

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 03/06/2020	Received By (Office Use)	Added to Map (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Levanta LLC		Mailing Address of Property Owner(s) 11148 Zealand AVE N Champlain MN 55316	
Phone 6125187629	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address kody@holkerlawoffices.com			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Robert Edwards		Mailing Address of Authorized Person 68 N 700 W Kaysville, UT 84037	
Phone 8015584740	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address robwedwards@gmail.com			

Property Information

Project Name Eden Park Boat and RV Storage		Current Zoning AV-3	Proposed Zoning MV-1
Approximate Address 4708 E 2650 N Eden, UT 84310		Land Serial Number(s) 22040030	
Total Acreage 3.5	Current Use AV-3	Proposed Use MV-1	

Project Narrative

Describing the project vision.
To provide a secure and viable location for indoor boat and RV Storage. The units will provide quick secure access with individual power in the units. The location and design is to encourage owners to leave their boats after each use instead of hauling down the canyon or to their home. Regardless there will be access year round, it will be electronic access 24 hours 7 days a week. The project is designed to utilize existing natural features and topography to hide, limit visibility and secure the site. There will be a berm with existing and new trees and landscape in visible areas around the perimeter to enhance and limit visibility.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

The general plan has identified key locations or pods for development of this type throughout the Ogden Valley. This property sits on Clarke Lane that supports business of this type and adjacent to MV-1 use properties. This property and its natural boundary barriers make for a nice boundary to the MV-1 zone in the Eden development POD.

The general plan emphasizes the importance of recreational activities and this would provide a sensible quality location for recreation enthusiasts to store and protect their boats in close proximity to the reservoir in a secure location. This business would encourage owners to pickup and drop-off the same day they use their recreational vehicle of choice. The traffic in the POD area would increase while decreasing trailer and large loads over longer distances on narrow dangerous 2 lane roadways. The increased traffic in the area would increase opportunities for local and supporting business to capture additional revenues.

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

1. This is a natural boundary for the existing MV-1 and would allow this AV-3 parcel being affected by the MV-1 area with recent additions of business up and down Clarke Lane and the County yard which operates 24 7 days a week throughout the year an opportunity to have a business that matches the allowed uses in the area.
2. To keep boats and RVs centralized in a secure location in the designated areas close to the Development POD of Eden. It will increase traffic in the business area and provide additional opportunities to other businesses entities in the area to capture sales.
3. It will decrease the amount of traffic with Boats and RVs through the canyon or on narrow 2 lane roads. Keeping the recreational toys and tools closer to the area of recreation.
4. Increase secure and quickly accessible storage and the availability and opportunity for greater recreation in the area answering the call to support recreational activities as one of the primary functions of the valley area for Weber County residents.

Project Narrative (continued...)

How is the change in the public interest?

Decrease traffic with trailers in the canyon during peak hours.

Accessibility to recreation with recreation vehicles stored in a clean safe environment close to reservoir or other recreational activity locations.

Increased sells opportunities for businesses in the local area.

Reduction in outdoor storage creating a better view shed for the surrounding area.

Additional tax revenues.

Traffic study performed on road way.

Increased safety.

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

The MV-1 business has spread and Clarke Lane has become the main access for truck hauling and county maintenance vehicles and also construction vehicles. There is now a landscape yard and a yard for construction vehicles and the County business which operates 24 / 7 days a week as a necessity to serve the county and its needs. This expansion has consumed both sides of Clarke Lane and turned the area into one of the most busy areas for MV-1 activities.


Instead of the area being utilized for AV-3 projects or uses it is the area being used for MV-1 activity. This property provides a natural boundary for the MV-1 zone. It is the most practical use for the property with the changes that have happened in the area over the last 20 years.

STATE OF MINNESOTA)
County of HENNEPIN)ss.

On 3/13/2020, before me, the undersigned Notary Public, personally appeared KODY B. HOUK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

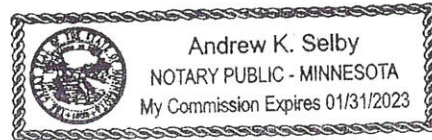
WITNESS my hand and official seal.

My Commission Expires:



Notary Public

STATE OF **UTAH**)
COUNTY OF **SALT LAKE**)



On this Twenty-seventh day of February, 2020, personally appeared before me Mark S. Webber, who being duly sworn, did say that he is an Authorized Agent of **First American Title Insurance Company** and that said instrument was signed in behalf of said Company.

