



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration of, and action on, a Conditional Use Permit to operate a recreational lodge on lot 6 of the Sanctuary subdivision, at 9686 East Maple Ridge Road.

Agenda Date: Tuesday, July 05, 2016

Applicant: Tim Charlwood

File Number: CUP 2016-11

Property Information

Approximate Address: 9686 East Maple Ridge Road

Project Area: Lot area: 1,755,032.4 sqft. (40.29 Acres).
Building area: 7,440.25 sqft.

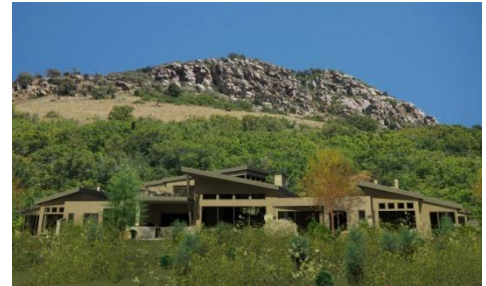
Zoning: F-40 (Forest 40)

Existing Land Use: Vacant subdivided land.

Proposed Land Use: Recreation Lodge

Parcel ID: 21-130-0003

Township, Range, Section: Township: 6 North, Range: 2 East, Section: 03 (Southwest Quarter Section)



Adjacent Land Use

North: Vacant/Forest and Wildland/Rural Recreation	South: Large (40 acre) Subdivision Lot
East: Open Space/Common Area (Green Hills HOA)	West: Large (40 acre) Subdivision Lot

Staff Information

Report Presenter: **Charlie Ewert**
cewert@co.weber.ut.us
801-399-8763

Report Reviewer: RG

Applicable Ordinances

- §101-1-7 (Definitions)
- §104-9 (Forest Zones)
- §104-28 (Ogden Valley Sensitive Lands Overlay District)
- §108-1 (Design Review)
- §108-2 (Ogden Valley Architectural, Landscape and Screening Standards)
- §108-4 (Conditional Uses)
- §108-18 (Drinking Water Source Protection)

Summary and Background

This is a proposal for a 10 room recreation lodge, located on Lot 6 of the Sanctuary subdivision. Recreation lodge is listed as a conditional use in the F-40 zone. Standards that the Planning Commission should consider to apply to this conditional use include:

- Standards relating to safety for persons and property, including fire fighting considerations and traffic mitigation.
- Standards relating to infrastructure, amenities, and services, including public infrastructure and utility capacity.
- Standards relating to the environment, including site disturbance and retention of native vegetation.
- Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan, including screening of incompatible uses from view from other properties, quality architectural design, landscaping, and potential noise and light issues.

The Sanctuary was recorded in 2013 as an eight lot subdivision. At that time part of the subject parcel was designated for building purposes. This propose does not affect that. Subdivision approval also vetted access to the site, culinary and waste water feasibility for the site, and preliminary geologic information in the area.

With the findings and conditions listed herein, the proposal appears to comply with County ordinances. Staff is recommending approval with conditions.

Planning Commission Considerations

Request. The Planning Commission is being requested to review and approve a 10 room recreation lodge in the F-40 zone. The lodge will provide general vacation services, including overnight accommodations and meal preparation, and is intended to provide recreational opportunities both on and off the property.

Please review the applicant’s summary in Exhibit A for a complete description of the proposal.

Zoning Analysis. The requested use is for a “Recreation Lodge.” Recreation lodge is a term defined by Weber County’s Land Use Code as follows:

*The term "recreation lodge" means a lodge constructed in a mountainous or forested location, which may include up to 16 guest sleeping rooms, and facilities for guest's meals, providing on-site winter sports amenities such as cross country ski trails, snowmobile trails, ice skating and/or similar activities, and, if open yearround, offers summer recreation amenities such as equestrian trails, mountain biking trails, hiking trails, rock climbing training stations, golf course, putting green, and/or tennis courts. Accessory uses, such as sports equipment rental and repair may be included. The number of horses allowed, in the case of a riding stable, shall be calculated and may be permitted based upon acreage and site plan review, and recommended by the planning commission. Limited day use may be allowed based upon site plan review and approval of the overall project as a conditional use by the planning commission.*¹

Recreation lodge is permitted as a conditional use in the F-40 zone.² Pursuant to State Law and the County Land Use Code,³ if a use is listed in the zone as a conditional use it shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

Conditional Use Analysis. In determining “applicable standards” that can be applied to this use, the Planning Commission should consider the following guidance offered by the Land Use Code:

Sec. 108-4-5. - Conditional use standards.

(a) The land use authority may apply conditions of approval related to any of the standards of this section, provided that credible evidence exists that:

(1) The application of the standard is relevant to the use; and

(2) The conditions are reasonable and necessary to substantially mitigate detrimental effects of the use as specified in the standard.

*(b) The land use authority shall consider the expertise and experience of applicable reviewers and qualified professionals to help determine credible evidence, relevant standards, and reasonable conditions.*⁴

Based on applicable standards of the CUP code, staff recommends that the Planning Commission consider the following information when determining the reasonably anticipated detrimental effects of the use. Staff recommends reasonable conditions in this staff report that are intended to mitigate known potential detrimental effects.

Fire control. A specific analysis of fire control for the proposal has been conducted by the local Fire Marshal, and is attached as Exhibit B.

Access and circulation. The site is accessed through the Green Hills Subdivision along Maple Drive. The applicant asserts that an adjudicated right-of-way exists, with an access agreement,⁵ between the Green Hills HOA and himself, which



¹ See LUC §101-1-7, “Recreation Lodge.”

² See LUC §104-9-3 to review this and other conditional uses allowed in the F-40 zone.

³ See UCA §17-27a-506. Conditional Uses; and LUC §108-4-4.- Decision Requirements.

