> <p>SIGNATURE</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION, THEY CONFORM WITH THE COUNTY GUIDANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS ____ DAY OF _____ 20____</p> <p>SIGNATURE</p>	<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS ____ DAY OF _____ 20____</p> <p>SIGNATURE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION</p> <p>THE ____ DAY OF _____ 20____</p> <p>CHAIRMAN WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID \$ _____</p> <p>FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____ 20____ AT _____ M.</p> <p>IN BOOK _____ AT PAGE _____ OF OFFICIAL RECORDS.</p> <p>WEBER COUNTY RECORDER _____</p> <p>BY: _____ (DEPUTY)</p>
	<p>SCALE: 1" = 60'</p>						



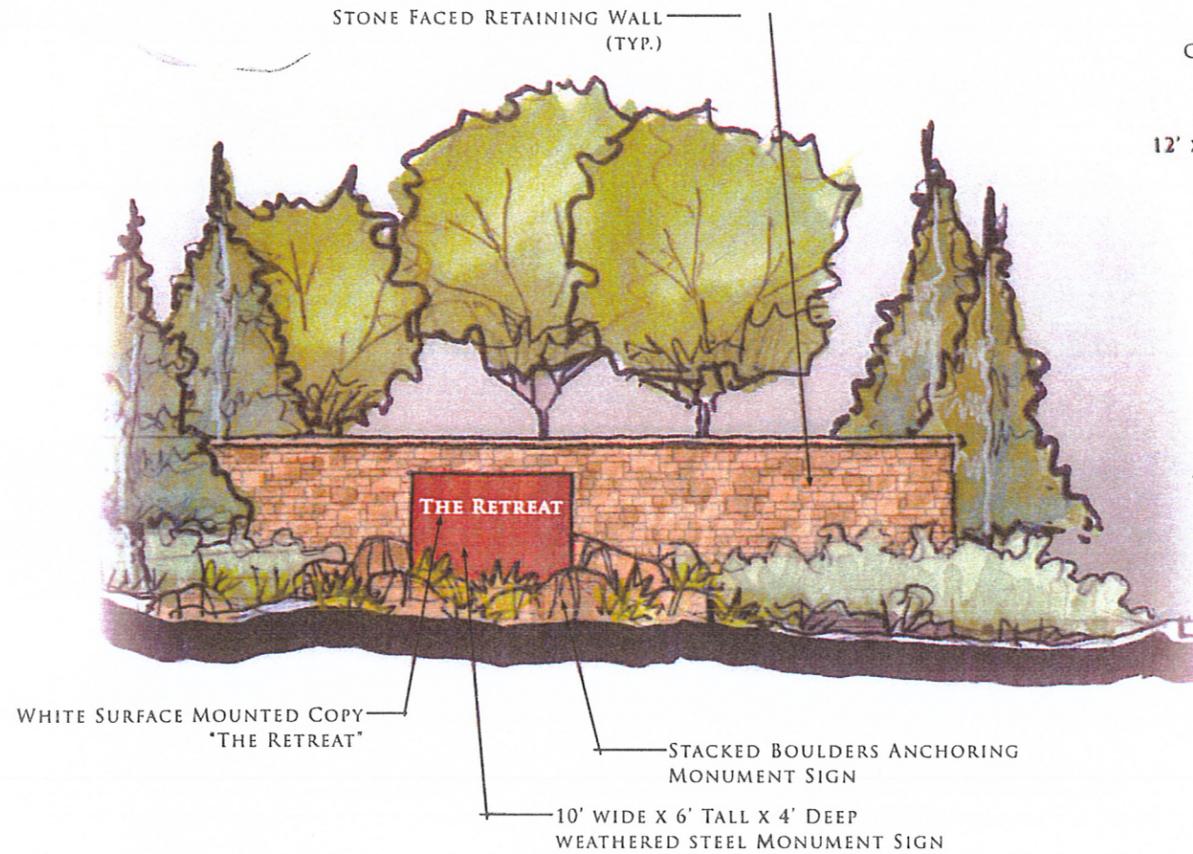
THE RETREAT

AT WOLF CREEK

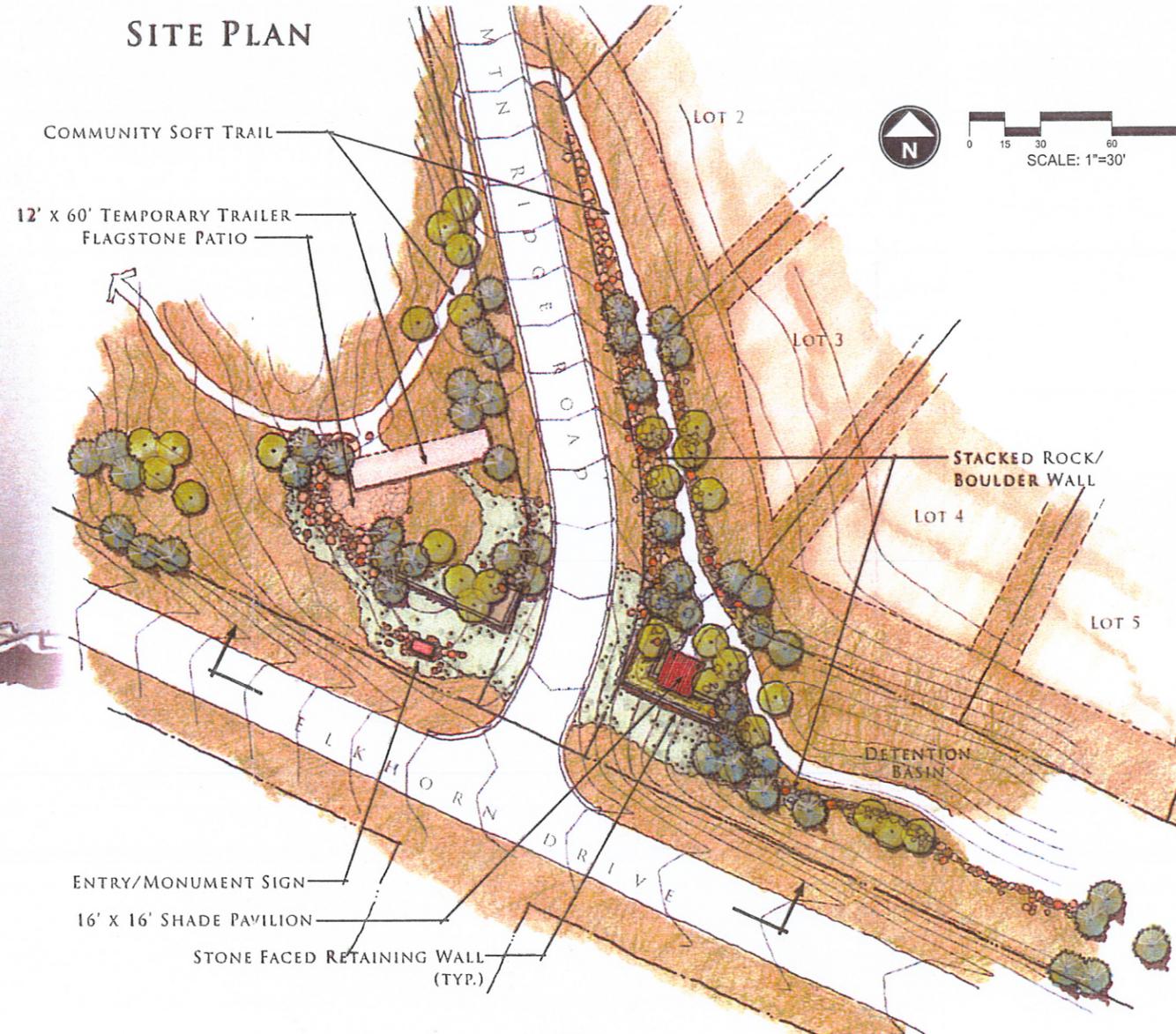
Exhibit D
ENTRY
CORRIDOR
MAY 3, 2013

SIGN ENLARGEMENT

SCALE 1" = 5'