Notary Public

Commission expires:

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)

To: Weber County

From: Jason Watson, PE, PTOE

FOCUS Engineering & Surveying, LLC

File: Las Americas Eden Boat & RV
Storage

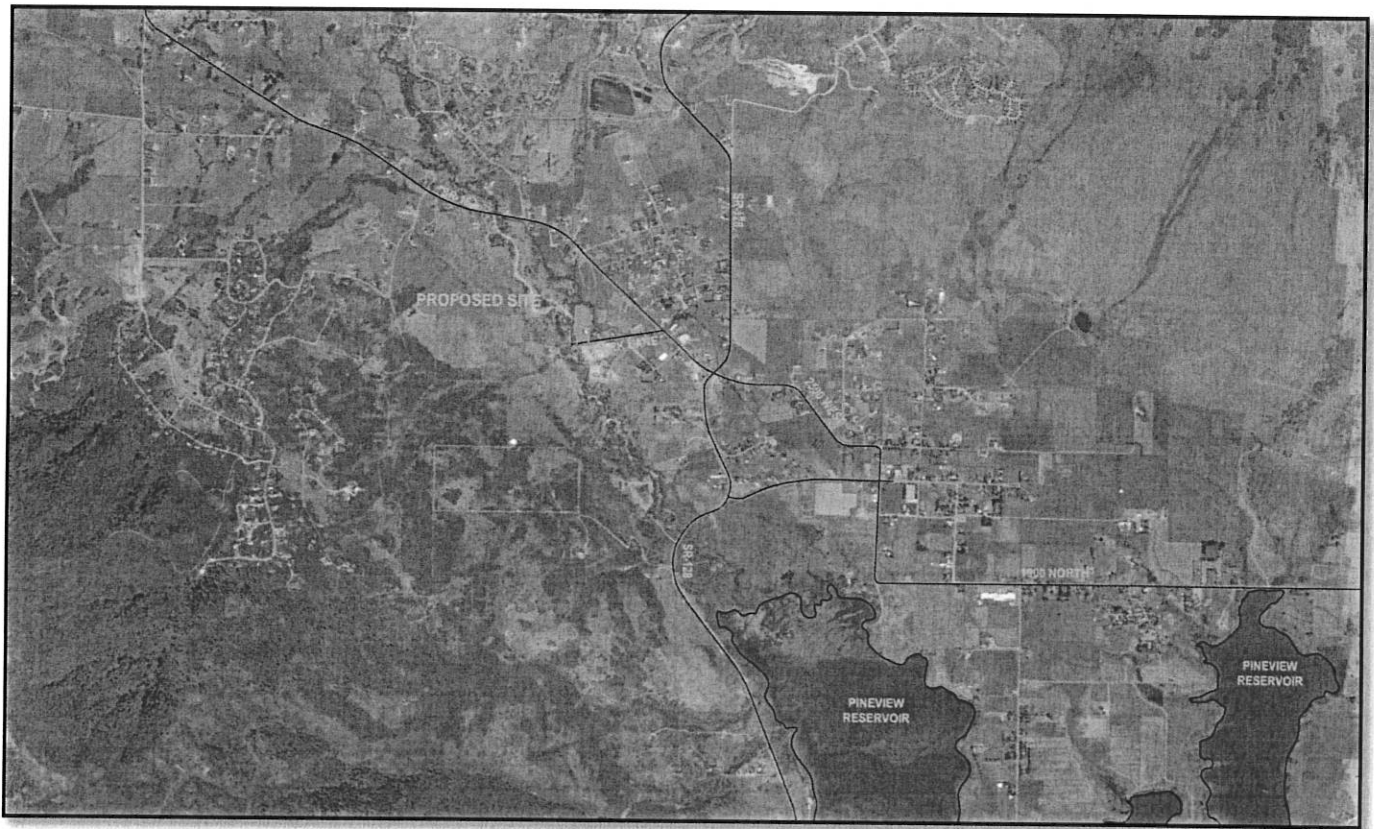
Date: March 9, 2020

Reference: Las Americas Eden Boat & RV Storage Trip Generation Statement

INTRODUCTION

FOCUS Engineering and Surveying, LLC (FOCUS) has been retained to complete a Traffic Study for the Las Americas Eden Boat & RV Storage Development in Eden, Utah. The purpose of this study is to project the number of vehicles that will be entering and exiting the proposed site onto Clark Lane during a typical day. This proposed development will access onto Clark Lane by one access into and out of this site. The site currently consists of natural vegetation and is unoccupied. Exhibit 1 illustrates the vicinity map of the proposed project site.