⁴ See LUC §108-4-5. – Conditional Use Standards.

⁵ Civil case number 010905924, Judge Michael D. Lyon.

provides the opportunity to access the site across private property, as proposed. This agreement is a private agreement between the applicant and the HOA. Enforcement of it is the responsibility of the HOA and the applicant, and as such the County should offer no opinion as to its provisions. The County's public right-of-way ends at the end of 9000 East Street.

In determining how the use will affect traffic demand, the Planning Commission should focus on whether the use will cause any material degradation in the level of service of public road infrastructure. It is anticipated that this lodge will average above 50% vacancy rate, with occasional peak times at full occupancy. In Utah, the typical year-round single family dwelling that contains a household of 6 people generates about 32.7 vehicle trips per day (coming and going equals two trips)⁶ and possesses about two vehicles.⁷ In comparing the suggested average annual occupancy rate of the proposed use and the anticipation for the ordinance-based standard for the maximum peak parking demand of the proposed use (as specified below) it can be anticipated that the effect of the use on average traffic patterns in the area will be similar to a (very) large-family single-family dwelling, with occasions of variance depending on peak/off-peak lodging demands. This demand does not appear to be significant enough to materially degrade any public infrastructure and as such it does not merit special traffic accommodations like off-site road or right of way improvements.

Parking. Parking for the facility is proposed to be underground. County code does not specify the number of stalls for a recreational lodge, but offers guidance for a motel, a hotel, and a lodginghouse.⁸ A motel is required to have one space per sleeping or living unit (10 spaces for this proposal). A hotel is required to have one space per two sleeping units (five spaces for this proposal). A lodginghouse is required to have three spaces for every four persons to whom rooms will be rented (eight spaces for this proposal). Given the smaller scale of this use and the likelihood that maximum occupancy could occasionally occur, it seems most appropriate for the Planning Commission to apply the motel standard for this proposal. The parking facilities should provide ADA accessibility to the lodge.

*Architectural design.*⁹ The building is being designed by licensed architect James Carroll. Building materials include rock, stone, steel, aluminum, steel, glass, and quality synthetic stucco. Based on the images presented in the application it appears that the color will be muted earth tones. This complies with ordinance requirements. No specific color palette has been provided. The Planning Commission may want to condition approval on an appropriate color scheme.

The building height will be limited to 35 feet, as required by the F-40 zone.¹⁰ The structure appears to be located along a ridge, but is not visible from any two mile scenic corridors as provided for in the sensitive lands ordinance.¹¹ The nearest scenic corridor (7100 East) from which the building pad might be visible is approximately three miles away.

Lighting. No specific lighting plans have been proposed; however, the applicant has proposed that all lighting will be downward directional in a manner that does not disturb other properties. The Planning Commission may desire a condition of approval to ensure that all constructed exterior lighting is indeed downward direction and fully shielded so as not to produce unnecessary light pollution.

Deliveries. The applicant asserts that deliveries can be restricted to the underground parking facilities or to the side entrance of the lodge. Considering that deliveries will pass through residential areas to get to the site, the Planning Commission may desire to limit the size and frequency of the delivery vehicles. Staff recommendation provides for this.

Landscaping and irrigation. The applicant is proposing to generally leave the site in its current native state of vegetation. There is currently an area that has been cleared for the building, but the applicant asserts that the clearing was conservative. In the event construction activities lend the need for reseeding or replanting, the applicant has proposed to replant or seed with the same native vegetation in the immediate vicinity. The applicant indicates that he owns 1/5 acre-foot of water for irrigation purposes if needed, but no irrigation is anticipated due to retention of native vegetation. The remote location, size, and natural state of the property may render additional landscape considerations unnecessary.

Solid waste disposal. Solid waste disposal will be by means of private waste removal contract or owner removal. The waste receptacles will be located in the underground parking facilities away from public view. No outdoor dumpsters are proposed; therefore no dumpster screening should be required.

⁶ This is a generalized average based on national statistics. In Utah, according to <http://governor.utah.gov/>, a one person household in one Utah county generated 4.7 trips per day, while a six person household generated 32.7 trips per day.

⁷ Pulled from <http://www.smartgrowthamerica.org/documents/saltlakecitysprawl.pdf>

⁸ See LUC §108-8-4 for parking requirements.

⁹ See LUC §108-2-4 for general architectural standards.

¹⁰ See LUC §104-9-4 for height limitations.

¹¹ See LUC §104-28-4 for Scenic corridors ridgeline protection provisions.

Water source. Culinary water will be provide via well. The Health Department has provided feasibility for it. The Planning Commission should consider conditioning CUP approval on the demonstration of adequate water rights, water yield, and water quality, as administered by the Health Department.

Waste water. The applicant has proposed a packed bed media waste water system for waste water disposal. The Health Department will review the final design and functionality during building permit review, but they have offered general feasibility for the system during subdivision review and approval. They have updated that feasibility based on this proposal for 10 room lodging facility. For the purposes of waste water the Health Department is considering the use residential in nature, which they say is more restrictive than considering if for commercial lodging purposes.

Source Protection. The waste water system will be located in zone two of a source protection area of another well in the [relative] vicinity. Zone two prohibits typical septic and drain fields. The Health Department and the State Division of Drinking Water does not consider a packed-bed media system¹² the same as a typical drain field. The Health Department finds this waste water system suitable for this location. Approval should be conditioned on a packed-bed media system, and compliance with all state and Health Department regulations.

Flood plain. According to the FEMA flood data, the property is located in the "X" flood zone. The X flood zone denotes areas determined to be outside the 500-year floodplain, or determined to be outside the 1% and 0.2% annual chance floodplains.

Signage. No specific signage is being proposed for the property. There is an existing non-illuminated neighborhood identification sign made of timber and iron at the entrance of the lower approach road of the Sanctuary subdivision.

