

OGDEN VALLEY PLANNING COMMISSION

MEETING AGENDA

February 23, 2021

5:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/84707609670>

Meeting ID: 847 0760 9670

One tap mobile

+12532158782,,84707609670# US (Tacoma)

+13462487799,,84707609670# US (Houston)

- *Pledge of Allegiance*
- *Roll Call:*

1. Approval of Minutes for January 26, 2021 and February 2, 2021

2. Petitions, Applications, and Public Hearings: Administrative items

15 Mins - 2.1 UVH012021 – Request for preliminary approval for Harmony Ranch Cluster Subdivision, consisting of 16 lots in the FV-3 zone. This application includes road dedication.

Staff Presenter: Tammy Aydelotte; Applicant: Chris Cave

20 Mins - 2.2 UVR071520 - Consideration and action on a request for final approval of Harbor View Estates, The Reserve at Crimson Ridge Phases 2A, 2B, and 2C, consisting of 41 lots.

Staff Presenter: Felix Lleverino; Applicant: Steven Fenton

30 Mins - 2.3 CUP2020-15 - Consideration and action on a conditional use permit for Harvest Moon Ranch conference/education center.

Staff Presenter: Felix Lleverino; Applicant: Kasey Plourde

30 Mins - 2.4 ZTA2020-05: Discussion of an additional regulation scenario to amend section 108-7-25 of the Weber County Code regarding short-term rentals.

Staff Presenter: Scott Perkes

3. Public Comment for Items not on the Agenda:

4. Remarks from Planning Commissioners:

5. Planning Director Report:

6. Remarks from Legal Counsel:

Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

&

Via Zoom Video Conferencing at the link listed above.

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open, public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

Minutes of the Ogden Valley Planning Commission Meeting for January 26, 2021. To join the meeting, please navigate to the following weblink at <https://us02web.zoom.us/j/81352521901> the time of the meeting; commencing at 5:00 p.m.

Present: John Lewis, Chair; Shanna Francis, Vice Chair; Jeff Burton, Chris Hogge; John (Jack) Howell, Ron Lackey.

Absent/Excused: Steve Waldrip (arrived at 5:14 p.m.)

Staff Present: Rick Grover, Planning Director; Courtlan Erickson, Legal Counsel; Steve Burton, Planner; Tammy Aydelotte, Planner.

- **Pledge of Allegiance**
- **Roll Call:**

Chair Lewis asked if anyone had any ex parte communication or conflict of interest to declare. No disclosures were made.

2. Consent items:

2.1 CUP 2020-20: Consideration and action on a conditional use permit application for the Crimson Ridge Wellhouse and Tank.

Presenter: Steve Burton.

Planner Burton reported Crimson Ridge Water Company is requesting an amendment to an existing conditional use permit for a water tank and well house. The existing infrastructure includes wells that provide culinary water to the Crimson Ridge Development. This proposed well house and tank will provide water to the new phases of Crimson ridge that are currently under subdivision review. The Cluster Subdivision has received some level of approval through the Planning Commission and at this point in the process, it is necessary to determine whether there is adequate water to serve the Subdivision. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews. The applicant has submitted a site plan for the project; the document identifies access points, traffic routing plans, and building elevations. Staff recommends approval of the CUP based on the findings and subject to the applicant meeting the review agency requirements and the following conditions: 1.) any outdoor lighting must meet the requirements of the Ogden Valley Outdoor Lighting Ordinance (108-16).

Commissioner Howell moved to approve CUP 2020-20, conditional use permit application for the Crimson Ridge Wellhouse and Tank, based on the findings and subject to the conditions listed in the staff report. Commissioner Lackey seconded the motion. Commissioner Lewis, Francis, Burton, Hogge, Howell, and Lackey all voted aye. (Motion carried 6-0)

1. Minutes: Approval of the August 4, 2020 meeting minutes

Commissioner Howell moved to approve the August 4, 2020 meeting minutes. Vice Chair Francis seconded the motion. Commissioners Lewis, Francis, Burton, Hogge, Howell, and Lackey all voted aye. (Motion carried 6-0)

Chair Lewis then reported that the agenda item dealing with the Harvest Moon Conference Center has been removed from this agenda and will be heard on February 23.

3. Petitions, Applications, and Public Hearings:

Administrative items

3.1 SPE01-2021: Discussion and action on a conceptual sketch plan endorsement request for Harmony Ranch Cluster Subdivision, a proposal consisting of 16 lots and open space parcels totaling 29.10 acres. Presenter: Tammy Aydelotte

Planner Aydelotte reported this is a request for approval of a conceptual sketch plan for a 16-lot cluster development. This plan includes open space parcels for areas on the along 3350 North Street and areas buffering the stream corridor. The total project area amounts to 53.469-acres. The open space surrounding the stream and stream corridor set-back area encompassed an area of 14.252 acres. The applicant is proposing to preserve 60 percent open space, meeting the required minimum open space preservation of 60 percent for the AV-3 and FV-3 Zones as outlined in LUC §108-3-5. This subdivision will be required to provide some connectivity to adjacent properties, as required by the subdivision code. The road connectivity plan will be reviewed at the time a preliminary subdivision application is submitted. Ms. Aydelotte reviewed an aerial image and plat map to orient the Commission to the location of the subject property and the existing uses surrounding it.