Exhibit 1 – Project Vicinity Map



Reference: Las Americas Eden Boat & RV Storage

EXISTING CONDITIONS

Surrounding Land Uses

The Las Americas Eden Boat & RV Storage Development is bordered to the west by the North Fork Ogden River, Clark Lane to the south, and Snowcrest Jr. High School to the north and east. There is also an existing residence located to the east of this property. The Las Americas Eden Boat & RV Storage Development is located within the city limits of Eden. The proposed site for this development currently consists of undeveloped land.

Roadways

Clark Lane: Clark Lane currently consists of 22' of asphalt pavement allowing one lane in each direction. Currently the roadway is unstriped. This part of Eden has very minimal traffic along Clark Lane. The pavement ends at the boundary of the Las Americas Eden Boat & RV Storage property. To the west it continues as a dirt road over the North Fork Ogden River to an existing farm house. The posted speed limit is 25 mph.

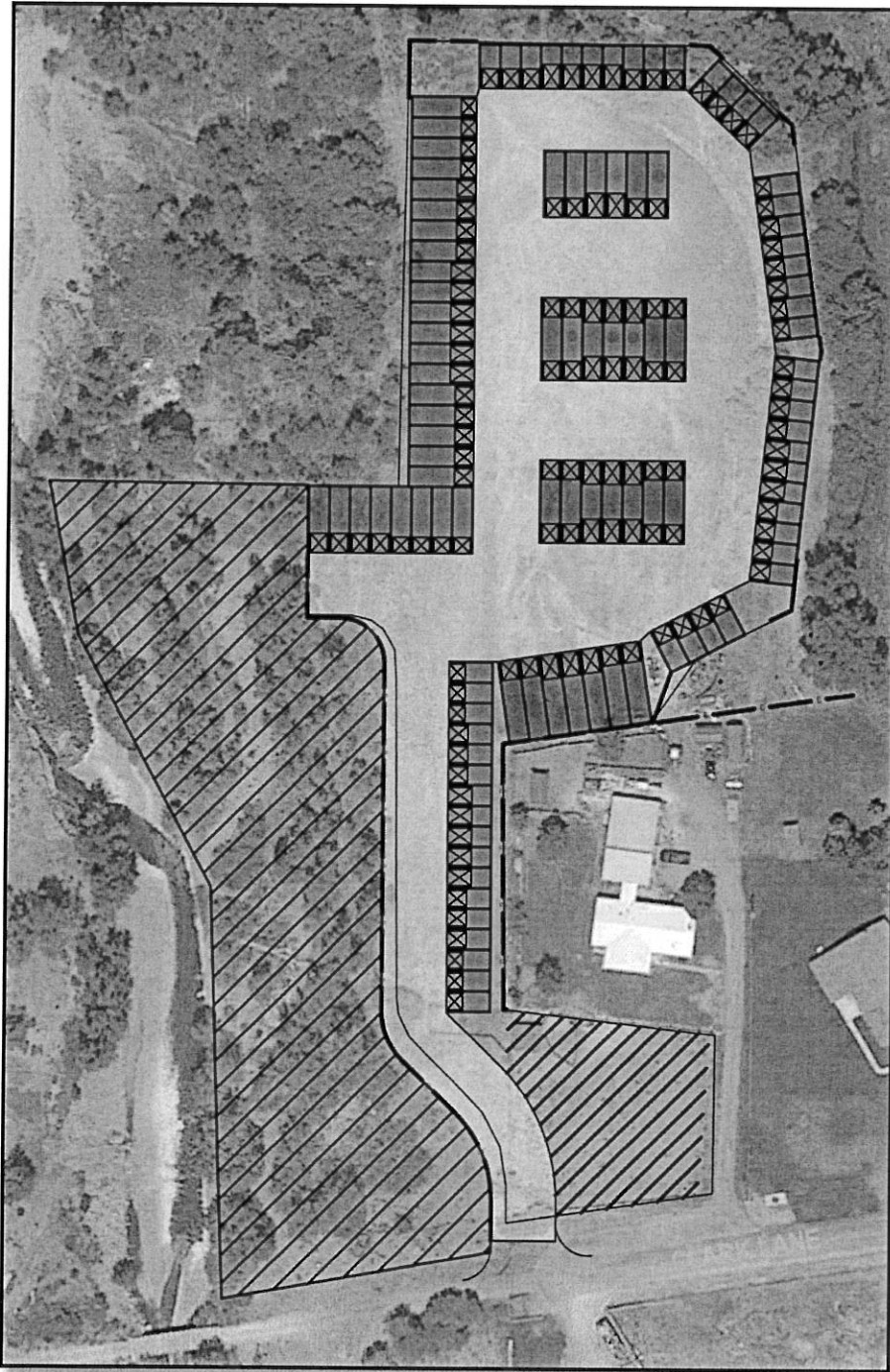
SR-162: SR-162 currently consist of one lane in each direction with occasional left turn lanes for vehicles to access developments adjacent to the highway. Historical traffic counts taken by UDOT illustrate that traffic along SR-162 has grown at roughly 3.8% from 2012 to 2017. The latest traffic volumes available by UDOT, illustrate there are 5,316 vehicles traveling in both directions along SR-162 on an average day. The posted speed limit along SR-162 at the Clark Lane intersection is 40 mph. SR-162 extends north to the Town of Liberty and serves as the main route for vehicles to access Eden and continue south to Ogden Canyon.