Geology. This site is in a geologic hazards study area.¹³ A hazard study was provided for the Sanctuary subdivision¹⁴ that offered general guidance and recommendations to building in the area. It found minimal concern. Considering that the report was not specific to the footing/foundation of this proposed lodge, the Planning Commission should consider the need for an update letter from the project geologist to verify that the general scope, conditions, and findings listed in the report are sufficient to provide for a reasonable degree of safety when developing the site. An update letter from Western Geologic is in the process at this time, and will be provided prior to building permit review.

Noise. Because the use involves short term lodging for persons not permanently vested in a quiet residential neighborhood experience, it could potentially produce intrusive noises during uninviting hours of the day. The Planning Commission should consider imposing quiet hours for the use in order to mitigate this concern.

Conformance to the General Plan

The Ogden Valley general plan recreation element supports recreation opportunities and uses. The allowance of recreation in the F-40 zone appropriately executes this desire.

Staff Recommendation

Staff recommends approval of the Sanctuary Recreation Lodge conditional use permit, file #CUP 2016-11, based on the following findings and conditions:

Conditions:

1. The limits of disturbance shall not exceed the building pad areas, as shown in the application. In the event building activities must exceed the building pad area, a de minimis planning division review of the changes shall be conducted.
2. That quiet hours shall be observed from 10 p.m. to 7 a.m. Daytime noises (related to the use of the lodge) that are unreasonable, obnoxious, or out of character for a quiet residential neighborhood are prohibited.
3. All exterior lighting shall be downward directional and fully shielded in a manner that obstructs the visible light source from view from adjacent properties. The intensity of outdoor lighting, including any landscape lighting, shall be minimized so as not to create unnecessary reflection on the mountain side. Exterior lighting shall be configured in a manner that has minimal visual impact when viewed from other properties. The building permit application shall include for staff approval the specifics of the light fixtures to be used.

¹² Pursuant to a letter dated October 28, 2013, sent to the Weber County Planning Director from The Director of the Department of Environmental Quality, Division of Drinking Water.

¹³ The Utah Geological Survey's Ogden 30x60 Geologic Quadrangle, updated in 2016, indicates that the building site is in the Zkc geologic unit. This unit requires a geologic hazards study and report.

¹⁴ See report from Western Geologic, LLC dated September 23, 2010, located in project file.

4. Delivery or pickup in a 14,001 pound or greater truck (Class 4 GVWR or greater, pursuant to 49 CFR 565.15), except for package delivery service at times and in intervals typical for a normal residential use, shall be limited to one delivery or pickup per day between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. A loading and unloading area, adequately sized to accommodate the type of truck and the size of the delivery or pickup, shall be provided on the site. No loading or unloading shall be permitted offsite.
5. The applicant shall either submit an updated letter from a qualified geologist indicating that the findings of the general geologic hazards report(s) previously conducted are still valid for the specific building location, or an updated building-specific report shall be submitted with the building permit application that provides any necessary mitigation measures.
6. Storm water drainage shall comply with typical engineering standards, as approved by the County Engineering Division during building permit review.
7. CUP approval shall be subject to final review and approval by the Weber County Engineering Division during building permit review.
8. CUP approval shall be subject to final review and approval of the culinary water and waste water systems, commercial kitchen, and pool or spa (if applicable), in accordance with Health Department requirements.
9. The colors of the facility shall be limited to general muted earth tones that are found in abundance on the site such that all man-made facilities have minimal visual impact and blend with the natural state of the property.
10. There shall be sufficient parking spaces, pursuant to the Weber County parking standards of LUC §108-8, to provide for 10 onsite parking spaces. Parking provisions shall comply with ADA standards. The building permit application shall include a specific parking plan for staff verification.
11. The proposal shall maintain compliance with all other local, state, and federal laws.

Findings:

1. The proposed use is a recreational use and supports other recreational uses in the Ogden Valley, which is in compliance with the Ogden Valley Recreation Element of the General Plan.
2. The proposed use complies with the Land Use Code's definition of "Recreation Lodge."
3. Given the applicant's proposal and the conditions provided herein, the proposal reasonably mitigates the anticipated detrimental effects of the use.
4. That the applicant asserts that private legal access exists from the public right-of-way to the site. CUP approval is contingent on legal access to the site.

