



Conditional Use Permit Application

A conditional use application is required for conditional uses listed in the Weber County Zoning Ordinance zone regulations. This Conditional Use application identifies submittal requirements and processes for each desired conditional use.

22C-2. Conditional Use Permit

A Conditional Use Permit shall be required for all uses listed as Conditional Uses in the zoning regulations.

The applicant of a conditional use proposal shall be the recorded owner(s) or an authorized agent. The applicant must demonstrate that the contemplated use is compatible with the zoning ordinance standards and that the use would be essential or desirable to the public convenience or welfare in that area, that it will not impair the integrity and character of the surrounding property, or that the use can be made compatible by imposing conditions. These conditions may include, but are not limited to, the size, shape, location and topography of the site, the hours and days of operation, how to minimize environmental impacts such as noise and air pollution, location of vehicle access points, outdoor lighting, landscaping standards, fencing, water and wildlife protection, etc.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: 3/1/12 Time: 11:00

- Staff member assigned to process application: SEAN WILKINSON

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



Weber County

Weber County Planning Division
 www.co.weber.ut.us/planning
 2380 Washington Blvd., Suite 240
 Ogden, Utah 84401-1473
 Voice: (801) 399-8791
 Fax: (801) 399-8862

- A site plan showing details and other requirements as outlined in the Weber County Zoning Ordinance Chapter 22C (Conditional Uses) Chapter 36 (Design Review), Chapter 24 (Parking and Loading Spaces), Chapter 25 (Motor Vehicle Access) Chapter 18C (Architectural, Landscape and Screening Design Standards).
- Written information demonstrating how the proposed conditional use permit meets the criteria found in 22C-5 and other review criteria (see *Review Criteria*).

Fee Schedule

Property Zoning F40 Fee Required 225.

- Conditional Use Permit (Less than 5,000 sq. ft.) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225
- Conditional Use Permit (5,000 sq. ft. or greater) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225 + \$15 per 1,000 sq. ft.
- Conditional Use Permit for Planned Residential Unit Development (P.R.U.D.) \$500
- Conditional Use Permit for Home Occupation \$85
- Conditional Use Amendments \$125

Purpose and Intent of Conditional Uses

The purpose and intent of Conditional Uses is to provide for additional review of uses to ensure compatible integration with the surrounding area.

Review Criteria

The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use based on findings of fact with respect to each of the following criteria found in the Weber County Zoning Ordinance 22C-5-1-5 as follows:

22C-5. Basis for Issuance of Conditional Use Permit

The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community, and
2. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs, and
3. That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and
4. That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County



5. That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole.

Appeal Process

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the decision of the Planning Commission.

The County Commission may uphold or reverse the decision of the Planning Commission and impose any additional conditions that it may deem necessary in granting an appeal. The decision of the County Commission shall be final.

For Your Information

Other Weber County Zoning Ordinance chapter requirements may apply to this Conditional Use as determined in the pre-application meeting.

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Planning Commission.

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning. Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

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 3/1/12	Fees (Office Use) \$225	Receipt Number (Office Use)	File Number (Office Use) CUP 2012-01
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Property Owner Contact Information

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

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name SANCTUARY	Total Acreage 524	Current Zoning F40
Approximate Address 9200 E 1500N HUNTSVILLE UT 84317	Land Serial Number(s) 210018/9/10/11/12 230120022	
Proposed Use CONDITIONAL PERMIT HELI-PORT LANDING ZONE		

Project Narrative
W/ Heli-PORT LIMITED LANDING ZONE FOR
HELI-SKI USE

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

N/A

SEE NOTE 1

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

N/A

SEE NOTE 1.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

N/A

SEE NOTE 1

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

N/A


SEE NOTE 1

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

N/A.
SEE NOTE 1.

Property Owner Affidavit

I (We), TIMOTHY CHARLWOOD, 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.


(Property Owner)

(Property Owner)

Subscribed and sworn to me this 3 day of JUN, 2012.

(Notary)

Authorized Representative Affidavit

I (We), N/A., 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)

NOTES!

