

Lleverino, Felix

From: Glenn Croydon <gacroydon@gmail.com>
Sent: Tuesday, July 7, 2020 2:54 PM
To: Lleverino, Felix
Cc: Burton, Steven; Boni Gravelle
Subject: [EXTERNAL] Wild Turkey Lodge Revisions to Address Questions Raised

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Dear Mr. Lleverino,

Thank you for your call this morning. It helped us to clarify your main points and what we need to do to modify our application. Below (in blue) are the changes we are making in response to your questions.

Wild Turkey Lodge Bed and Breakfast Inn

Zoning – FV-3

B&B Dwelling and Inns are listed on the zone code as conditional uses.

1. The narrative indicates the desire to offer a detached one-bedroom cottage as an option. The B&B dwelling operation is limited to exist only within the dwelling.

We will remove any references to the detached one-bedroom cottage for use as an option for our B&B. We will follow the progress of Weber County deliberations regarding ADU dwellings and Airbnb accommodations for potential future use of the cottage.

Signs

2. Provide a drawing showing the sign design and location. The sign size is limited to a nameplate measuring 2 square feet in area. If you have plans to light the sign include what type of fixture will be used.

The above metal sign is 20"x 20". Our proposed plan is to hang the sign over our entry driveway on a wooden bar between two wooden posts. An existing lamppost will be used to illuminate the sign.

Conditional Use

3. Who will manage the rental spaces between visits? Do you plan to contract with a cleaning service? Will the landscaping or room maintenance be done by a maintenance company?

Wild Turkey Lodge is our home. We are planning to use VRBO as our primary web presence and booking structure. The Lodge will be an owner-managed, owner-maintained company. Occasionally, as needed, independent contractors will be hired to assist us for such tasks as snow removal, landscaping, cleaning, window washing, etc.

4. If a nuisance from noise occurs, how do you plan to mitigate it?

First, all short-term renters will sign an agreement on house rules, one of which will be lower noise levels and quiet hours.

Second, this is our home. Whenever there are short-term renters, we will be on the premises to monitor noise levels.

Third, in the unlikely chance there is excessive noise levels that cannot be mitigated by the owners, local authorities will be contacted for assistance.

Design Review

1. Do you have plans to install new outdoor lighting? Be aware that all new lighting fixtures shall be dark sky compliant and not trespass into neighboring properties.

We appreciate and fully support dark sky compliant regulations. We do not have plans for new lighting other than solar landscape lights on walk paths. The property is insulated from neighbors by trees and buffer zones so lighting is not a factor of concern.

2. Provide a landscape plan showing the square feet of the total site area, the total existing landscaped area, and any new landscaping.

The original property landscaping was not maintained over the last several years, but as new owners, we found the basic "bones" of the gardens were very good. We are in the process of weeding and trimming the existing gardens. No new landscaping is planned. Dead trees and overgrown trees and shrubs are currently being cleared.

3. The landscape plan should include the irrigation method for existing and new areas. Water conservation methods are recommended and encouraged.

This property has culinary water, but no secondary water or water rights. The existing sprinkling system has been minimized to lawns and gardens close to the main house and along the driveway to conserve water. If water rights can be purchased in the future, additional areas will be considered for watering.

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