

# 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 January 10, 2020	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) Wakeless Holdings LLC		Mailing Address of Property Owner(s) 1064 Spyglass Hill, Syracuse, UT 84075	
Phone 801-540-9399	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) wardkr1@msn.com			

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Keith Ward		Mailing Address of Authorized Person 1978 S Cameron Dr, West Haven, UT 84401	
Phone 801-540-9399	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address wardkr1@msn.com			

## Property Information

Project Name Halcyon Lake Estates	Total Acreage 31.68	Current Zoning A1
Approximate Address 4075 W 1800 S	Land Serial Number(s)	

Proposed Use PRUD
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Project Narrative See attached narrative
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**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.  
See attached narrative

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

See attached narrative

**Property Owner Affidavit**

I (We), WAVELESS HOLDINGS LLC, 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)

[Signature]  
(Property Owner)

Subscribed and sworn to me this 10<sup>th</sup> day of JANUARY, 20 20.

\_\_\_\_\_  
(Notary)

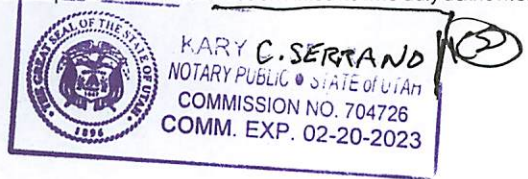
**Authorized Representative Affidavit**

I (We), KEITH WARD, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), KEITH WARD, 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.

[Signature]  
(Property Owner)

[Signature]  
(Property Owner)

Dated this 10<sup>th</sup> day of JANUARY, 20 20, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]  
(Notary)

# PRUD Narrative

**Site: 4075 W 1800 S**

**Subdivision: Halcyon Lake Estates (name subject to change)**

**Developer(s): Wakeless Holdings, Tylor Brenchley and Keith Ward**

This Planned Residential Unit Development (PRUD) is designed to allow younger families to move “out of the city” and embrace the living in the country. The project consists of ~32 acres between phase 1 and phase 2 along with 10 acres of agricultural open space that will be actively farmed by local farmers in the area who have farmed in this areas in previous years.

Phase 1 was designed and implemented to match the surrounding homes with 14 large lots ranging in size from 26000 sqft to 43000 sqft supporting large estate homes to ensure we kept the feeling of disruption to exiting neighbors at a minimum. We learned from this design the larger lots and associated larger homes begin to be priced at a point far beyond reach of younger families who want to live in the area. The families who can afford it have expressed concern about the amount of property they would need to maintain and often look for alternative places to live.

Phase 2 is designed to strike a balance. 25 appropriate sized lots from 9600 sqft to 18000 sqft along with smaller permitted home sizes enabling more options for younger families to move to the country, but support empty nesters looking for a lot large enough for a bigger home without the large lot. The inclusion of curb, gutter and sidewalk, pressurized irrigation, public sewer, and tree lined lighted streets provide the amenities and neighborhood feel that most families are looking for while at the same time maintaining the ‘country feel’ as the adjacent 10 acres of open space along with surrounding ground is actively farmed.

Phase 2 includes more than 30% open space to qualify up to a 30% density bonus per Section 108-5-5. An to qualify for density increase it also includes a roadway landscape and design plan compliant with Section 108-5-5.2.a and a preserved agricultural open space easement for 10 acres or 32% of the gross project consistent with Section 108-5-5.2.g.1. Compliance of these to ordinances would allow us up to 39.5 lot density follow a 30% density bonus. Phases 1 and 2 have a total of 39 lots.

Feasibility letters have been obtained and were submitted with phase one from Central Weber, Taylor West Weber Water, Hooper Irrigation, and Weber Fire District which are located in the country project management site.

The PRUD will comply with all regulations and requirements outlined in Weber County’s PRUD ordinances and maintain significant open space for the benefit of the community members.

## Agriculturally Based Open Space Preservation Plan

The identified agriculturally based open space will be owned by the Wakeless Holdings (the developer) and will be leased to local farmers in the area. The design of the PRUD and the location of the open space was such to maintain current irrigation ditches as to not disrupt current farming operation on the 10 acres or impede irrigation needs of anyone downstream.

## Approved Landscape and Roadway Design

Attached to this application is a colored landscape design vehicle and pedestrian circulation, lighting, and street trees (shows more than 8 trees per 100 feet, but we will be following the standard of 8 trees per 100 feet of road). In addition this show a conceptual design of home placement throughout.



**Weber County Corporation**  
 Weber County Planning  
 2380 Washington Blvd, Ste 240

Customer Receipt	
Receipt Number	126182

Receipt Date
01/14/20

Received From:  
 Wakeless Holding LLC

Time: 10:33:1  
 Clerk: amorby

Description	Comment	Amount
ENGINEERING SAL	Conditional Use Perm	\$100.00
ZONING FEES	Conditional Use Perm	\$400.00

Payment Type	Quantity	Ref	Amount
CHECK		685004539	

AMT TENDERED: \$500.00  
 AMT APPLIED: \$500.00  
 CHANGE: \$0.00