



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