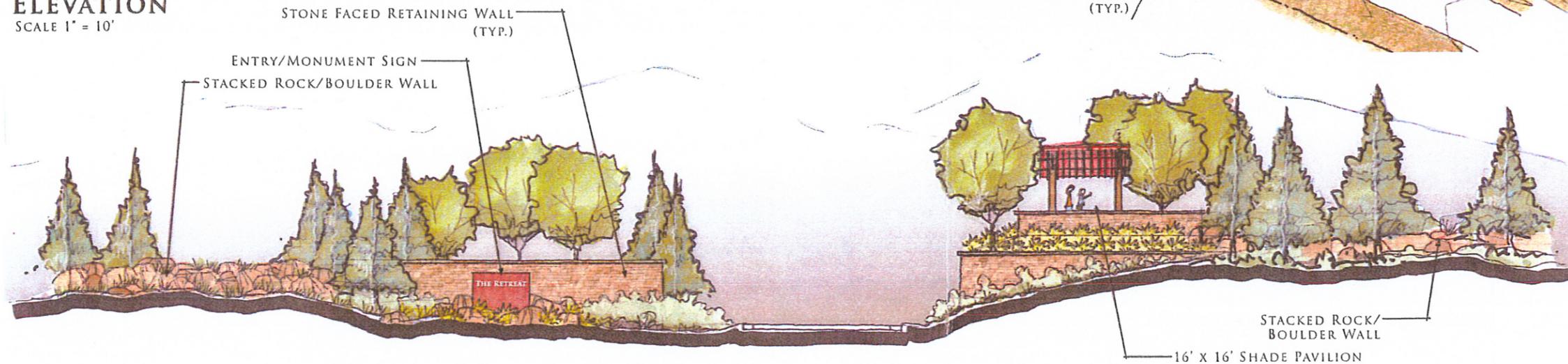


SITE PLAN



ELEVATION

SCALE 1" = 10'



STONE WALL



MONUMENT SIGN



SHADE PAVILION



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a minor (landscape and screening) amendment to a previously approved Conditional Use Permit site plan (CUP #2012-13) related to the operation of a recreation center and day care located at 4786 E & 2600 N in Eden.

Agenda Date: Tuesday, May 28, 2013

Applicant: Ray Bowden and Chandra Borong/High Altitude Kids

File Number: CUP #2012-13

Property Information

Approximate Address: 4786 East & 2600 North, Eden (Lot 17, Valley Junction Subdivision Phase II)

Project Area: .69 acres

Zoning: Manufacturing Valley -1 Zone (MV-1)

Existing Land Use: Recreation Center and Daycare

Proposed Land Use: Recreation Center and Daycare

Parcel ID: 22-159-0002

Township, Range, Section: T7N, R1E, Section 34

Adjacent Land Use

North:	Manufacturing/Office	South:	Manufacturing/Personal Storage
East:	Manufacturing/Vacant	West:	Manufacturing/Contractor Eqt. Storage

Staff Information

Report Presenter: Scott Mendoza
smendoza@co.weber.ut.us
801-399-8769

Report Reviewer: RS

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 18-C (Architectural, Landscape, and Screening Design Standards)
- Weber County Zoning Ordinance Chapter 21-B (Ogden Valley Manufacturing MV-1 Zone)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 24 (Parking and Loading)
- Weber County Zoning Ordinance Chapter 36 (Design Review)
- Weber County Zoning Ordinance Chapter 39 (Ogden Valley Lighting)

Background

The applicant is requesting an approval of a minor (landscape and screening) amendment to a previously approved Conditional Use Permit site plan related to the operation of a recreation center and a day care located at 4786 E & 2600 N in Eden. The original site plan was approved by the Ogden Valley Planning Commission on January 29, 2013. See Map 1 for approximate location of site. See Exhibit A for original site plan.

The applicant has modified the site plan by deciding to keep approximately 300 square feet of turf grass on the southerly side of the existing parking lot and removing an equivalent amount of turf grass on the north side of the building. This offset (keeping grass on the south side and removing grass on the north side) keeps the overall amount of turf grass on the site within compliance of applicable landscaping standards. See Exhibit B for new site plan. See Exhibit C for photos showing new landscaping that is consistent with the requested amendment.

The applicant has also modified the site plan by constructing a dumpster enclosure out of (sandstone brown) textured block rather than an earth tone vinyl fence. A tan vinyl gate with black hinges and closures will remain as originally approved. The dumpster location has not been changed. See Exhibit D for photo showing new dumpster enclosure that is compliant with applicable screening standards and consistent with the requested amendment.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects, created by the proposed amendments, that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?
- In order for a conditional use permit (or any amendments) to be approved, the application and supporting information must meet the requirements of Chapter 22C (Conditional Uses), specifically, Section 22C-4 (Criteria for Issuance of Conditional Use Permit). Has the applicant demonstrated compliance with the Section listed below:

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

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

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

Conformance to the General Plan

One of the goals of the Ogden Valley General Plan is to enhance quality recreational opportunities in the Valley (pg. 7 OVGP). The proposed recreation center and accompanying day care provides a wide variety of recreational opportunities as well as a necessary service to the community.

Conditions of Approval

- Compliance with the Weber County Zoning Ordinance.
- Requirements of the Weber County Engineering Division.
- Requirements of the Weber-Morgan Health Department.
- Requirements of the Weber Fire District.
- Requirements of the Weber County Building Official.

Staff Recommendation

Staff recommends approval of the proposed (landscaping and screening) amendments to the recreation center and day care site plan.

Exhibits

- A. Original Site Plan.
- B. Proposed Site Plan
- C. Photos showing the new landscaping that is consistent with the requested amendment.
- D. Photo showing new dumpster enclosure that is consistent with the requested amendment.