PROPOSED SITE CONDITIONS

The proposed Las Americas Eden Boat & RV Storage Development will consist of 108 storage units. These storage units will range from 12'x26' to 12'x50' and will primarily be used to store boats and RV's. All traffic exiting and entering the proposed site will access Clark Lane and travel east to SR-162. It is anticipated this development will be built-out and occupied by 2021. Refer to Exhibit 2 for the proposed layout of the Las Americas Eden Boat & RV Storage Property.

Reference: Las Americas Eden Boat & RV Storage

Exhibit 2 – Site Plan for Las Americas Eden Boat & RV Storage



Reference: Las Americas Eden Boat & RV Storage

TRIP GENERATION

Typically to generate the anticipated number of vehicles entering and exiting a proposed site, the Institute of Transportation Engineer's (ITE) Trip Generation Manual is used. However, for a Boat & RV Storage Facility there have not been any previous studies performed to generate the number of trips entering and exiting a land use of this type. There is not a typical "peak hour" for facilities of this type. Tenants who store their boat or RV tend to come and go at all hours of the day. Therefore, we have contacted similar developments around Pineview Reservoir and also around Bear Lake that will be operating similar to the Las Americas Eden Boat & RV Storage Development to get their estimated number of trips that enter and exit their property on a daily basis. We contacted Sweetwater Storage and Bear Lake Storage located near Bear Lake and Huntsville Storage located in Huntsville. All three of these locations mentioned their peak times are during the summer and on weekends. Most of their tenants who store boats and RV's in the rental unit, access their units at all times throughout the day and there isn't a typical "peak hour". Most will return in the late afternoon to return their watercraft to the storage unit. This makes for a total of 4 trips a day for each user, 2 entering and 2 exiting trips. On an average weekend, the three storage unit facilities mentioned, only see about 10% of their units being accessed. The trips per unit equate to 0.40 total trips per unit with 50% entering and 50% exiting.

Using these number for trip generation for the 108 units at the Las Americas Eden Boat & RV Storage Facility, it is anticipated this development will generate roughly 44 daily trips, with 22 entering and 22 exiting the development throughout an entire day.

The closest Land Use Code from the ITE Trip Generation Manuals is Land Use: 151 – Mini-Warehouse. The description of this land use states, "A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units and access is usually provided through an overhead door or other common access point." Although the Las Americas Eden Boat & RV Storage will be similar to this type of land use, each unit will primarily be used for boat and RV storage and not necessarily the storage of goods. To generate trips using this land use, the average rate per 100 storage units is 17.96 for an average weekday and 16.29 for an average Saturday. This also uses a directional distribution of 50% entering and 50% exiting each day. Using these rates and the proposed 108 units for the Las Americas Eden Boat & RV Storage Facility, it would generate 20 total trips on an average weekday, with 10 entering and 10 exiting and 18

Reference: Las Americas Eden Boat & RV Storage

total trips on an average Saturday with 9 entering and 9 exiting. Refer to the appendix for the ITE Trip Generation Rates.

Using the rates that have been generated from gathering information from existing facilities near Pineview Reservoir and Bear Lake, will generate slightly higher traffic volumes than using the ITE Trip Generations Rates, which don't exactly match this type of land use. It is estimated the number of trips that will be generated from the Las Americas Eden Boat & RV Storage Facility will have very minimal impact to the existing flow of traffic along Clark Lane and SR-162. With minimal traffic along SR-162, there will be enough gaps in traffic that vehicles exiting the storage facility will have sufficient time to make a safe movement entering and exiting the facility and SR-162.