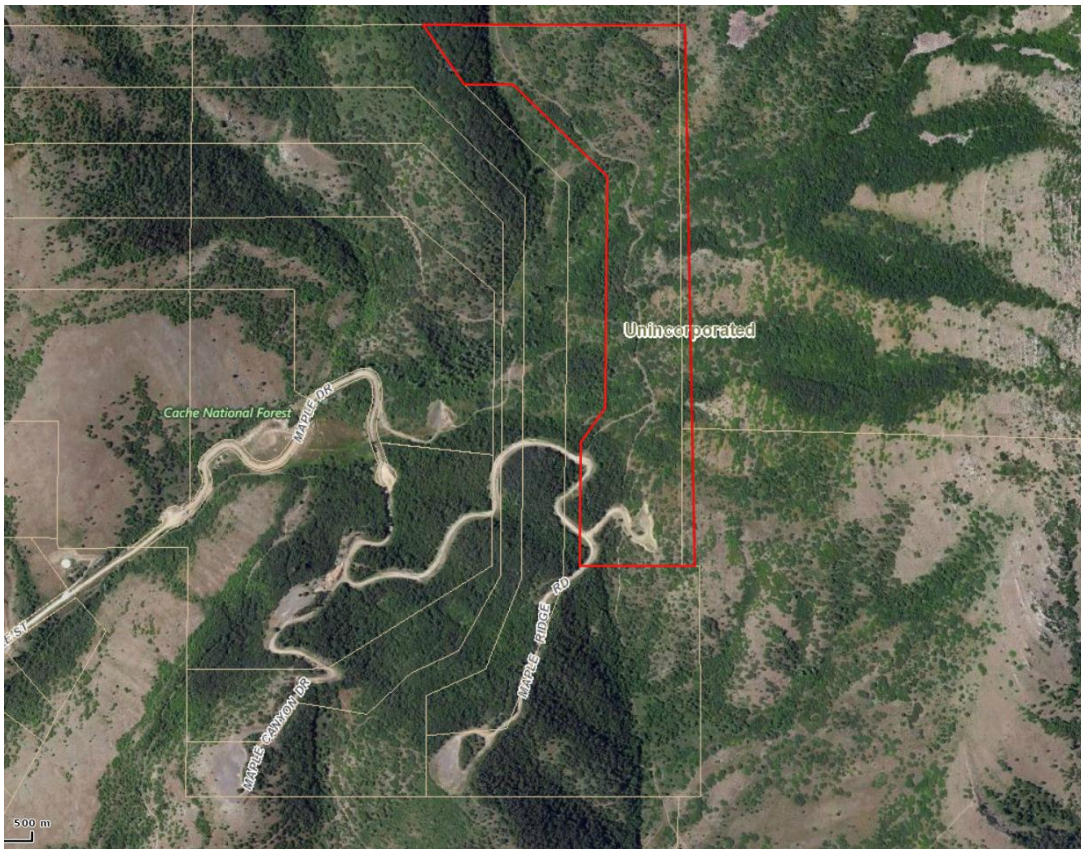
Exhibits

- A. Application
- B. Fire Marshal Review
- C. Engineering Review

Map 1



Map 2



Weber County Conditional Use Permit Application

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

Date Submitted / Completed 5/25/2016	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) TIMOTHY CHARLWOOD		Mailing Address of Property Owner(s) PO Box 980400 PARK CITY UTAH 84098-0400	
Phone 435 901 2337	Fax N/A		
Email Address (required) TIMCHARLWOOD@GMAIL.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) TIMOTHY CHARLWOOD		Mailing Address of Authorized Person PO box 980400 PARK CITY UTAH 84098-0400	
Phone 435 901 2337	Fax N/A		
Email Address TIMCHARLWOOD@GMAIL.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name THE SANCTUARY RECREATIONAL LODGE	Total Acreage 40	Current Zoning FR-40
Approximate Address THE SANCTUARY MAPLE DRIVE HUNTSVILLE UTAH 84317 LOT 6.	Land Serial Number(s) 21 126 0006	

Proposed Use: RECREATIONAL RETREAT

Project Narrative:
SEE ATTACHED

Basis for Issuance of Conditional Use Permit

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.

THE RECREATIONAL LODGE IS INTENDED AS HIGH QUALITY RETREAT WITH IMMEDIATE ACCESS TO ENDLESS RECREATION IN A PROTECTED ENVIRONMENT. BOUND RESTRICTIVE EASEMENT STAFF WILL ENSURE THE RETREAT MAINTAINS STANDARDS SET HIGH IN THE INTERESTS OF OUR ENVIRONMENT AND GUESTS. THIS IS TO BE STRICTLY OBSERVED.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

THE LODGE WILL COMPLY WITH ALL ZONING ORDINANCE UNDER FR-40

Property Owner Affidavit

I (We), [Signature], depose and say that I (we) am (are) the owner(s) of the property identified in 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.

[Signature]

(Property Owner)



Subscribed and sworn to me this 25th day of May, 20

[Signature]

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



Tim Charlwood • (435) 901-2337 • timcharlwood@gmail.com • PO Box 980400, Park City, Utah, 84098

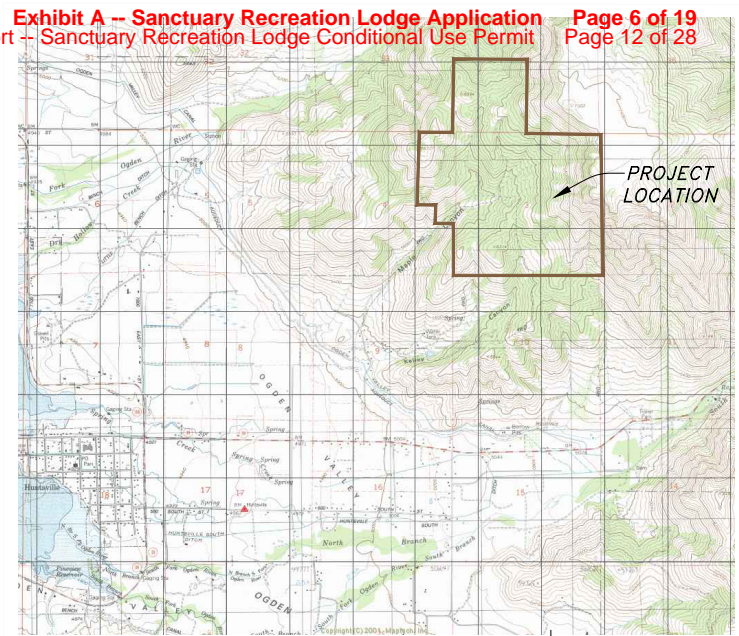
Sanctuary Recreational Lodge, Curtain Bluff, Lot 6 The Sanctuary

Owner; Tim Charlwood, PO Box 980400, Park City, Utah, 84098-0400.