Map 1



EXHIBIT C 1/2



EXHIBIT C 2/2

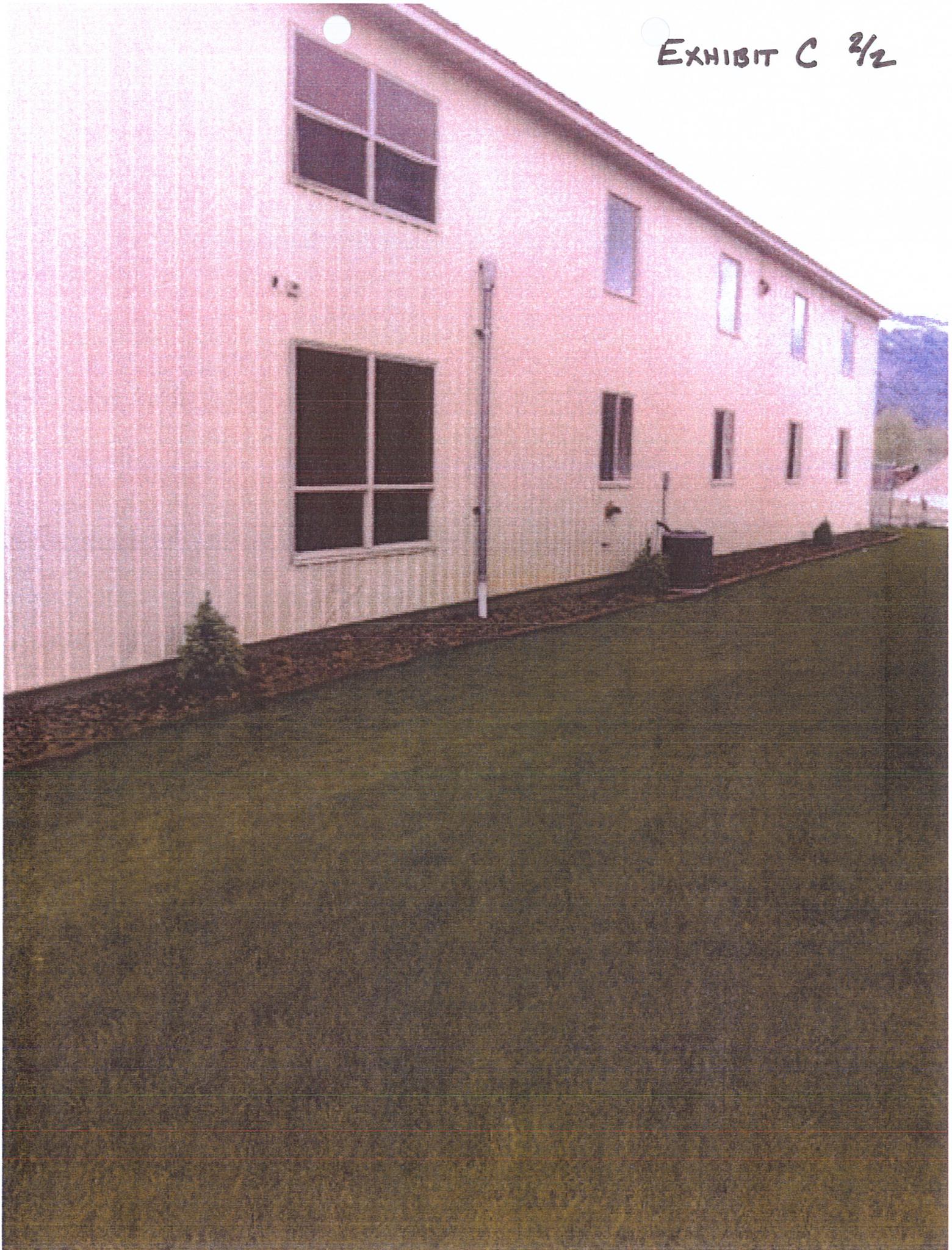


EXHIBIT D 1





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request to extend a Zoning Development Agreement that was previously approved as part of Ordinance 2008-17 and amended as part of Contracts 2010-100 and 2011-38.
Agenda Date:	Tuesday, May 28, 2013
Applicant:	Delaney Stephens; Agent, representing Horseshoe LLC
File Number:	Contract 2011-38

Property Information

Approximate Address:	2145 North 5500 East
Project Area:	1.31 acres
Zoning:	Commercial Valley-2 (CV-2)
Existing Land Use:	Blacksmith Village Development (under construction)
Proposed Land Use:	Professional office and retail space
Parcel ID:	22-047-0040
Township, Range, Section:	T7N R1E Section 34

Staff Information

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

Background

The applicant is requesting approval to extend the expiration or "project completion" date of a previously approved Zoning Development Agreement from June 23, 2013 to June 23, 2018 (5 years). The Zoning Development Agreement (re-zone request) was originally approved on May 6, 2008 (but not signed until June 23, 2008) by the Weber County Commission after a unanimous recommendation for approval from the Ogden Valley Planning Commission. Several project amendments have been approved including two subsequent amendments to the Zoning Development Agreement, but these amendments did not alter the five year project completion date.

The current approval is for an area approximately 1.31 acres in size which was rezoned from Agricultural Valley-3 (AV-3) and Commercial Valley-1 (CV-1) to Commercial Valley-2 (CV-2). The intent of the commercial area is to develop new professional office and retail space with a focus on historic preservation of the Blacksmith Shop.

The current Zoning Development Agreement states that the applicant is required to complete the project within five (5) years of the rezoning approval date. The project is under construction and a large amount of work has been done but the project will not be completed by the June 13, 2013 deadline. The delays are due to several reasons including:

- Design amendments which required further County approvals (This will be the fourth version of the Zoning Development Agreement).
- The increased level of detail with materials and craftsmanship required to be historically accurate with the new structures, which is a major part of the rezone approval.
- The time involved in finding construction materials that are historically accurate.
- The time and increased level of detail required to restore and strengthen the Blacksmith Shop in a historically accurate manner, which is a major part of the rezone approval.

Summary of Planning Commission Considerations

- Does the previous rezone approval currently meet the goals and objectives of the Ogden Valley General Plan?
- Does the Planning Commission have any reason to believe that the previously approved rezone will not continue to meet the goals and objectives of the Ogden Valley General Plan?
- Are the reasons for delay listed above legitimate reasons for a time extension?
- Is five (5) years a reasonable request for a time extension?

Conformance to the General Plan

- The project currently conforms to the Ogden Valley General Plan and the extension request will not affect its conformance.

Staff Recommendation

The Planning Division has visited the site during construction and has met with the architect, contractor, and project historian. Based on these visits and the information provided, the Planning Division has determined that the reasons for delay listed above are legitimate and justify a five (5) year time extension. Therefore, it is recommended that the Ogden Valley Planning Commission approve the request to extend the project completion date of a previously approved Zoning Development Agreement from June 23, 2013 to June 23, 2018. The Planning Commission decision should be in the form of a recommendation to the County Commission.

Exhibits

- A. Applicant Request Letter
- B. Existing Zoning Development Agreement

Map

Adjacent Land Use

North: Single-Family Residence
East: Eden Park

South: Vacant Parcel
West: Agricultural Land

Image 1: Approximate location of Blacksmith Village located at 2145 North & 5500 East

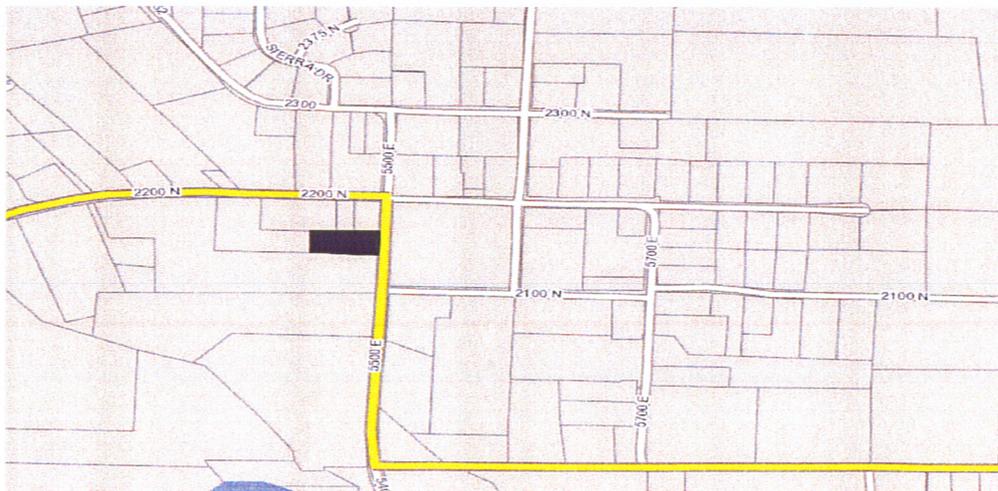


Exhibit A



Weber County

Weber Center

2380 Washington Blvd. suite 240

Ogden, Ut. 84401-1473

Dear County Commissioners & Ogden Valley Township Planning Commission,

We are requesting an extension of the project completion date for The Blacksmith Village project in Eden Ut. The project has a current expiration date of June 23rd, 2013. We are requesting an extension of 5 years to complete this project. We are currently working on the first two buildings as well as the restoration of the blacksmith shop itself. The project is taking longer than expected due to the degree of quality of workmanship and materials required to truly create a historically accurate extension of the blacksmith shop. We have had members of the planning office on site multiple times to see the level of detail, and all of the efforts that are going into this project, which we feel will be a treasure for the Ogden Valley. We would like to extend an invitation to any of the county commissioners or planning commission members to take a field trip to see what is taking place on this site. We are also working daily with a historic designer to ensure the accuracy of the work being completed. We are using reclaimed brick from the era of the blacksmith shop. We have searched extensively to find just the right materials for authenticity. All of the brick on the original shop has been re-pointed, the forges inside have been rebuilt with the old brick. This project is incredible in its detail. This level of detail requires time to get it "just right". We are proud of the progress so far and will continue with all efforts to bring this great project to the people of the Ogden Valley and those who travel here.