Vice Chair Francis referenced the stream running through the property and asked if this stream contributes to a higher water table, which will prevent the creation of building lots. Applicant's representative, Chris Cave, stated that is actually a hill and the

water table is not high in that area. He indicated the presence of water was not found in walking the site, but that issue can be further examined at the preliminary plat phase of the project.

Commissioner Howell inquired as to how steep the grade is on the property. Mr. Cave stated the roadway going up the project is a 10 percent grade and that grade is consistent throughout; he would guess the slope of the lots will be between 10 and 12. Commissioner Howell stated that other projects that have been constructed in that area have been impacted by water run-off in the spring months and many basements have been flooded. He stated he hopes that will be considered in future approval steps in the project. Mr. Cave indicated that he will be prepared to discuss that issue.

Courtlan Erickson, Legal Counsel, asked if a formal motion on the sketch plan application is required. Rick Grover, Planning Director, indicated the sketch plan simply requires the endorsement of the sketch plan; this has been handled without taking a formal motion and vote on sketch plan in the past.

Commissioner Waldrip joined the meeting at 5:14 p.m.

WS1: Liberty Broadband Presentation

Tom Christie thanked the Commission for this opportunity to provide them with information regarding Liberty Broadband and its sister-company, Freedom Broadband. He has worked with the Weber County Commission, Weber County school District, and the town of Huntsville and he wanted to make sure the Planning Commission is familiar with the service they provide and the support they can offer for expanding internet infrastructure in the Ogden Valley. Liberty and Freedom provide wireless across the entire Valley; since 2017, the business model has evolved as it was necessary to make determinations based upon the unique nature and topography of the marketplace. The number of wireless customers in Huntsville has increased to over 700 and last week he presented to the Huntsville Council the concept of a fiber project; this would not require outside funding or a contribution from the town. Rather, Liberty has chosen to proceed with the project, which will benefit roughly 200 homes. He introduced a team member, Cathy Zindell, who is also a resident of Huntsville, to provide information regarding the network map and future fiber growth plans. Ms. Zindell shared a map identifying current towers and the areas that are prime for fiber growth. This growth will help to improve service within existing developments and provide access to reliable internet for future residential and business growth.

Commissioner Howell asked if the communication tower at Nordic Valley is located near the Rise Broadband tower. Ms. Zindell answered yes, they are very close to one another.

Mr. Christie stated he has lived in the valley for 15 years and he and many other residents have struggled with download speeds; it is difficult to operate a modern home with low speeds and that is why this service level increase is in such great demand. Technology changes rapidly and access to reliable fiber will make it possible for residents and businesses to take advantage of improved technologies.

Commissioner Howell stated he believes that some fiber has been installed in various areas of the street. Ms. Zindell stated that is correct, but Century Link did not inventory their fiber lines properly; therefore, the location of all fiber in the Valley is not well known. As Liberty finds the different fiber nodes in the Valley, they will utilize it where possible. Mr. Christie added Liberty will leverage Century Link's fiber in order to deliver higher speeds.

Commissioner Lackey stated he feels the success of Liberty is very important to the entire Valley; upgrades have given many residents access to 5G speeds, which is greatly appreciated. He asked how Liberty will compete with other providers as infrastructure becomes more broadly accessible in the Valley. Ms. Zindell stated it is very harder to compete with larger service providers, but Liberty has secured licenses for the spectrum they use, and no other provide can use them. However, going forward, most providers are moving toward 6G and as Liberty moves in that same direction, they will purchase available spectrum space in order to continue increasing speeds.

Commissioner Howell asked if Relianet is still operating in the Ogden Valley. Ms. Zindell stated that they were a satellite provider that was ultimately purchased by Rise Broadband.

Chair Lewis thanked Ms. Christie and Ms. Zindell for the service they are providing to the Ogden Valley. Ms. Zindell stated it would be helpful for Liberty to receive information about plans for increased residential and commercial development in the County in order for them to prepare for those projects and lay their infrastructure prior to or in conjunction with other utility projects. Rick

Grover, Planning Director, indicated that the Frontier platform is updated daily with development plans and should provide the information Ms. Zindell is requesting.