An application for Recreational Lodge at Lot 6 with 40 acres within Sanctuary will comply with all FR-40 zoning standards. It is proposed to build a High quality Recreational Lodge that will blend into the environment designed by award winning architect James Carroll of Salt Lake City with a maximum of 7,500 square feet live-able area with maximum 10 Bedrooms with shared central open area with full kitchen and anticipated Chef services. It is proposed to have 10 under ground car spaces. Road access has been approved and built right to the Homesite at both upper and lower car park level with snow clearance all winter by Sanctuary HOA. Well approval has been granted and recorded. Septic to comply with Health Department standards with "Green" Packed Bed Mound System designed with no contamination. Geo Thermal heat/cool systems will be installed. Landscaping will be minimal as natural landscape is desired. Homesite with immediate landscape is in place retaining all natural vegetation. Outside of build-able is protected by an Easement and covering all our 469 acres of Open Space within Sanctuary for Home owners to share, no fencing is allowed to maintain natural Habitat. Recreation begins at this Homesite with two treed trails North and South established 10 years ago for equestrian, hiking, biking and Nordic skiing connecting to miles of environmental friendly trails built for Sanctuary use. A Heli-Ski pad is opposite the lower level car park that will accommodate other Sanctuary home owners vehicles if they choose to Heli-Ski. With over 100 Heli-Ski operations there have been no complaints, strict management control has been applied. Future use will be for Sanctuary home owners and guests only. The intention is to maintain a high quality retreat for guests to enjoy. Access through Green Hills Estate has been granted under an agreement that includes a contribution for roads, as a gesture of goodwill it has been proposed to Green Hills HOA to contribute with a double charge for any Homesite with Recreational Lodge permitted use within Sanctuary at time of building permit. This is to comply year round whether occupied or not. This conditional use has the approval of all Lots within Sanctuary being under same ownership. This property is far removed from any residence outside of Sanctuary with no disturbance potential. The building will comply with code including Disability Access and Fire Protection. The Recreational Lodge will be bound by restrictions of use applied under the Land Trust agreement with Ogden Valley Land Trust designed to protect the environment with minimal disturbance, these include No Hunting or Snowmobiles within Sanctuary. This is seen as a good support for all future Sanctuary Homeowners and their guests. A shared use Equestrian area for Sanctuary Homeowners has been designed to allow Horses to stay over night for guests working with local ranchers and is located within the lower Lot 3.



Preliminary Plat For
THE SANCTUARY NORTH
 HUNTSVILLE, WEBER COUNTY, UTAH



VICINITY MAP
 NOT TO SCALE

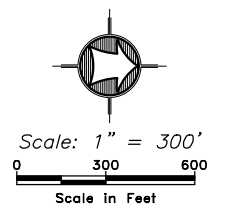
LEGEND:

- 50' Private Roadway
- 50' Private Driveway Easement
- Exist. 12' wide Green Hills Loop Trail
- Exist. Trail or Road
- Winter Habitat Protected Trail (Motorized Vehicles Prohibited from Jan. 1st to Apr. 7th)
- Proposed 12' wide Equestrian/Nordic Trail
- Future 50' Private Road
- 100' Minimum Building Envelope (75'x100')
- Limited Building Area (Less than 25% slope)
- Future Building Area (Less than 25% slope)
- Building Setbacks:
 Front = 75' min.
 Side = 40' min.
 Rear = 30' min.
- Well Site & 100' Radius Protection Zone
- Septic Site
- Check Dam
- Conservation Easement Area

PROPOSED LOT LAYOUT SUBJECT TO PLANNING APPROVAL

NOTE:
 NO SNOWMOBILE OR SINGLE SEAT
 ATV ALLOWED ON ANY TRAILS

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Brigham City, Utah 84302
 67 East 100 North Logan, Utah 84321
 Brigham City Logan
 (435) 723-3491 Ogden (435) 752-9197
 (435) 723-7663 (801) 399-4905 (435) 752-8272





ELEVATIONS
 SCALE: 1/4" = 1'-0"



ELEVATIONS
 SCALE: 1/4" = 1'-0"

James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"
 455 EAST 400 SOUTH SUITE #403
 SALT LAKE CITY, UTAH 84111 (801) 359-8517
 www.jamescarrollassociates.com

