

Weber County Zoning Map 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)
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Property Owner Contact Information

Name of Property Owner(s) Wayne S. Smart Family Trust		Mailing Address of Property Owner(s) 5093 South 1500 West Riverdale, Utah 84405
Phone 801-643-7090	Fax 801-612-0419	
Email Address Rodeoriches801@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) Matthew A. Bartlett		Mailing Address of Authorized Person 5093 South 1500 West Riverdale, Utah 84405
Phone 801-643-7090	Fax 801-612-0418	
Email Address Rodeoriches801@gmail.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Promontory Studio Ranches	Current Zoning A-1	Proposed Zoning C-2
Approximate Address 2250 West 12th Street Ogden, Utah 84401	Land Serial Number(s) 150610046, 150610049, 150610084, 150610085, 150600124, 150600125, 150410026	
Total Acreage 90.09	Current Use Agriculture	Proposed Use Commercial

Project Narrative

Describing the project vision.
Bay Entertainment Group, LLC proposes to build a multi-use expo and event center and film studio on the 90.09 acres described above and bordering the Weber River. The property is currently owned by the Wayne S. Smart Family Trust and has historically been used as farm ground with several residential outcroppings.

The planned development will be named the "Promontory Studios Ranch" and is aimed at highlighting the unique, rural, and scenic nature of the property and surrounding area while creating a substantial number of high paying jobs. The project will consist of four (4) primary components including world class sound stages, a film school (aimed primarily at retraining veterans to work in the motion picture industry), a world class equine and sports event center and a five star hotel facility suitable for housing film crews, actors and producers who will make use of the film studios.

In an effort to maintain the natural beauty of the site, initial plan designs and development agreements include a number of walking paths, open spaces and a plan to use and highlight the seasonal wetlands already found on the property. A "small town" theme will run consistently throughout the project with the aim that film producers could use parts of the development as a working film set.

Public access to the planned development will be greater than most traditional film studios in hopes of allowing the public to witness and participate in the film industry and those businesses that support the film industry.

By creating a multi-use expo and event center, with expo space that is able to also be used as sound stages of varying size; the planned development will also provide a very valuable entertainment for northern Utah and the Intermountain West.

Likewise, the project is designed to centralize and minimize parking and reduce pollution by moving patrons around the development through walking paths, riding paths, informative natural trails and the use of an ecological tram system.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

While the planned development is not currently in line with the General Plan, there does exist commercial property approximately 1/2 mile to the east of the planned development. By changing the General plan to accomodate the planned development, the County will be rezoning the property to be more similar to those properties while assuring that the development is done in a manner that benefits the community as a whol.

Why should the present zoning be changed to allow this proposal?

The requested zoning change will allow the property to be developed in a manner that will maintain and highlight the scenic and rural nature of the Weber River Parkway and Western Weber County. The developers intent to adesign the development in such a way that the general public will have greater access to the river and a number of designed open spaces.

The planned development will also bring several hundred high paying jobs to the area in an industry that is not currently represented in Weber County or Northern Utah.

The planned development could also easily be connected to the Weber River Parkway Trail system and act as a key destination for those traveling along the trail.

Project Narrative (continued...)

How is the change in the public interest?

As previously stated, the planned development creates open space and river access which are usable by the public.

The planned development will also create facilities that will enrich the rural life experience of those living in the surrounding area.

Likewise, it is anticipated that the project will create approximately 600 high paying jobs that will

What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

Weber County last addressed the General Plan in December 2018. Although little time has passed since the last changes were made, at that time there were no known plans to bring a film studio, film school or the businesses that support those projects to Weber County. Fortunately, the Utah State Legislature's refusal to implement a service tax in the State of Utah has left Utah an attractive candidate for the creation of a film studio. The developers have been able to obtain the services of several key individuals associated with major motion picture studios making this the perfect time to allow for the creation of a film studio in Weber County.

Project Narrative (continued...)

How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?

The planned development will increase the health of Weber County residents by providing accessible entertainment venues and open spaces that continue to highlight the rural/outdoor lifestyle of many county residents. In particular, the development will feature a world class equine event center unlike anything currently available either publicly or privately in Utah.

The development will promote the welfare of County residents by creating high paying jobs and educational opportunities in an industry that is not currently represented in Northern Utah. In addition to the jobs created directly by th development, many ancillary businesses will benefit gretly from the development. The developers anticipate that the development will bring several hihg net worth individuals to the community and that those individuals will fall in love with the environment and lifestyle found in Weber County and invest back into the community. The developers are already exploring ways in which to increase air traffic from Southern California directly to the Ogden-Hinckley Airport as a means of bringing those people to the County.

Property Owner Affidavit

I (we) JAMES H. FAUST, MANAGER ^{MANAGER} 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.

James Faust

(Property Owner)

MANAGER of Smar Family LTD PARTNERSHIP

(Property Owner)

Subscribed and sworn to me this 24 day of April, 2019

Mary Ballingham

(Notary)





Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	106128

Receipt Date
04/30/19

Received From:

Matthew Bartlett

Time: 16:24
Clerk: amorby

Description	Comment	Amount
ZONING FEES	Rezone Application	\$2,514.00

Payment Type	Quantity	Ref	Amount
CHECK		110	

AMT TENDERED: \$2,514.00
 AMT APPLIED: \$2,514.00
 CHANGE: \$0.00