CONCLUSION

Based on the provided site plan, the Las Americas Eden Boat & RV Storage will consist of 108 Storage Units, primarily for boats and RV's. As vehicles enter and exit the storage facility, 100% will exit the site making a left turn onto Clark Lane to head east to SR-162. At SR-162 it is anticipated 100% of the trips will make a right turn to head south on SR-162 toward Pineview Reservoir. By the end of the day, it is assumed these vehicles will return to the storage facility making a left turn from SR-162 onto Clark Lane and then turn right into the storage facility. Traffic volumes along SR-162 are minimal. UDOT traffic counts along this highway illustrate that the Average Daily Traffic is 5,316 and has been growing at a rate less than 4% since 2012. From conversations and research that was gathered from existing boat storage facilities around Bear Lake and Pineview Reservoir, it is anticipated the Las Americas Eden Boat & RV Storage facility will generate 44 daily trips on a typical weekend day during the Summer months, with 50% of those trips entering (22 vehicles) and 50% exiting the site (22 vehicles). These volumes are anticipated to occur over a full day.

With the minimal amount of traffic along this rural stretch of SR-162 and the minimal amount of vehicles entering and exiting the site at the proposed access location, it is concluded that traffic generated by this storage facility will have very minimal impact to the traffic along Clark Lane and SR-162. There will be enough gaps in the flow of traffic along SR-162 that the vehicles exiting the proposed site will be able to safely access the highway.

March 9, 2020
Weber County
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Reference: Las Americas Eden Boat & RV Storage

It is proposed that the access to the proposed site along Clark Lane be improved to accommodate a wide enough turning radius for vehicles pulling a trailer and longer RV's to safely enter and exit the proposed site. The access to the site should be designed and constructed to meet County Standards with appropriate signing and striping.

Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC

A handwritten signature in black ink that reads "Jason Watson". The signature is fluid and cursive, with the first and last names being the most prominent.

Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com





Weber County Corporation

Weber County Planning
2380 Washington Blvd, Ste 240

Customer Receipt

Receipt Number **131244**

Receipt Date

03/11/20

Received From:
TRUE HOMES

Time: 16:11:2
Clerk: amartin

Description	Comment	Amount
ZONING FEES	ZONE CHANGE	\$647.00

Payment Type	Quantity	Ref	Amount
CHECK		1068	

AMT TENDERED: \$647.00

AMT APPLIED: \$647.00

CHANGE: \$0.00

**LEGAL DESCRIPTION
PREPARED FOR
EDEN PROPERTY
EDEN CITY, UTAH
(March 5, 2020)
19-0205**

PROPOSED LOT 2

A portion of the SW1/4 of Section 27, the NW1/4 of Section 34, the NE1/4 of Section 33 & the SE1/4 of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N89°22'34"W along the Section line 70.00 feet from the Northeast Corner of Section 33, T7N, R1E, SLB&M; thence N00°31'13"E 234.83 feet; thence S89°31'00"E 185.55 feet; thence S46°15'00"E 70.33 feet; thence S07°49'00"E 140.42 feet; thence S06°04'39"W 161.10 feet; thence S62°26'15"W 65.90 feet; thence S33°39'22"W 46.70 feet; thence S81°27'20"W 93.60 feet; thence S00°35'24"E 165.24 feet; thence S84°14'26"E 127.47 feet; thence S03°45'10"W 100.17 feet; thence S81°31'22"W 120.24 feet; thence S00°22'55"W 16.02 feet; thence S79°54'11"W 176.01 feet; thence N02°00'00"W 253.62 feet; thence N28°00'00"W 174.98 feet; thence N11°00'00"W 96.70 feet; thence S89°22'34"E 215.79 feet; thence N00°31'13"E 40.00 feet to the point of beginning.

