

Blacksmith Village Phase II Narrative

Background

In June 2008, Horseshoe, LLC and Weber County entered into a Development Agreement for the Blacksmith Village Phase I. The agreement was to rezone a portion of Parcel# 22-047-0040 from AV-3 Zone to CV-2 Zone and to allow for the restoration of the historic 1895 J. M. Wilbur Blacksmith Shop which existed on a portion of this parcel.

Since that time, the Blacksmith Shop has been restored and (per the original promise of Horseshoe LLC) was listed on the National Register of Historic Places on January 17, 2017, making this the ONLY structure in the Ogden Valley to have this prestigious designation and is now a tourist attraction just by itself.

In addition, The Blacksmith Shop is operated as a traditional blacksmith by Aaron Richardson of Ragnar Forge. This allows for visitors to the site to experience the work and expertise of this trade and, also to take lessons in traditional blacksmithing.

Blacksmith Village Phase I has been developed with the building of three new period correct commercial buildings that were approved per the original rezone and amended development agreement. The period buildings were designed to complement the existing Blacksmith Shop and to enhance the surrounding park and town center.

These commercial buildings are fully occupied and attract visitors as part of the development site and are currently used as a physical therapist office and professional office space. The most recent amendment to the development agreement was approved in December 2017 to allow for the placement of another historic building to be reconstructed on this site. The West Point Canning Co. building in West Point, Utah was to be demolished; however, seeing the beauty of this historic building and materials, Horseshoe LLC disassembled the building brick by brick and will reconstruct the building on the Blacksmith Village Phase I site. This building will be used to house Blacksmith Garage, a vintage/antique car sales establishment that was approved in January 2015 as a conditional use permit.

Current Proposal-Narrative

Horseshoe, LLC and Sunnyfield LLC request to rezone the remaining portion of Parcel# 22-047-0040 (approximately 1 acre and owned by Horseshoe, LLC), the front portion of Parcel# 22-047-0052 (approximately 2 acres and owned by Sunnyfield LLC) and the front portion of Parcel# 22-047-0053 (approximately 1.9 acres and owned by Sunnyfield LLC) from the AV-3 Zone to the CV-2 Zone. The Blacksmith Village Phase II is currently planned to be on the south side of the Blacksmith Village Phase I. The site will be engineered to direct all the storm water into the existing onsite detention pond of the existing Blacksmith Phase I. If necessary, the detention pond will be increased in size to handle the additional storm water due to the new onsite hard surface. The development will continue with the attractively designed complete street to the north and will have building designs that are from the same

time period that will complement the existing Blacksmith Village Phase I, complete a commercial block and improve the general area of the town center.

Conceptual building renderings have been incorporated as part of this submittal (see Exhibit B) but are not to be misconstrued to be the buildings that Horseshoe, LLC and Sunnyfield LLC intend to build on these parcels. The conceptual renderings are theoretical in nature and are being used only as an example of the buildings in the time era and the beautiful architectural sketches that the design team are currently working with for this project layout. The 2016 Ogden Valley General Plan states that *"Weber County will promote and encourage unique and functional design in new developments, public spaces, and streetscapes to create a visible character distinct to Ogden Valley that enhances the Valley's character."* It is Horseshoe, LLC's and Sunnyfield LLC's desire to support the development of Eden's historic center and by building visually compelling and economically viable historic properties within Blacksmith Village Phase II.

Horseshoe, LLC and Sunnyfield LLC are requesting to rezone this property without a development agreement due to the need to be flexible with the building designs throughout the development process with Weber County. These buildings will be reviewed and analyzed during the Design Review Process with Weber County. Horseshoe, LLC and Sunnyfield LLC feel that they have a good working relationship with Weber County and have historically produced an attractive product that will stand the test of time and will support the visual desire of the community and meet the requirements of the Ogden Valley General Plan, Weber County Land Use Code and the Old Town Eden Small Area Plan.

How is the change in compliance with the General Plan?