Sincerely,

Delaney Stephens

Exhibit B

3-15



W2519505

C2011-38

WEBER COUNTY

ZONING DEVELOPMENT AGREEMENT

(SECOND AMENDED CONCEPT DEVELOPMENT PLAN)

EW 2519505 PG 1 OF 12
ERNEST D ROWLEY, WEBER COUNTY RECORDER
15-MAR-11 4:14 PM FEE \$0.00 DEP NNP
REC FOR: WEBER COUNTY PLANNING

PARTIES: The parties to this Zoning Development Agreement (Agreement) are Horseshoe LLC ("the petitioner") and Weber County Corporation ("the County").

EFFECTIVE DATE: The effective date of this Agreement will be the date that rezoning approval is granted as outlined below by the Weber County Commission ("the Commission").

RECITALS: Whereas, the petitioner seeks to rezone property generally located at 2145 North and 5500 East within the unincorporated area of Weber County, Utah from Agricultural Valley - 3 (AV-3) and Commercial Valley - 1 (CV-1) to Commercial Valley - 2 (CV-2) for the general purpose of retail and professional space which property consists of approximately 1.31 acres and is more particularly described in EXHIBIT A attached hereto and incorporated herein by this reference ("the property"); and

WHEREAS, the County seeks to promote the health, welfare, safety, convenience and economic prosperity of the inhabitants of the County through the establishment and administration of Zoning Regulations concerning the use and development of land in the unincorporated area of the County as a means of implementing the adopted General Plan of all or part of the County; and

WHEREAS, petitioner has requested that certain property be rezoned for purposes of allowing him or his designees to develop the property in a manner which has been outlined to the Planning Commission; and

WHEREAS, the petitioner considers it to his advantage and benefit for the County to review his petition for rezoning based upon having prior knowledge of the development that is proposed for the property so as to more completely assess its compatibility with the County's General Plan and for the area and the existing land use surrounding the property to be rezoned as described in Exhibit A; and

WHEREAS, the County is desirous of rezoning the property for the purpose of developing the property in the manner outlined to the county but does not feel that the property should be rezoned unless the development that the petitioner contemplates is commenced and completed on the property within an agreed upon reasonable time; and

WHEREAS, it is in the best interests of both the petitioner and the County that in the event the petitioner's project is not commenced, constructed and completed within a reasonable time that the zoning of the parcel described in Exhibit A be rezoned back to the zoning that existed prior to granting petitioners initial rezoning request.

NOW THEREFORE, for good and valuable consideration in receipt of which is hereby acknowledged and accepted by both parties, the parties hereto mutually agree and covenant as follows:

1. The County will rezone the property described in Exhibit A from Agricultural Valley - 3 (AV -3) and Commercial Valley - 1 (CV-1) to Commercial Valley - 2 (CV-2) for the purpose of allowing the petitioner to construct his conceptually pre-designed project on the subject property.
2. The petitioner will develop the subject property based on the Concept Development Plan and the approved Conditions and Limitations attached hereto and marked as Exhibits B and C respectively. The attached site plan may be refined and modified but the general concept of the plan will not be changed without prior formal approval of the County. The petitioner will begin construction on the designated project described

in Exhibit B within 2 years of the date on which final approval of the rezoning petition is granted and will complete the project within 5 years of the rezoning approval date.

3. Petitioner acknowledges that, if the project has not begun or has not been completed within the time frames Valley-3 (AV-3) and Commercial Valley-1 (CV-1) and this document will serve as his request that the property be rezoned by the County. Petitioner understands that the County's granting of his rezoning petition is contingent upon him completing the project substantially as depicted in Exhibit B and within the time frame outlined in this agreement.
4. The petitioner agrees that only uses approved as part of this agreement, and more particularly described in EXHIBIT C, will be allowed on the petitioned property as part of a more specific and more detailed Site Plan. No other uses will be approved.
5. The responsibilities and commitments of the petitioner and the County as detailed in this document, when executed, shall constitute a covenant and restriction, running with the land and shall be binding upon the petitioner/owner his assignees and successors in interest, and shall be recorded in the Office of the Weber County Recorder.
6. Both parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both parties.
7. The County will review more detailed development plans and approve/ issue Land Use or Conditional Use Permits based only those uses referred to in item # 4 and site design standards that comply with the Zoning Ordinance provisions.
8. The following conditions, occurrences or actions will constitute a default by the petitioner, his assigns or successors in interest:
 - a. failure to present a detailed development plan including proposed uses for the project, or a major phase thereof, gain County approval and obtain Land Use/Conditional Use and Building Permits and complete construction within the time periods specified in this Agreement.
 - b. disposing of the property for any other purpose than that approved by this Agreement, the concept development plan and general uses and any subsequent more detailed plans and uses approved by the County.
 - c. a written petition by the petitioner, his assigns or successors in interest, filed with the County seeking to void or materially alter any of the provisions of this Agreement.
9. In the event that any of the conditions constituting default by the petitioner, his assigns or successors in interest occur, the County finds that the public benefits to accrue from rezoning as outlined in this Agreement will not be realized.

In such a case, the County shall examine the reasons for the default and lack of progress or proposed major change of plans, and either approve an extension of time or major change to the concept plan or initiate steps to revert the zoning designation to its former zone.
10. The parties may amend or modify the provisions of this Agreement and/or the concept development plan only by written instrument and after considering the recommendation of the County Planning Commission which may hold a public hearing to obtain public input on the proposed amendment or modification if deemed warranted.
11. This Agreement with any amendments shall be in full force and effect according to this approved Zoning Development Agreement until the property covered herein has been reverted to its former zone designation as a result of default.

- 12. Nothing contained in this Agreement constitutes a waiver of the County's sovereign immunity under any applicable state law.
- 13. In the event that legal action is required in order to enforce the terms of this agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this agreement from the defaulting party.
- 14. This agreement constitutes the entire agreement between the parties. No changes or alternatives may be made in this agreement except in writing signed by both parties.

Documents Attached:

- Exhibit A (Commercial Zoning Description)
- Exhibit B (Concept Development Plan)
- Exhibit C (Conditions, Limitations and Uses)

Approved by the parties herein undersigned this 11 day of MARCH, 2011.



 Developer

INDIVIDUAL ACKNOWLEDGMENT

State of Utah)
ss
County of Weber)

On the _____ day of _____ A.D. 20

personally appeared before me _____ the signers of the within instrument,
who acknowledged to me that he/she executed the same

Notary Public

Residing at: _____, Utah

CORPORATE ACKNOWLEDGMENT

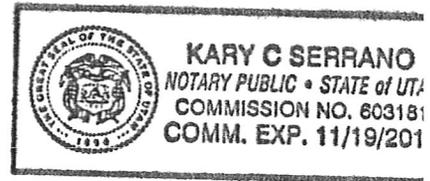
State of Utah)
ss
County of Weber)

On the 11th day of March A.D. 2011

personally appeared before me Delaney Stephens, duly sworn, did say that he/she is the representative of Horseshoe, LLC, the corporation which executed the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors that the said corporation executed the same.