Contains: 4.70 acres+/-

EDEN, WEBER COUNTY
 3/6/2020
 19-0205

LAS AMERICAS EDEN BOAT & RV STORAGE PH. 1 conceptual layout

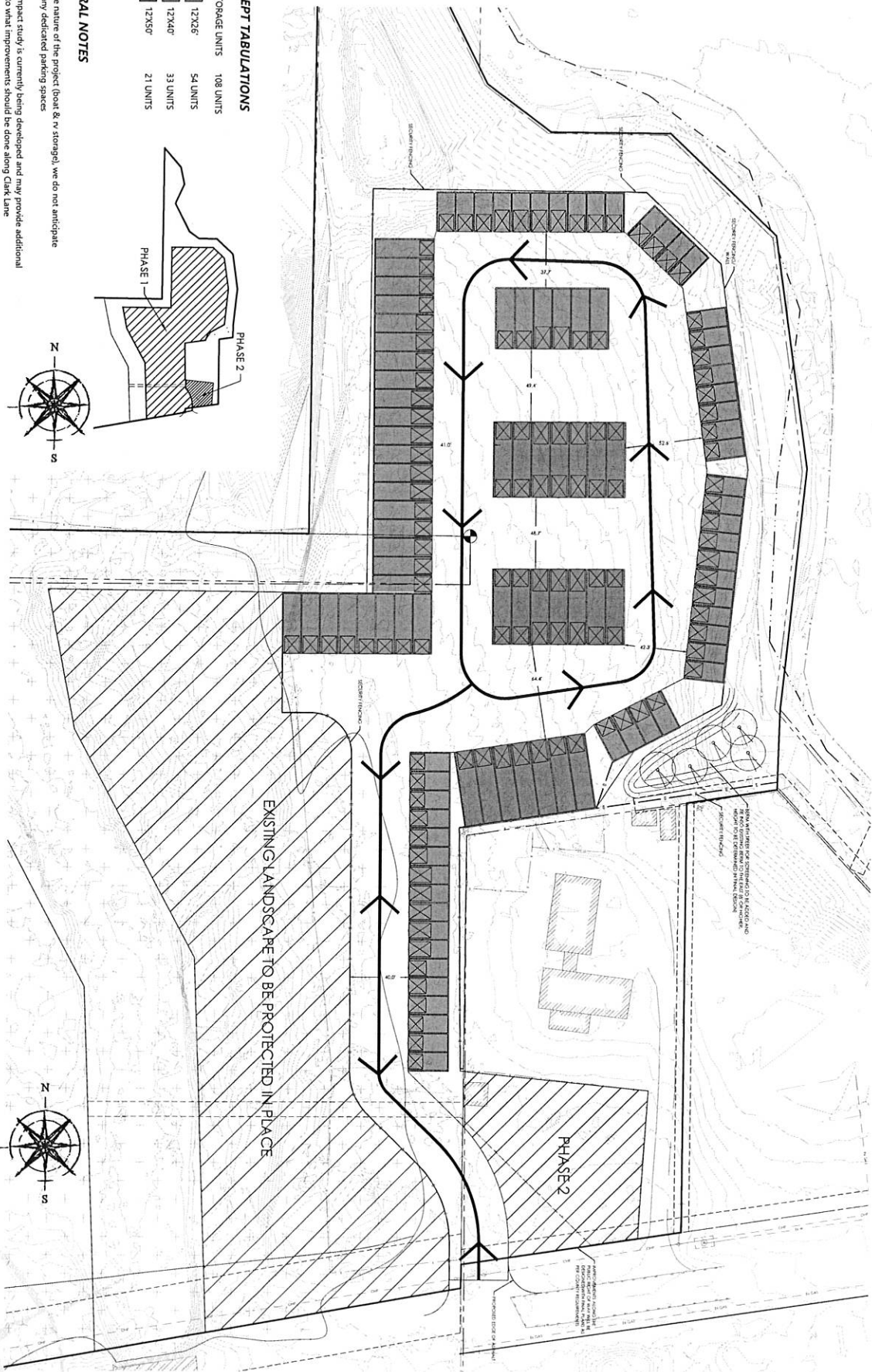
CONCEPT TABULATIONS

TOTAL STORAGE UNITS	108 UNITS
12'X26'	54 UNITS
12'X40'	33 UNITS
12'X50'	21 UNITS

GENERAL NOTES

Due to the nature of the project (boat & rv storage), we do not anticipate needing any dedicated parking spaces.

A traffic impact study is currently being developed and may provide additional insight into what improvements should be done along Clark Lane.



Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary line and dimensions as well as other potential boundary conflicts.



DATE: 03/06/2020
TO: Rob Edwards
FROM: Sean Alt, Focus Engineering
salt@focusutah.com
RE: Las Americas Eden Boat & RV Storage

Storm Water Runoff Narrative

Our preference for the storm water runoff would be to channel the surface flows to waterways located between storage buildings which would route water to an underground pipe system. The pipes would connect to an underground storm water storage device.

We would detain the 100-year storm event using an underground solution like stormtech or stormbrix. We would restrict outfall from our detention then treat the post retention water before fully releasing it into the adjacent creek.

It is our strong preference to detain rather than retain for this site.