

Weber County Planning Division

To: Ogden Valley Planning Commission

From: Ronda Kippen

Date: January 27, 2015

Subject: File# CUP 2014-34 Blacksmith Garage CUP

Follow-up:

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

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

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

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

Exhibits:

A. Landscaping Plan and site photos

B. Neighborhood Layout

Respectfully,

Planner II

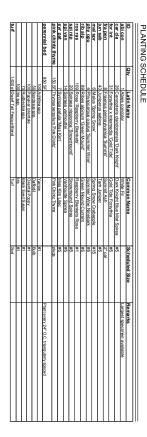
Weber County Planning Division

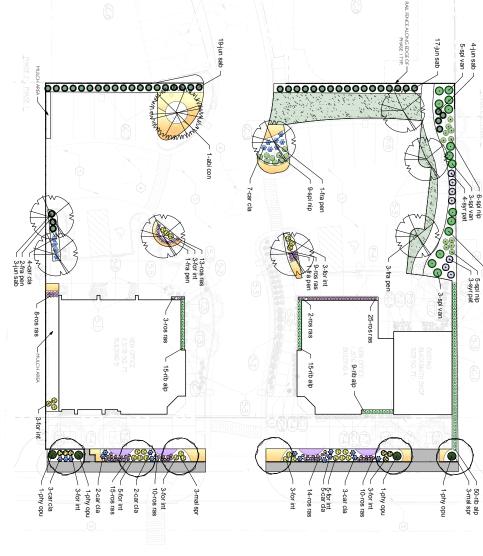
Ronda Kippen

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Exhibit A





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spi van

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rib alp

PLANTING PLAN

3-spi van

PLANTING LEGEND

tree pot

abi con

PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE N GUIDELINES EST ABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN NURSERY ASSOCIATION, INC.	
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ALL SINGLE TRUNK TREES SHALL HAVE CENTRAL LEADER IN TACT.

ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.

THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.

ANY ALTERATIONS TO THESE DRAWINGS DURING CONSTRUCTION SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND RECORDED ON "AS BUILT" DRAWINGS BY THE CONTRACTOR.

3HT YE

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT JANY CONFLICTS TO THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE TAGGED AND APPROVED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO SITE.

13. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION, PROTECTION TECHNOLUSE SHALL BE REVIEWED AND APPROVED BY THE OWNERS' REPRESENTATIVE.

TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT OF WAY REQUIRES APPROVAL FROM RANDY DRUMMOND, SLC URBAN FORESTRY.



wood fence

- gravel

lawn

perennial bed

pink chintz thyme rosras

ANY PROPOSED SUBSTITUTIONS OF BLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, JEIGHT BRANCHING HABIT, FLOWER LEAF, COLOR, FRUIT WHO DULTURE ONLY AS APPROVED BY THE OWNERS REPRESENTATIVE.

 SOD AREAS TO RECIEVE 12" TOPSOIL PRIOR TO PLANTING. SHRUB AND PERENNIAL BEDS TO RECIEVE EIGHTEEN INCHES (18") TOPSOIL PRIOR TO PLANTING.

12. CONTRACTOR SHALL PERFORM A SOIL TEST AND AMEND SOILS AS RECOMMENDED BY THE LANDSCAPE ARCHITECT. . ALLLANDSCAPE AND PERENNAL BEDS TO BE COVERED IN WEED BARRIER FABRIC AND THREE INCHES (3") DECOMPOSED BARK MULCH.

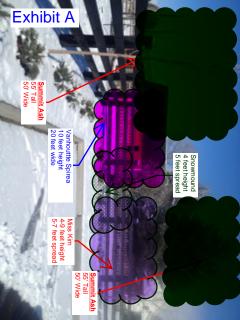
www.iolandarch.com 1616 North Sage Drive St George UT 84770 614 24th street Ogden UT 84401

Blacksmith Village

P101

PLANTING PLAN





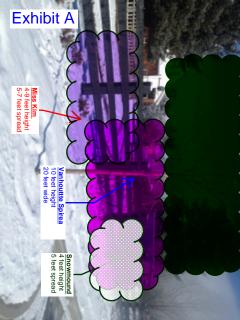


Exhibit A -Ground Cover Vanhouttte Spirea 10 feet height 20 feet wide Snowmound 4 feet height 5 feet spread Miss Kim 4-9 feet height 5-7 feet spread

Exhibit B