Kary C. Serrano
Notary Public

Residing at: OGDEN, Utah



APPROVED AS TO FORM:

Monette Hurtado 3/14/2011
Weber County Attorney Date

APPROVED:

Jim M. Cognawater 3-15-2011
Chair, Weber County Commission Date

ATTEST:

Ricky D. Hotal
Weber County Clerk

Exhibit B

(See Attached Concept Development Plans)

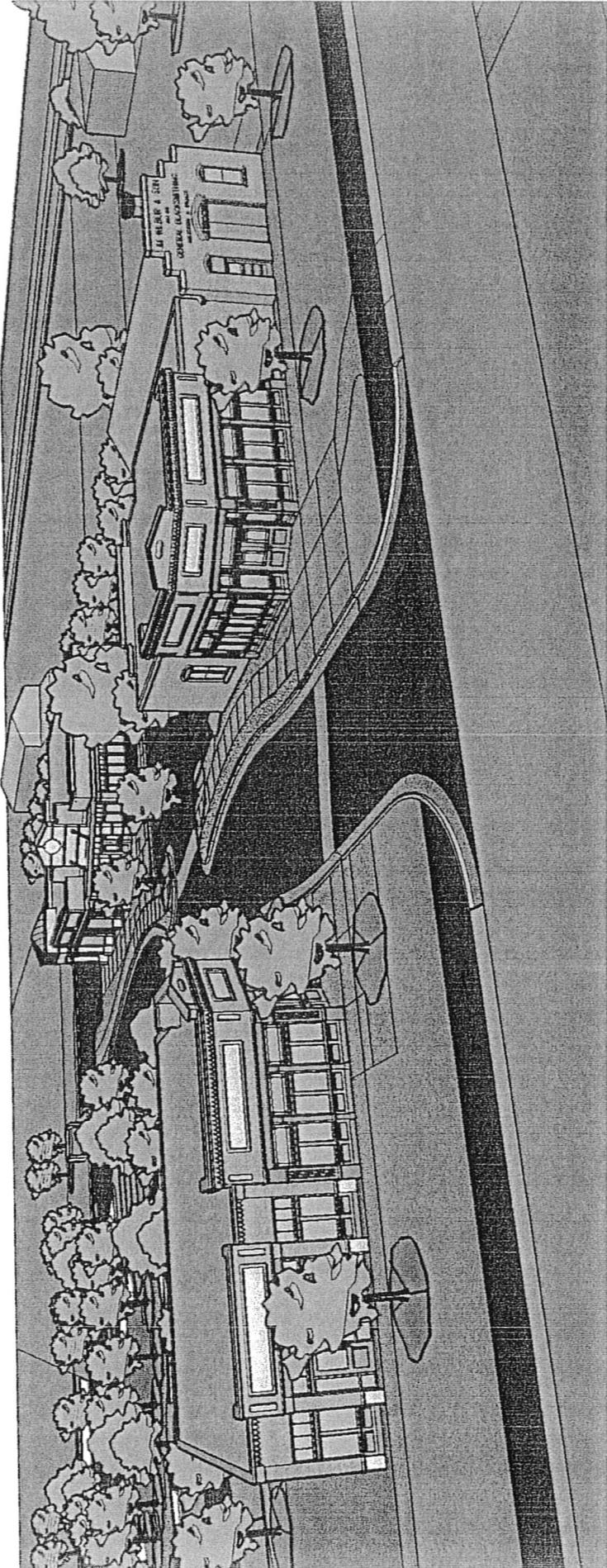


Exhibit C

Conditions, Limitations and Uses

Conditions:

- 1) The Blacksmith Shop will be placed and maintained on the National Register of Historic Places once the restoration of the Blacksmith Shop is complete.
- 2) The project will develop according to the approved site plan.
- 3) The Blacksmith Shop's interior and exterior will be restored according to the National Register Standards.
- 4) The Blacksmith Shop will be structurally protected simultaneously with any initial improvements to the property.
- 5) The Blacksmith Shop will be completely restored within five (5) years of the rezone approval. Progress for the restoration of the Blacksmith Shop shall be reported with each Commercial Site Plan or Conditional Use Permit application.
- 6) The Blacksmith Shop will retain a blacksmith shop theme or motif.
- 7) The Blacksmith Shop, once restored, will offer an educational element such as a walking tour, brochure or signage explaining its history and historical importance.
- 8) All new commercial buildings will project similar architectural styles and use similar materials to that of the Blacksmith Shop and the existing residence on site.
- 9) The property owner or developer will provide for the cost of additional traffic safety signs and cross-walk, as necessary for the Blacksmith Village development, if deemed appropriate by the County Engineer and/or County Commission.
- 10) The northeast corner of Blacksmith Village Concept Plan is update to show landscaping.
- 11) Year round landscape or other permanent screening will be used along all project boundaries that are adjacent to parcels with existing homes.
- 12) The developer acknowledges that prior to rezoning, a majority of the Blacksmith Village and all of adjacent properties are zoned Agricultural Valley - 3 (AV-3) which lists "agriculture" as the preferred use in agricultural zones. The developer also acknowledges that agricultural operations, as specified in the Zoning Ordinance for a particular zone, are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of the future Blacksmith Village commercial development.

Limitations:

- 1) All new structures are limited to one or single story.
- 2) All structures are limited to the square footage footprint as indicated on the approved site plan.
- 3) No drive-thru services allowed.
- 4) Any Bed & Breakfast Inn or Bed & Breakfast Hotel is limited to 4 guest rooms.

Uses:

- Antique/ souvenir shop (P)
- Art/artist supply store (P)
- Automobile (Antique Only) Sales/Service* (C)
- Bakery limited to goods prepared on site (P)
- Bank or financial institution (P)
- Barber/Beauty shop (P)
- Bath and massage establishment (P)
- Bed and Breakfast Inn/Hotel (C)
- Bicycle sales and service (P)
- Book Store (P)
- Bookbinding (C)
- Blacksmith shop (P)
- (P)
- Café (P)
- Camera Store (P)
- Carpet or Rug Service (P)
- China, crystal and silver shop (P)
- Christmas tree sales (P)
- Clothing and accessory store (P)
- Convenience store (no gas service) (P)
- Day care center (P)
- Dairy product store(cheese shop) (P)
- Delicatessen (P)
- Drapery/curtain store (P)
- Dry cleaning pick-up station (P)
- Electronic equipment sales/service (P)
- Employment agency (P)
- Fabric/textile shop (P)
- Florist shop (P)
- Fruit store or stand (P)
- Furniture sales/repair (P)
- Garden supplies and plant materials (P)
- Gift store (P)
- Green house/nursery (P)
- Gunsmith (P)
- Laboratory (medical or dental) (P)
- Leather goods, sales and service (P)
- Legal offices (P)
- Library (P)
- Linen store (P)
- Locksmith (P)
- Luggage store (P)
- Meat, fish and seafood store (P)
- Medical/dental office (P)
- Museum (P)
- Music store (P)
- Needlework, embroidery or knitting store
- Novelty store (P)
- Optometrist, optician or oculist (P)
- Paint or wallpaper shop (P)
- Pet and pet supply store (P)
- Pie manufacturer (P)
- Pharmacy (P)
- Photo studio and supplies (P)
- Popcorn or nut shop (P)
- Professional office (P)
- Plumbing shop (P)
- Real estate agency (P)
- Recreation center (C)
- Restaurant (P)
- Seed and feed store, retail (P)
- Sewing machine sales/service (P)
- Shoe repair or shoe shine shop (P)
- Tailor shop (P)
- Taxidermist (P)
- Toy store, retail (P)
- Travel agency (P)
- Upholstery shop (P)

Health food store (P)
Health club (P)
Hobby and craft store (P)
Hardware store (P) w/no outside storage

Vegetable store or stand (P)

Ice cream parlor (P)
Insurance agency (P)
Interior decorator/design (P)

Jewelry store sales and service (P)

* In addition other Planning Commission conditions imposed at the time of Conditional Use Permit approval, the following restrictions shall apply as follows:

1. At close of business, all cars will be stored within showroom.
2. No more than fifteen (15) antique automobiles on display at any given time.
3. Blacksmith facilities used for the restoration of classic automobiles are limited to no more than two (2) bays with all work being conducted shall be within a completely enclosed building.
4. Automobiles are limited to antique and classics defined as follows:
 - a. At least twenty-five (25) years old and no longer depreciating in value.
 - b. Are suitable and desirable for collecting.
 - c. They have special value or appeal because of their uniqueness and/or beauty.
 - d. As a guide, these automobiles should be of a similar vintage to those frequenting the original service station and/or Blacksmith Shop.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for a public utility substation (cellular site).
Agenda Date: Tuesday, May 28, 2013
Applicant: Jared White, agent for Summit Mountain Holding Group
File Number: CUP 2013-13

Property Information

Approximate Address: Hidden Lake Lodge Powder Mountain
Project Area: 80 Acres
Zoning: Commercial Valley Resort Recreation Zones (CVR-1)
Existing Land Use: Ski Lodge, Ski Resort
Proposed Land Use: Ski Lodge including a Public Utility Substation
Parcel ID: 23-012-054
Township, Range, Section: T7N, R2E, Section 6

Adjacent Land Use

North:	Ski Mountain, Ski Lodge	South:	Ski Mountain
East:	Ski Mountain	West:	Ski Mountain

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 11 (CVR-1 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 10 (Public Buildings and Public Utility Substations and Structures)
- Weber County Land Use Code Title 108 Chapter 7 (Supplementary and Qualifying Regulations)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscape and Screening Design Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

Type of Decision

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

Background

The applicant is requesting approval of a conditional use permit for a public utility substation (cellular site). The CVR-1 Zone allows a "public utility substation" as a conditional use. This site is on commercial property which has an approved site plan for Skylab Lodge and the Hidden Lake Lodge for Powder Mountain. A final revised set of site plans have been included as an exhibit.

The proposed site consists of a 20 foot by 20 foot leased area. With the amount of snow this area receives the applicant will not place a fence around the structure. One 12 foot by 20 foot equipment shelter will house the mechanical equipment for the site and will be connected to a 60 foot tall monopole cellular tower. Affixed to the pole will be an array of up to 6 antenna panels (8 foot) at a height of 60 feet height. There are no lights associated with this cellular site. Access to the site will be the same access as the access to the lodges. With the tower height of 60 feet it is possible for other providers to co-locate at this location. The applicant has also stated that the mono pole is being built as a temporary cell tower with the

anticipation that the pole will be there for up to three years, and then the cell tower will be moved to a roof location of one of the structures that is being proposed by Powder Mountain.

The applicant is not proposing any landscaping at this site. There is very little vegetation at this site. The landscaping for the new Skylab Lodge consisted of 10 evergreens planted in pots. The applicant is willing to put landscaping in. The Planning Commission should consider having the applicant plant evergreens or other landscaping at this site.

Summary of Planning Commission Considerations

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

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed public utility substation meets these requirements.

Section 108-4-4 Criteria for Issuance of Conditional Use Permit

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

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

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

1. Although the public utility substation site does not emanate the typical negative impacts of noise, dust, vibration, etc. the tower will be visible to the residents of Powder Mountain.
2. As the equipment and shelter at this location are not as visible as other cellular locations, the additional painting of HVAC units, doors, ventilation hoods, and electrical panels should be painted to match the proposed shelter, to prevent the reflectivity of the metal.
3. Since the goal of the property owner is to have the cell tower moved to a location on a building that is part of the development of Powder Mountain, the Planning Commission can consider having the applicant give an update to this in two years.

Conformance to the General Plan

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

Conditions of Approval

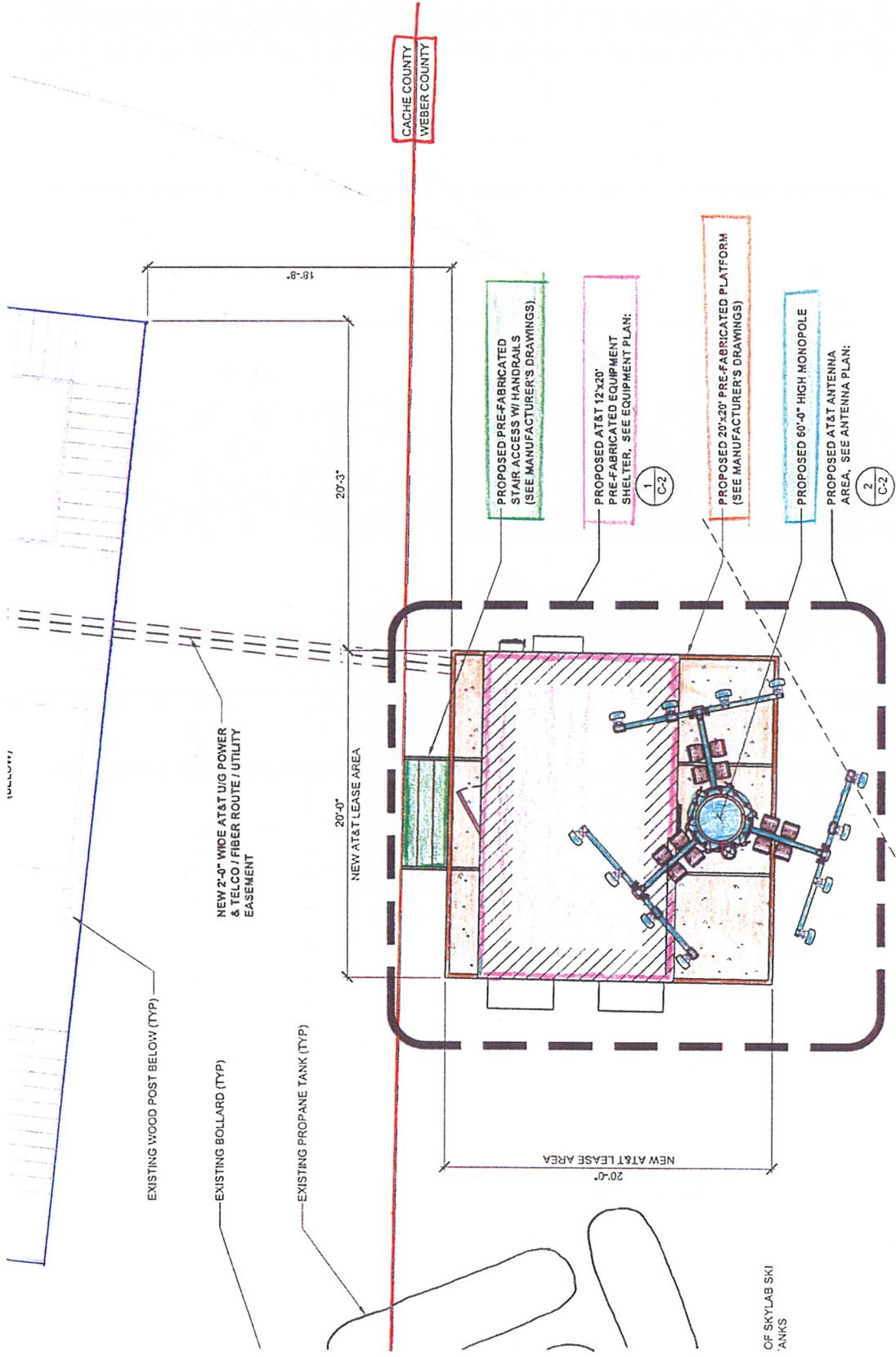
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber County Planning Division
 - That this location be co-locatable for other cellular providers
 - That all doors, vents, and equipment be painted to match the shelter colors
 - Landscaping for the site

Staff Recommendation

Staff recommends approval of this conditional use application, subject to the conditions of approval and staff suggestions in the staff report.