PRIVATE RESIDENCE

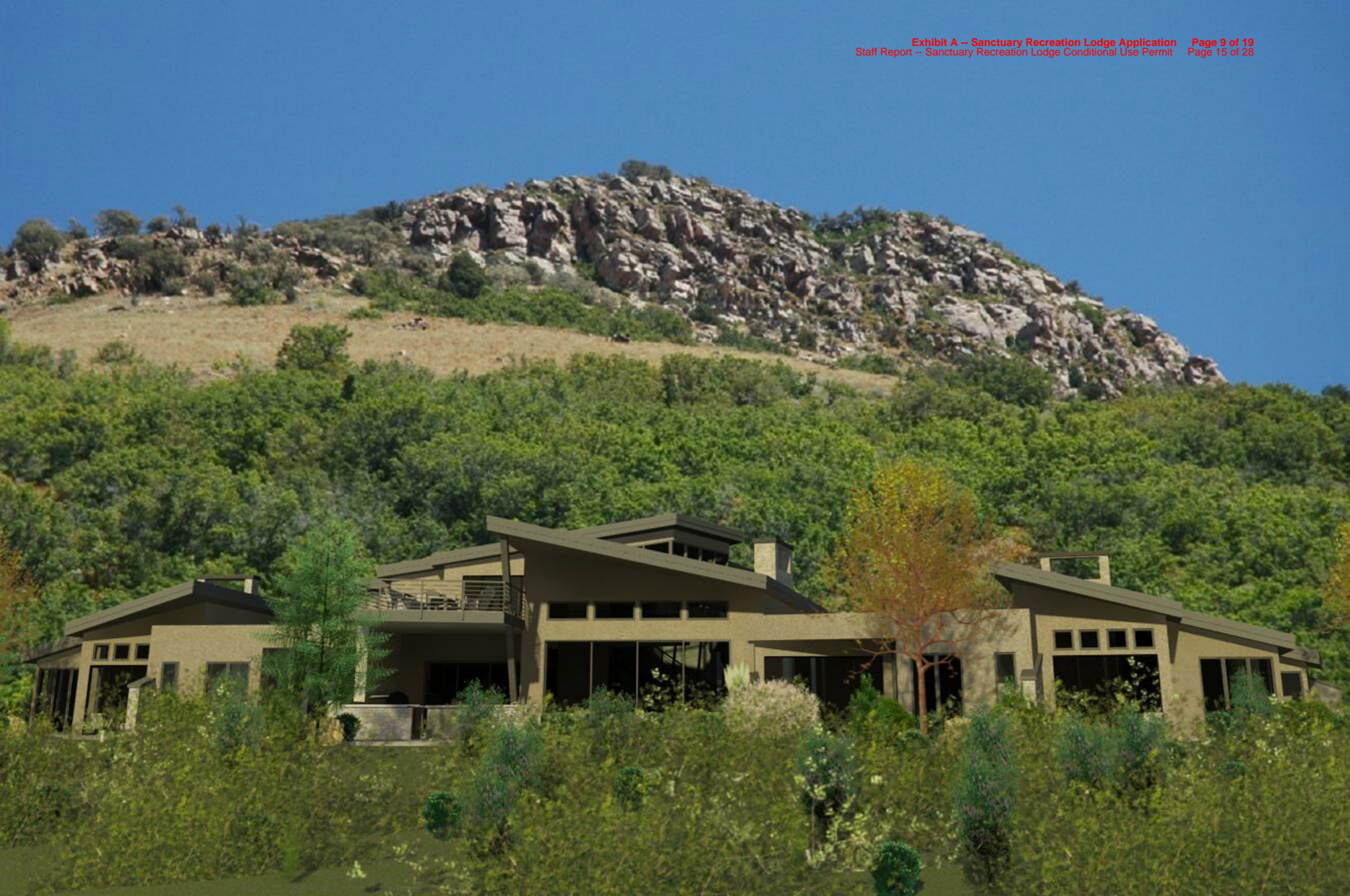
LOT #
 STREET NAME
 CITY, STATE, ZIP CODE

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 PLAN DATE: 10-24-2012
 DRAWN BY: JCA
 REVISIONS: NONE
 REVISION DATE: NONE
 SHEET DATE: NONE
 SHEET TITLE: ELEVATIONS

SHEET #
 A-1.1





Ewert, Charles

From: Tim Charlwood [timcharlwood@gmail.com]
Sent: Wednesday, June 22, 2016 10:04 PM
To: Ewert, Charles
Subject: Sanctuary CUP

Charlie,

Building materials used to finish include rock, stone, steel, Aluminum, Quality synthetic stucco, steel, glass.

Designs by leading award winning architects.

Is that enough?

Thanks for all your help.

Tim









Ewert, Charles

From: Tim Charwood [timcharwood@gmail.com]
Sent: Sunday, June 19, 2016 1:11 PM
To: Ewert, Charles
Subject: [CAUTION link-attachment]CUP Sanctuary Lodge

Charlie,

No.1. I hope the images below provide enough for the CUP. this shows the footprint for the Lodge, Topo contours, underground parking is off the drive under Homesite footprint, no new landscaping as homesite prepared, no irrigation is planned any immediate disturbance will be replanted as natural native that exists with Maple, Elderberry and Sage, ground disturbance will be limited to building pad already cleared with minimum vegetation removal. Solid Waste units will be out of sight within underground area. Septic as indicated and approved will be packed bed mound system, Well as indicated already located in cleared area. Additional rocks from Sanctuary will be placed on area across the approach road to form a decorative feature with natural local seeding between rocks. Similar to those placed at Lot 1 photos below.

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Be the Human Firewall!

To prevent malicious software and viruses, NEVER open files or click on links from unexpected or unknown sources.

Think Before You Click!

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No2. Solid Waste in covered area inside entrance to underground car park with screened door. No dumpster required.

No 3. Deliveries can be to underground car park on approach road or to side entrance of lodge.

No.4 Natural drainage to South, South West and North with Homesite on elevated plateau. Small French drain as recommended in Geological Study by Western Geologic outside foundation on East side.

Architectural and Design

No.1 Building materials will comply with LUC 108-2-4 parts (2), (4), (6), and (7). Highest quality used by architect James Carroll in award winning homes will be the standard used.

No.2 and 3. Well below ridge line with maximum height less than 35 feet from finished grade.

Lighting.

Will be downward facing not disturbing other properties.

