

Weber County General Plan or Text Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted

Received By (Office Use)

Added to Map (Office Use)

Property Owner Contact Information

Name of Property Owner(s)

THE HOUSEHOLDER GROUP

Mailing Address of Property Owner(s)

PO BOX 412
EDEN UT 84310

Phone

801.389.0040

Fax

Email Address

ERIZ@THG-US.COM

Preferred Method of Written Correspondence

Email Fax Mail

Ordinance Proposal

Ordinance to be Amended

COMMERCIAL VALLEY PERMIT RECREATION (CVR-1)

Describing the amendment and/or proposed changes to the ordinance:

SEE ATTACHED -

Ordinance Proposal (continued...)

Applicant Affidavit

I (We), THE HOUSEHOLDER GROUP LLC, depose and say that I (we) am (are) the interested member(s) of this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

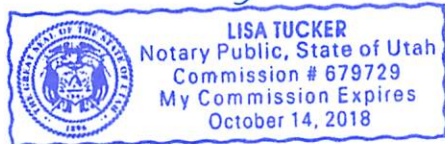
[Handwritten Signature]

ERIC HOUSEHOLDER
- MANAGING MEMBER

(Signature)

(Signature)

Subscribed and sworn to me this 30th day of May, 20 16.



Lisa Tucker

(Notary)

Commercial Valley Resort Recreation (CVR-1)

Text Amendment Application

The Householder Group LLC

May 2016

Describing the amendment and/or proposed changes to the ordinance:

Applicant is proposing the following minimum area requirements and setback changes to Section 104-11-6 of the CVR-1 Weber County Land Use code;

Sec. 104-11-6. - Minimum lot area, width and yard regulations.

(a) Area. A minimum of a 2.5 acre site, unless part of a master planned project governed by a Zoning Development Agreement then there is no minimum site requirement, with the following minimum area requirement for uses within that site:

- (1) Condominium rental apartments, dwellings, multifamily dwellings, and/or other uses providing nightly or longer term lodging, per building 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two dwelling units.
- (2) Lockout sleeping room, 500 square feet.
- (3) Other uses: none.

(b) Width: No minimum frontage.

(c) Yard.

- (1) Front: 20 feet minimum.
- (2) Side: None
- (3) Rear: 10 feet minimum

(d) Building height. Conditional use permit is required if over 25 feet in height.

Explanation

Under the proposed language changes, if the site is governed by a Master Zoning Development Agreement, the required area will be driven by the number of entitlements being used.

- Example 1, if the site contained One acre (43,560 SF) of net developable area, 20 units would be supported.
 - The breakdown is as follows, 43,560 SF less 7,500 SF for the first two units, then 36,060 SF divided by 2,000 SF for each additional unit, results in a total of 20.03 or 20 density rights when rounding down.
- Example 2, if the site contained Two acre (87,120 SF) of net developable area, 41 units would be supported.
 - The breakdown is as follows, 87,120 SF less 7,500 SF for the first two units, then 79,620 SF divided by 2,000 SF for each additional unit, results in a total of 41.81 or 41 density rights when rounding down.

The minimum lot area, width and setbacks were proposed to match the Commercial Valley (CV-2)



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

| Customer Receipt | |
|------------------|-------|
| Receipt Number | 14345 |

| Receipt Date |
|--------------|
| 06/01/16 |

Received From:
The Householder Grou

Time: 10:52
Clerk: tbennett

| Description | Comment | Amount |
|-------------|-----------|----------|
| Text Amd. | Text Amd. | \$350.00 |

| Payment Type | Quantity | Ref | Amount |
|--------------|----------|-----|--------|
| CHECK | | 143 | |

AMT TENDERED: \$350.00
AMT APPLIED: \$350.00
CHANGE: \$0.00