Tim Charlwood

9793 N Basin Canyon Road, Park City, Utah USA
Mailing Address: P.O. Box 980400, Park City, Utah 84098-0400
Tel: 435 901 2337. Email: timcharlwood@gmail.com

The Sanctuary 9200E 1500N Huntsville UT 84317

- 1. Heli Port landing zone considerations. Three sites chosen within the Sanctuary all above 6,200 feet. The Landing Zones are set back over 300 feet from property boundary which is surrounded by 10,000 acres of DWR land. All flight approaches and departures are over the Sanctuary Property and then continue over uninhabited forestry land at higher altitude. The ski terrain and flight paths are largely to the NW. Landing zones are on well established rock offering clean sites with no dust. To minimise any noise effect the landing zones are set back over 200 feet from ridge lines. We have three options to land on the 524 available acres giving flexible options for the pilot, it is normally best to approach into wind.**
- 2. All flights will comply with all FAA flying regulations and associated reporting permits required under the ordinance. We comply with the minimum F40 zoning requirements and suggested set backs. In practical terms history has shown 2/3 flyable days a week over the 9 weeks late January through end of March. Last year was far fewer and so far no flights this season. No more than 5 pick up operations in a day. Flying is in daylight hours under visual flying rules.**



WEBER COUNTY CMS RECEIPTING SYSTEM OFFICIAL RECEIPT

*** Save this receipt for your records ***

Date: 03-JAN-2012

Receipt Nbr: 216

ID# 679

Employee / Department: CRAIG BROWNE - 4181 - PLANNING

Monies Received From: TIMOTHY CHARLWOOD

Template: PUBLIC WORKS

Description: CONDITIONAL USE APPLICATION

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	225.00
Grand Total	\$	=====	225.00

Account Number	Account Name	Comments	Total
2012-01-4181-3419-0550-000	ZONING FEES		225.00
		TOTAL \$	225.00

Check Amounts

225.00

Total Checks: 1

Total Check Amounts: \$ 225.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***

Staff process checklist for Conditional Use Applications

- Date
- _____ Confirm that the land use ordinance allows the proposed use as a conditional use in the zone for which it is proposed
 - _____ Confirm the application contains the information required by the ordinance
 - _____ Confirm that the application has been filled out completely with the appropriate fees paid
 - _____ Send application to review agencies
 - _____ Place the item on the Planning Commission for a public meeting
 - _____ Provide the applicant with a copy of staff report that has been prepared in response to the application at least 3 days in advance of any meetings
 - _____ Provide notice of public meeting as per county ordinance (state code has no requirement)
 - _____ Place a copy of the label list of property owners in the file
 - _____ Conduct meeting allowing broad input from the applicant. Findings based on applicant's compliance with the Ordinances
 - Either:
 - _____ Approve the use as proposed; or
 - _____ If appropriate, impose reasonable conditions supported by substantial evidence in the record that cause the application to:
 - Comply with the standards in the ordinance; and
 - Mitigate the potentially negative aspects of the proposed use that are required by standards in the ordinance; or
 - Deny the use and adopt findings supported by substantial evidence in the record why the application:
 - Does not comply with the standards in the ordinance; and
 - Cannot be mitigated by additional conditions
 - _____ Preserve the record of the proceedings to document the law and evidence that was considered by the Land Use Authority
 - _____ Update Conditional Use index to reflect approval date
 - _____ Send applicant notice of decision
 - _____ Issue land use permit 15 days from the date the notice of decision was sent, if no appeals have been filed
 - _____ Place a copy of the land use permit in the file

Staff process checklist for Conditional Uses appealed to the County Commission

- Date
- _____ Determine that a final land use decision has been rendered by the a land use authority
 - _____ Verify that the request for appeal was filed in a timely manner (15 days)
 - _____ Verify that the request for appeal is sufficiently complete for consideration. If not, inform the appellant, specifically, how the appeal is deficient
 - _____ Provide a copy of applicants appeal of Planning Commission (land use authority) decision and a copy of the minutes to the County Commission
 - _____ Prepare staff report and place on County Commission agenda one week prior to public meeting date
 - _____ Notify applicant of meeting and provide copy of staff report
 - _____ Send out notices as required by county ordinances. A public hearing is not required
 - _____ Review standards in the ordinance and state law that apply to the consideration of appeal
 - _____ The appeal body acts in a quasi-judicial manner and gathers evidence impartially. Afford the appellant due process, which includes the rights of notice, to be heard, to confront witness, and to respond to evidence submitted by others
 - _____ Preserve the record of the proceedings to document the law and evidence that was considered by the appeal authority
 - _____ Update Conditional Use index to reflect decision
 - _____ Send applicant notice of decision



Weber County Planning Division

**WEBER COUNTY AGENCY REVIEW
Of Conditional Use Permits**

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	BUILDING INSPECTION
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE
<input type="radio"/>	<input type="radio"/>	ANIMAL CONTROL SERVICES

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	<u>WEBER BASIN WATER CONS. DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>BONA VISTA WATER</u>
<input type="radio"/>	<input type="radio"/>	<u>CENTRAL WEBER SEWER DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>DIVISION OF AIR QUALITY</u>
<input type="radio"/>	<input type="radio"/>	<u>UTAH DEPT OF TRANSPORTATION</u>
<input type="radio"/>	<input type="radio"/>	<u>USFS OGDEN RANGER DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>WEDCORP (Jon Kasina)</u>