Exhibits

- A. Site Plans
- B. Applicant Narrative
- C. Location Map



CACHE COUNTY
WEBER COUNTY

NEW 2'-0" WIDE AT&T U/G POWER
& TELCO / FIBER ROUTE / UTILITY
EASEMENT

EXISTING WOOD POST BELOW (TYP)

EXISTING BOLLARD (TYP)

EXISTING PROPANE TANK (TYP)

NEW AT&T LEASE AREA

NEW AT&T LEASE AREA

PROPOSED PRE-FABRICATED
STAIR ACCESS W/ HANDRAILS
(SEE MANUFACTURER'S DRAWINGS)

PROPOSED AT&T 12'x20'
PRE-FABRICATED EQUIPMENT
SHELTER, SEE EQUIPMENT PLAN:
1 C-2

PROPOSED 20'x20' PRE-FABRICATED PLATFORM
(SEE MANUFACTURER'S DRAWINGS)

PROPOSED 60'-0" HIGH MONOPOLE
PROPOSED AT&T ANTENNA
AREA, SEE ANTENNA PLAN:
2 C-2

OF SKYLAB SKI
TANKS



4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

1152 W 2400 S, SUITE C
SALT LAKE CITY, UTAH 84119



Technology Associates
UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070
(801) 463-1020

REV	DATE	DESCRIPTION	BY

NOT TO BE USED FOR CONSTRUCTION

POWDER MOUNTAIN
POWDER MOUNTAIN
EDEN UT 84310
NSB MONOPOLE

SHEET TITLE
EQUIPMENT & ANTENNA PLANS

SHEET NUMBER
C-2

NOTE:
1. AT&T SHALL VERIFY & APPROVE ALL EQUIPMENT & CABINET LOCATIONS PRIOR TO THEIR INSTALLATION.



0 1" = 2' 3" SCALE: 3/8" = 1'-0" (1:144)
(OR) 3/16" = 1'-0" (1:144)

1

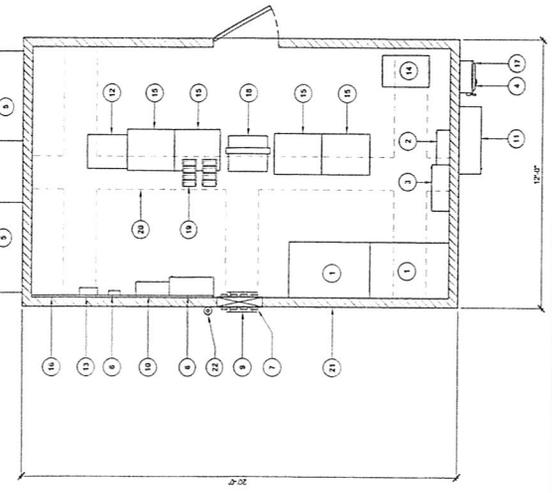
SECTION	ANTENNA TYPE	TECHNOLOGY	ANTENNA AZIMUTH	TRANSMISSION CABLE QTY.	LENGTH	TYPE
(A)	PROPOSED ANTENNA	UMTS	0°	2	145'	COAX
(B)	PROPOSED ANTENNA	UMTS	0°	2	145'	COAX
(C)	PROPOSED ANTENNA	LTE	0°	1	145'	FIBER
(D)	PROPOSED ANTENNA	LTE	0°	1	145'	FIBER
(E)	PROPOSED ANTENNA	UMTS	120°	2	145'	COAX
(F)	PROPOSED ANTENNA	UMTS	120°	2	145'	COAX
(G)	PROPOSED ANTENNA	LTE	120°	1	145'	FIBER
(H)	PROPOSED ANTENNA	UMTS	240°	2	145'	COAX
(I)	PROPOSED ANTENNA	UMTS	240°	2	145'	COAX
(J)	PROPOSED ANTENNA	LTE	240°	1	145'	FIBER
(K)	PROPOSED ANTENNA	LTE	240°	1	145'	FIBER

NOTE TO CONTRACTOR:
ANTENNA CLEARANCE AND MONITORING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA HEIGHTS. ANTENNA HEIGHTS, INCLUDING FOUNDATION, AND IF DESIGN AND PERMITS REQUIRE HEIGHT ADJUSTMENTS MAY BE FIELD REQ'D.



0 1" = 2' 3" SCALE: 3/8" = 1'-0" (1:144)
(OR) 3/16" = 1'-0" (1:144)

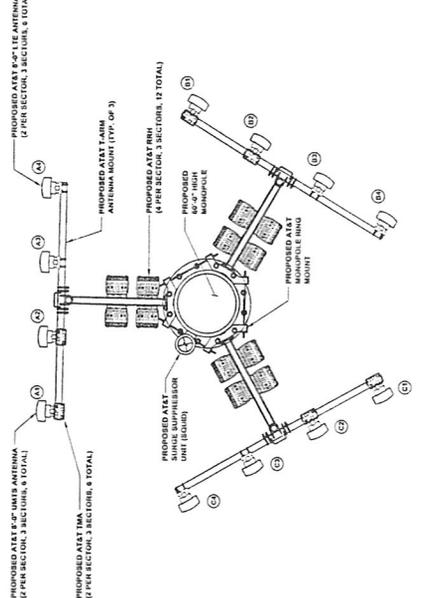
2



- KEY NOTES**
- PROPOSED AT&T BATTERIES / GEL CELL
 - PROPOSED AT&T AC MAIN BREAKER PANEL
 - PROPOSED AT&T TRANSFER SWITCH
 - PROPOSED AT&T GENERATOR PLUG (BELOW)
 - PROPOSED AT&T HVAC UNIT
 - PROPOSED AT&T 48V TELCO PURCHASING BLOCK
 - PROPOSED AT&T CABLE ENTRY PORT
 - PROPOSED AT&T TELCO CABINET (UTILITY DEMARK)
 - PROPOSED AT&T GROUND BAR
 - PROPOSED AT&T MIB (S)
 - PROPOSED AT&T TELCO JUNCTION BOX
 - PROPOSED AT&T INDEX PANEL
 - PROPOSED AT&T ALARM DEMARCATION
 - PROPOSED AT&T RECTIFIER
 - PROPOSED AT&T CABINET
 - PROPOSED AT&T TELCO BOARD
 - PROPOSED AT&T DISCONNECT SWITCH
 - PROPOSED AT&T 1P RACK
 - PROPOSED AT&T CABLE LADDER (MOUNTED TO CABLE LADDER (ABOVE))
 - PROPOSED AT&T CABLE LADDER (ORIENT)
 - PROPOSED AT&T 1P 48V PRE-FABRICATED BUILT-IN
 - PROPOSED AT&T GPS ANTENNA

EQUIPMENT PLAN

NOTE:
1. AT&T SHALL VERIFY & APPROVE ALL ANTENNA TYPES & ANTENNA LOCATIONS PRIOR TO THEIR INSTALLATION.