The new commercial development will be focused in the existing "Old Eden" Village Center and will be designed to be compatible with the rural and historic character of the area to assist the County in executing the goals outlined in the 2016 Ogden Valley General Plan to preserve and protect the historic areas within the Ogden Valley (Historic Preservation Goal 1). It is the desire and intent of Horseshoe, LLC and Sunnyfield LLC to support the development of the historic "Old Eden" to *"architecturally design the street scape and commercial structures in a way for the development of the area to be architecturally and visually compatible with neighboring historic properties"* (Historic Preservation Implementation 1.1.3).

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

Section 5 of the Ogden Valley General Plan Commercial Development Vision states: *"The Ogden Valley community desires sustainable and thriving local businesses in the Ogden Valley."* Horseshoe, LLC's and Sunnyfield LLC's property lies within the ¼ mile circle centered around the "Old Eden" Village Center (see Map 6 of the Ogden Valley General Plan). *"Residents desire that new commercial development be located and clustered in one of the existing commercial areas"* (see page 24 of the Ogden Valley General Plan) such as the "Old Eden" Village Center, residents would like to have *"new commercial development properly scaled and designed to be consistent with the existing pedestrian-friendly historical character"*. Commercial Development Implementation 1.1.2 states: *"Future commercial or mixed-use rezoning*

should only be considered adjacent to existing commercial or mixed-use zoning in a manner that creates village clusters and avoids strip commercial along highway corridors”.

The current request to rezone the remaining portion of Parcel# 22-047-0040 and the front portions of Parcel# 22-047-0052 (approximately 2 acres) and 22-047-0053 (approximately 1.9 acres) from the AV-3 Zone to the CV-2 Zone is to continue the adjacent commercial zone on the same parcel and adjacent parcel, to help create the walkable town center of “Old Eden” Village Center and to remove the appearance of “spot” zoning along the west side of the highway by the continuation of the development in a way to create a continuation of the existing complete street design running along the highway. Horseshoe, LLC and Sunnyfield LLC also identify the need for new and desirable commercial sites located within the “Old Eden” Village Center. The proposed rezone expansion of the Blacksmith Development will complement the existing sites and “Old Eden” Village Center.

How is the change in the public interest?

By rezoning the remaining portion of Parcel# 22-047-0040 and the front portions of Parcel# 22-047-0052 and 22-047-0053, it will provide for sustainable local business locations to the residents of the Ogden Valley. It will continue the existing complete street design which supports the walkability of the “Old Eden” Village Center with the proximity to the Eden Park. The Blacksmith Village Phase II will also create structures that will preserve and enrich the historic experience of the Village Center.

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 Ogden Valley General Plan in 2016. In 2018, the Weber County Planning Division Staff started to work with the students at Weber State University on a generalized overview of the Eden and “Old Eden” Village Center. This presentation by the Weber State students was very conceptual and covered multiple areas within the Ogden Valley; therefore, there was not a lot of focus spent directly on the “Old Eden” area. Since that time, the Weber County Planning Division Staff has initiated a project to start compiling information and generating a Village Area Plan for the “Old Eden” Village Center for which Horseshoe, LLC and Sunnyfield LLC has played an active role as a stakeholder in this process to date. In the Spring of 2019, a stakeholder meeting was held with the Weber County Planning Division Planning Staff. Steve Burton and Charles Ewert provided a professional power point presentation of a future development including a complete street design along the frontage of the Blacksmith Development and the Eden Park with walking connections between both locations. Horseshoe, LLC and Sunnyfield LLC support the concept of the streetscape that were presented during that meeting and would like to design the next portion of the development to support the Village Area Plan.

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

The Blacksmith Village has become an attraction in the Ogden Valley and the addition to this development will provide for additional commercial sites for businesses who choose to locate in the Ogden Valley. Organized recreational events occur frequently at the Eden Park, which is adjacent to the

Blacksmith Village. The proposed rezone will allow for the completion of Blacksmith Village, which will increase visitors that frequent the site. Visitors of the Blacksmith Village may also choose to spend a part of their day at the Eden Park or choose to take a walk on the pathway that is part of the town center. These elements will help to create a sense of community in the center of the Old Eden Town Center, which will promote an atmosphere of health and welfare for the residents of Weber County. As part of the development of the Blacksmith Village Phase II, a complete street design will be implemented to ensure the safety of the residents of Weber County along the right of way and within the development.