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

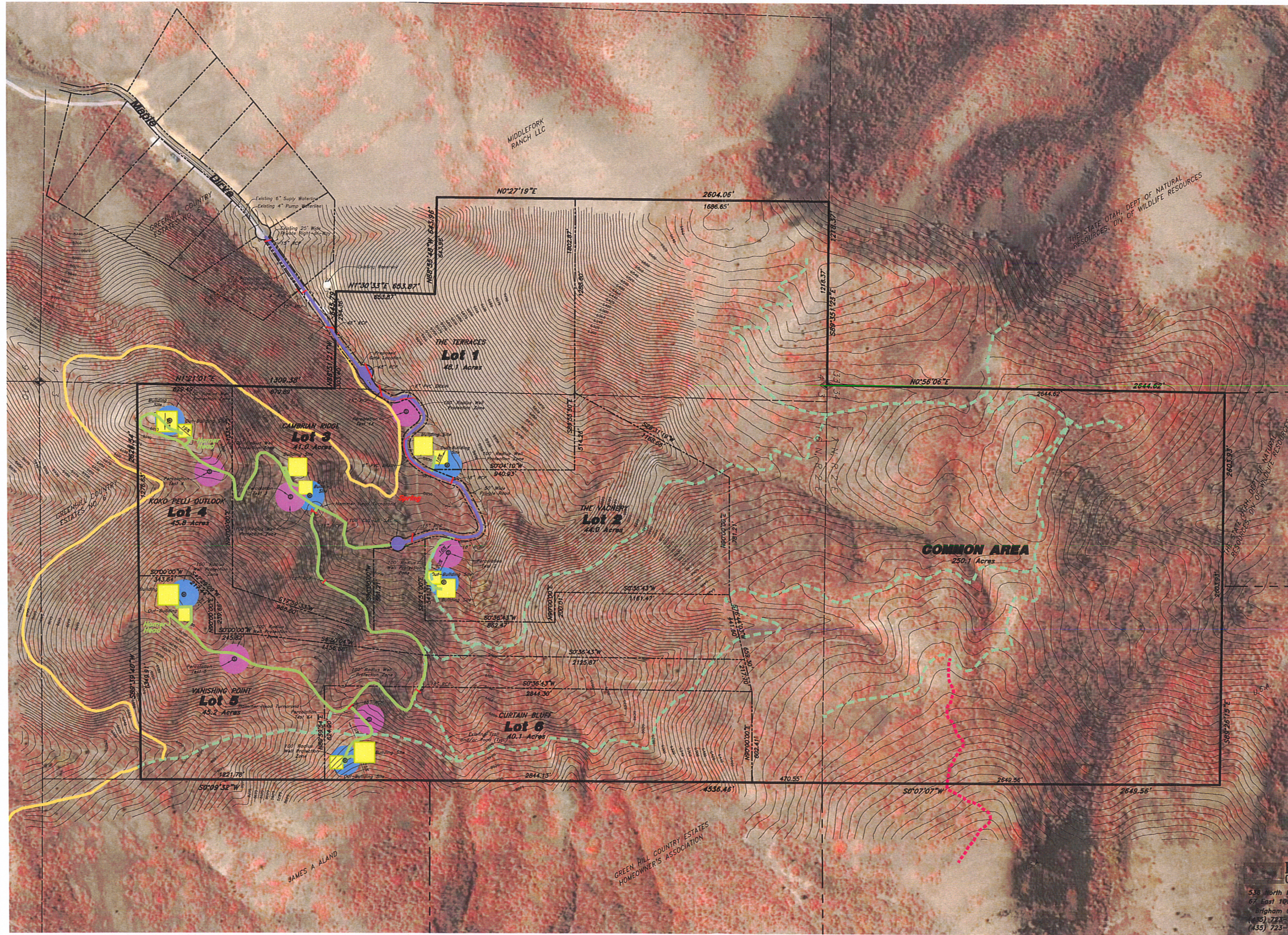
--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862







Thank You, Kary Serrano

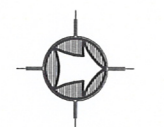
SANCTUARY

HUNTSVILLE, WEBER COUNTY, UTAH



LEGEND:

-  Dedicated Road
-  Private Road
-  Horse Trail
-  Building Pad
-  Well Site
-  Septic Site



Scale: 1" = 300'

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) 723-491	Ogden	(435) 752-9197
(435) 723-7663	(801) 399-4905	(435) 752-8272

N:\2007\07-129 Golden Eagle- The Sanctuary\drawings\07-129PP.dwg, Exhibit 2, 10/2/2008 8:28:58 AM, 1:627.738, HAL, Mike Jensen