ANTENNA PLAN

To: Weber County Planning Department

RE: Request for a conditional use permit to construct a cellular facility at the top of the powder mountain ski resort. Compliance of section 22C-4

To whom it may concern:

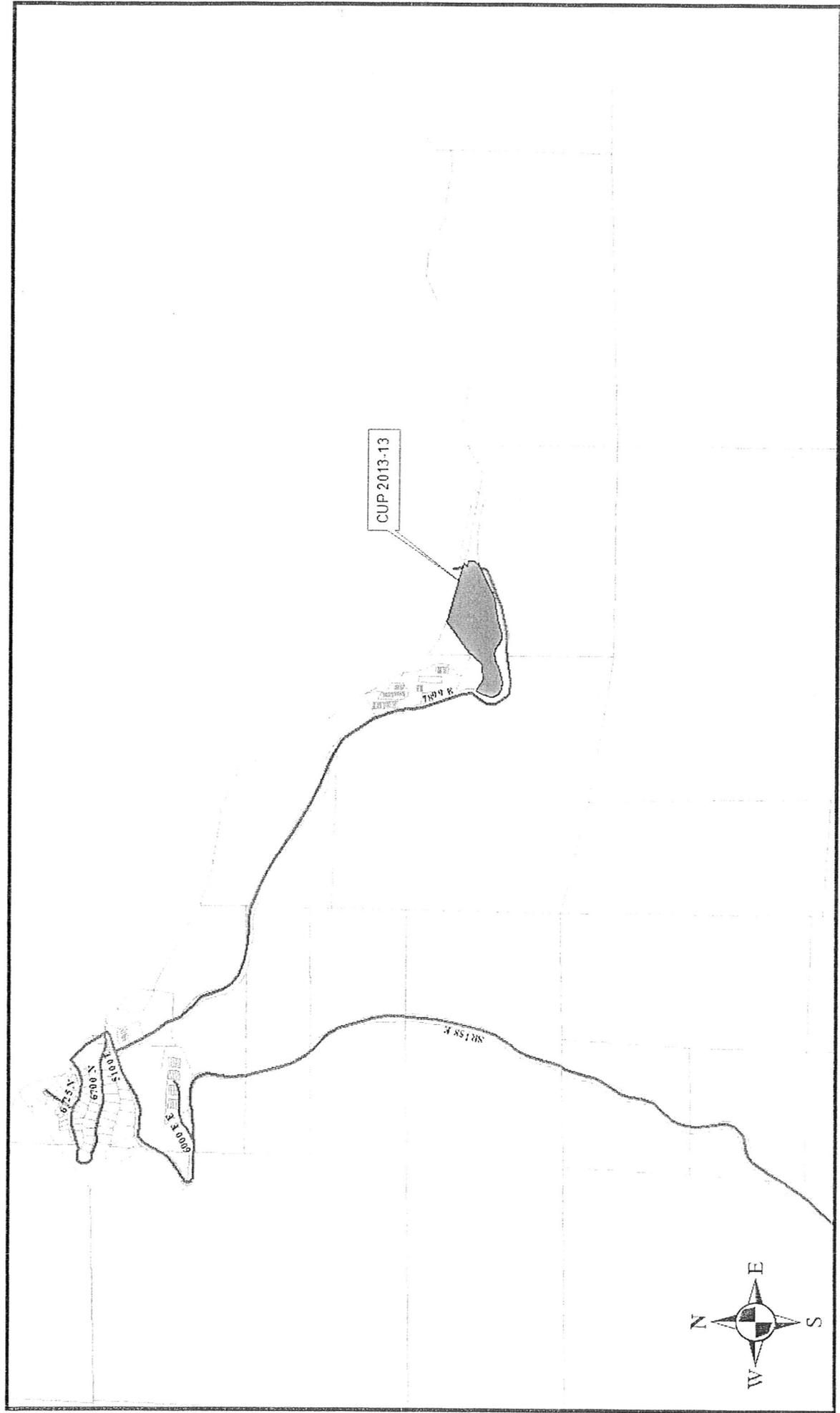
1. The site will generate minimal noise will not have lights, has minimal traffic and does not emit smoke nor create dust or odor. As with all cellular towers it is impossible to prevent all visual effects. The best option available is to co-locate whenever possible. This serves both AT&T and the county as it eliminates the capitol cost for AT&T and eliminates the visual impact of another pole. In locating new facilities we do all we can to co-locate whenever possible. In this case there is not a co-location option available within the needed coverage area. In an effort to mitigate the visual impact of the new monopole it will be constructed of non-reflective galvanized steel. The coax and connecting cables will be run inside the pole and it will not have a light on top. We will also engineer the pole to be able to accommodate any future co-locator and will warrant that we will allow such co-location. AT&T is also willing to work with the planning commission to implement any other feasible measures that they would like to have done in order to minimize visual impact.
2. As the public has need of cellular facilities the county ordinance allows for them within specific standards. AT&T is willing to meet all regulation and condition's specified in the zoning ordinance relating to this type of a project, while striving to provide high quality cellular service to the area.

List of material's

Tower: Non-reflective Galvanized steel

Equipment shelter: Pre- fabricated environmental shelter.

Sincerely
Jared White
Site acquisition Coordinator
801-232-0953





Weber County Planning Division

Date: May 17, 2013
To: Ogden Valley Planning Commission
From: Robert O. Scott, AICP
Planning Director
Subject: Moderate Income Housing Plan

At the April 9, 2013 joint work session there were a number of questions posed regarding the role of the Ogden Valley Planning Commission (OVPC). The Moderate Income Housing Plan is a mandated element to be included in the Ogden Valley General Plan. It is to be reviewed every two years.

The next step is for the OVPC to review the draft Plan and get comments to our consultant for any modifications. Once the Plan is modified it will be placed on an upcoming agenda as a public hearing to receive public input and make a recommendation to the Weber County Commission. The County Commission will then hold a public hearing and consider adoption. The implementation of the Plan goals and strategies will fall to various entities including the Weber Housing Authority.

The sections that the OVPC should become most familiar are contained on pages 149-155. These pages contain the goals and implementation strategies for Ogden Valley, West Central Weber County, and the overall county. The Ogden Valley goals start on page 149.

The goals and implementation strategies appear below:

Moderate Income Housing Goals:

Goal 1: Maintain the quality of existing single family housing stock and affordable homeownership opportunities.

- Implementation Strategies: facilitate the mix of new construction in keeping with neighborhood design standards and community sustainability; support the Weber Housing Authority emergency home repair program to assist in housing maintenance for moderate to low income home owners and encourage the development of urban housing development in established cities and towns in order to protect the agricultural lands and provide open space within the unincorporated areas of Weber County.

Goal 2: Maintain the quality of existing multi-family housing stock and affordable rental housing opportunities.

- Implementation Strategies: facilitate the mix of new construction in keeping with neighborhood design standards and community sustainability; encourage the development of urban housing development in established cities and towns in order to protect the agricultural lands and provide open space within the unincorporated areas of Weber County; develop cluster and node ordinances that will allow for mixed type of housing choices in compact areas consistent with the General Plan locations to preserve agricultural lands and open spaces and develop and adopt design standards for the nodes and mixed use communities.

Goal 3: Provide housing choices in neighborhoods that will allow residents to live in the same neighborhood for their entire life-cycle.

- Implementation Strategies: support the Weber Housing Authority's role in developing mixed use housing projects resulting in additional housing opportunities; where mixed use development occurs provide a variety of housing types; require resorts to comply with the Destination and Recreation Resort zone provisions to establish a seasonal workforce housing plan and provide appropriate numbers of housing for employees and investigate the potential for adding accessory dwelling units as an allowed use in the zoning ordinance.

Goal 4: Update and or put in place the necessary tools enabling the community to track the: 1) mix of existing housing stock, 2) the condition of existing housing stock, 3) delivery of existing housing education made available

to the public, 4) the availability of local resources enabling single and multi – family rehabilitation and or new construction which facilitates access and affordability for special needs populations.

- Implementation Strategies: maintain land use inventory maps and analysis to track land use and housing and the transitioning of various land uses; establish a mechanism to track housing condition of the existing housing stock, including multi-family and single family residences and conduct a survey of how other communities are tracking their housing stock in order to determine the most efficient and effective way to track housing stock and condition in unincorporated Weber County.

Goal 5: Seek to monitor market data and barriers over time for all housing sectors to assure prioritization and implementation in keeping with moderate income housing plan compliance every two years.

- Implementation Strategy: conduct a housing barriers analysis as part of the two year update of the moderate income housing plan. Coordinate this effort with the Weber Housing Authority.

Recommendation: Provide direction on any edits to the Moderate Income Housing Plan in order to host a public hearing to make a recommendation to the Weber County Commission.