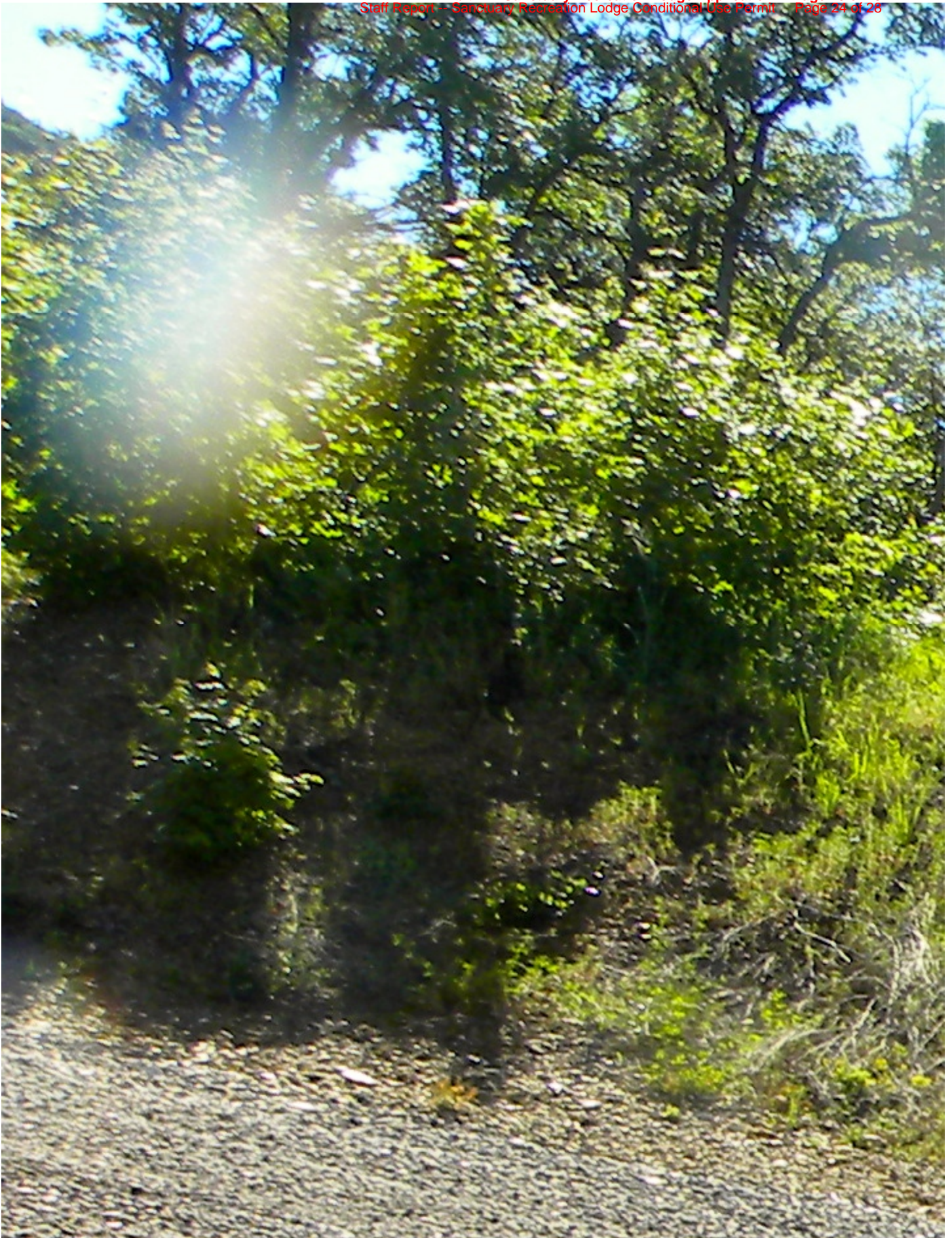
Landscaping

No.1 The natural vegetation will be retained mainly Sage and Maple. Any damage vegetation will be replaced. The Homesite sits on an elevated rock plateau prepared years ago with natural vegetation remaining on all sides. Compliance with all the code listed will be applied.

No.2. No irrigation is intended, retaining a natural environment is planned. I acre foot water approved Well Rights Approval E 4906 through Sept 30th 2021.

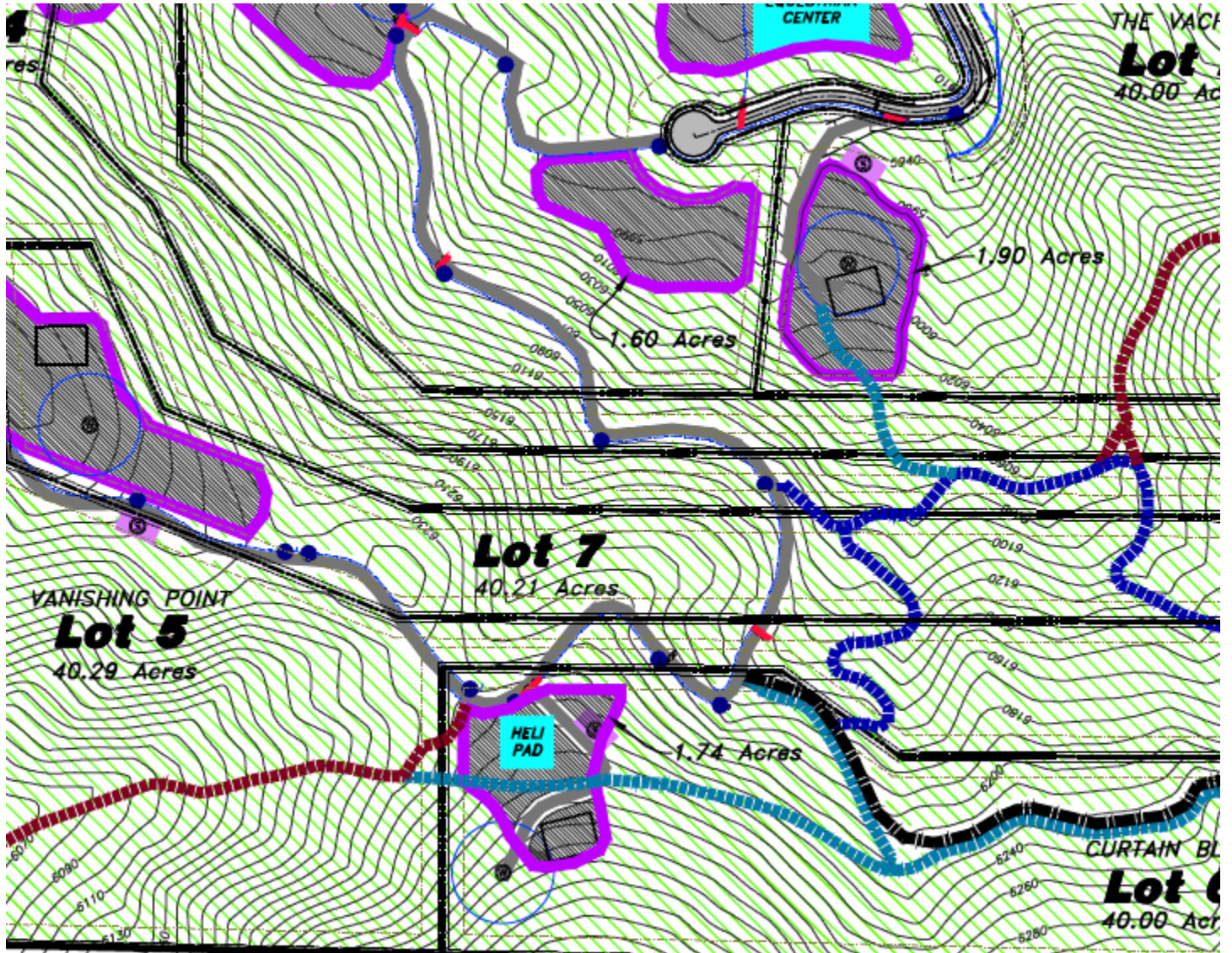
Signage.

A sign in natural timber and old iron sign established 8 years ago with letters carved out within exists on lower approach road indicating Curtain Bluff, no further signs required and no lighting.



Geological hazards.

A pit was dug and formed part of the tests at Lot 6, the report has been written in 2007 and updated 2010 with no change, a further review letter is on the way from Bill Black at Western Geologic



Weber Fire District Comments– Conditional Use Permit

Project: The Sanctuary Recreational Lodge
User: Brandon Thueson
Department: Weber County Special Events, Weber Fire District
Created: 2016-06-06 10:09:59
Modified: 2016-06-09 08:48:12
Approved: Yes

Notes

Date: June 6, 2016

Project Name: The Sanctuary Recreational Lodge

Project Address: 9803 E Maple Rd Lot 6, Huntsville Utah 84317

Contractor/Contact: Timothy Charlwood 435-901-2337 timcharlwood@gmail.com

Fee(s): see attached pdf.

Fee Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: Weber Fire District.

A Written Response Is Required For This Review

Status: USE APPROVED WITH CONDITIONS

Specific Comments:

1. Fire Flow: Fire flow for this project will be 1,500 GPM for 1 Hour duration (90,000 gallons total). This is contingent upon the building being equipped throughout with an NFPA 13 or 13R fire suppression system and a building no larger than 8,000 square feet in area.
2. Fire Hydrant(s): At least one new fire hydrant must be provided within 100 feet of the fire department connection for the suppression system. This hydrant shall be tied to the 90,000 gallon water supply and shall be capable of producing a minimum of 1,500 GPM at 20 PSI.
3. Fire Suppression System: The building will be an R1 occupancy type which requires a fire suppression system compliant with NFPA 13 or 13R (these are not the same system types as a home would have). These systems are more demanding for flow and pressure and they are hydraulically calculated. Consult with a fire protection contractor concerning system design criteria (see IFC section 903.2.8).
4. Fire Alarm System: A full fire alarm system will be required throughout the building (see IFC 907.2.8)

General Requirements:

1. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load.
2. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code. (Roads previously approved and recorded are not subject to change.)
3. Radius on all corners shall be a minimum of 28'-0".
4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
5. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
6. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
7. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
8. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
9. SEPERATE SUBMITAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West.
10. If the building is equipped with an fire suppression system, there shall be a weather proof horn/strobe device located on the street side of the building as approved by the Fire Prevention Division (coordinate with fire inspector regarding location).
11. If the building is equipped with a fire department connection (FDC) there shall be a cement pad measuring 3 ft x 3 ft under the FDC (coordinate with fire inspector regarding this).
12. Fire suppression systems for kitchen hoods shall have the plans approved by the fire department before installation and a test of the system shall be preformed for the fire department for approval.
13. A Knox Box is required for this building. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. Only 3200 Series boxes are to be used.
14. Gates into the area shall be provided with either a Knox Box containing a key to the gate or if the gate is an electric gate, the gate shall have a Knox Key Switch installed. See #18 for how to order.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with any and all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Brandon Thueson

Fire Marshal

cc: File

Files

Name	Size	Date Uploaded	Actions
CUP- Sanctuary Rec Lodge 9803 E Maple Rd Lot 6 Huntsville.pdf	226 KB	2016-06-09 08:48:33	<input type="button" value="Rename"/> <input type="button" value="Delete"/>

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Engineering

Project: The Sanctuary Recreational Lodge
User: Chad Meyerhoffer
Department: Weber County Engineering Division
Created: 2016-06-15 12:37:26
Modified: 2016-06-15 12:37:26

Notes

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

1. This lot appears to be in the Geological hazard study area. A site reconnaissance from a Geologist will need to be done on the property. This will need to be done prior to getting the engineering on the building and submitting for building permit.
2. A site plan showing the contours and where the structure will sit will need to be submitted for review. This will be needed for the building permit application and assume as well for the Geologist.
3. A Building Permit will need to be obtained through the Weber County Building Inspection Dept.
4. The necessary permits will need to be obtained through the Health Dept.
5. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a National Discharge Pollution Elimination Systems (NPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental Quality at the following web site: https://secure.utah.gov/account/login.html?returnToUrl=https%3A%2F%2Fsecure.utah.gov/stormwater/uii_authentication This is part of a Common Plan of Development and will need to be submitted with the building permit.
6. A Storm Water Activity Permit will need to be obtained through our office before construction begins.
http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf This will need to be submitted with the building permit.

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Sincerely,

Chad Meyerhoffer
Weber County Engineering Dept.
Phone: (801) 399-8004
e-mail: cmeyerho@co.weber.ut.us

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