4. Elections: Chair and Vice Chair for 2021

Vice Chair Francis made a motion to elect Commissioner Lewis as Chair. Commissioner Howell seconded the motion.

Chair Lewis invited other nominations. No additional nominations were made.

Commissioners Lewis, Francis, Burton, Hogge, Howell, Lackey, and Waldrip all voted aye. (Motion carried 7-0)

Commissioner Lackey made a motion to elect Commissioner Francis as Vice Chair. Commissioner Howell seconded the motion.

Chair Lewis invited other nominations. No additional nominations were made.

Commissioners Lewis, Francis, Burton, Hogge, Howell, Lackey, and Waldrip all voted aye. (Motion carried 7-0)

5. Meeting Schedule: Approval of the 2021 Meeting Schedule:

Commissioner Howell made a motion to approve the 2021 meeting schedule. Commissioner Lackey seconded the motion.

Commissioners Lewis, Francis, Burton, Hogge, Howell, Lackey, and Waldrip all voted aye. (Motion carried 7-0)

6. Approval of the 2021 Planning Commission Rules of Order:

Rick Grover, Planning Director, stated there are no recommended changes to the Rules of Order that were in place in 2020.

Commissioner Howell stated the rules reference the consent agenda, administrative agenda, and Weber County Commission legislative actions; he asked if it is possible to clearly explain that public input is typically not taken for consent items, but it is taken for administrative and legislative items. Additionally, motions regarding legislative items are to make a recommendation to the County Commission and are not actually approved by this body. Mr. Grover stated that staff determines which items are eligible for a consent agenda; these are items for which there is typically not a great deal of public interest or input and staff is seeking to make the best use of the Commission's time. For certain administrative items, the Commission is not required to accept public comment, but they can if they choose to do so. For an item like a rezone, the Commission is required to accept public input. He stated Commissioner Howell is correct that for legislative items, this body is a recommending body to the Weber County Commission.

Vice Chair Francis made a motion to approve the 2021 Planning Commission Rules of Order. Commissioner Hogge seconded the motion. Commissioners Lewis, Francis, Burton, Hogge, Howell, Lackey, and Waldrip all voted aye. (Motion carried 7-0)

7. Training: Open and Public Meetings Act – Courtlan Erickson

Courtlan Erickson, Legal Counsel, used the aid of a PowerPoint presentation to provide the Commission with training regarding the Open and Public Meetings Act; all public bodies are required to receive this training annually in accordance with Title 52 of the Utah Code. He focused on the provisions of OPMA governing electronic meetings given that many public bodies are strictly holding electronic meetings due to the COVID-19 pandemic; the Commission's rules also allow for electronic meetings.

Vice Chair Francis asked if the Chair is allowed to make a motion. Mr. Erickson stated that is governed by the Commission's own rules of order, which specify that the Chair cannot make a motion, but can second a motion.

8. Public Comment for Items not on the Agenda

Ronald Gleason thanked the Commission for their work; he referenced House Bill 198, which would introduce a 'dark sky' license plate, which would be a great option for those that support dark sky initiatives. Since North Fork Park is the 21st designated dark space park, this would be a great option for those supportive of the park. He stated he hopes the legislation passes and asked that others who support the legislation reach out to their representatives to voice that support.

Commissioner Waldrip indicated the bill is sponsored by Steve Handy, but has not been assigned to a committee; he will track it and keep the Commissioner informed.

5. Remarks from Planning Commissioners

None.

6. Planning Director Report

Mr. Grover referenced Mr. Gleason's comments about dark sky initiatives; this is an issue that Planning staff takes very seriously and he reported on the Planning Division's efforts to enforce dark sky standards for certain projects in the Ogden Valley.

7. Remarks from Legal Counsel

None

**Meeting Adjourned: The meeting adjourned at 5:57 pm
Respectfully Submitted,**

Weber County Planning Commission

Minutes of the Ogden Valley Planning Commission Meeting for February 2, 2021. To join the meeting, please navigate to the following weblink at <https://us02web.zoom.us/j/84307811269>, the time of the meeting; commencing at 5:00 p.m.

Present: John Lewis, Chair; Shanna Francis, Vice Chair; Jeff Burton, Chris Hogge; John (Jack) Howell, Ron Lackey.

Absent/Excused: Steve Waldrip

Staff Present: Rick Grover, Planning Director; Courtlan Erickson, Legal Counsel; Scott Perkes, Planner; Marta Borchert, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:**

Chair Lewis asked if anyone had any ex parte communication or conflict of interest to declare. No disclosures were made.

WS1: Amending the Culinary and Secondary Water Requirements in the Subdivision Ordinance

Planning Director Grover indicated this item has been removed from the agenda for tonight's meeting and will be heard at a future meeting.

Adjourn to Regular Ogden Valley Planning Commission meeting

1. Petitions, Applications, and Public Hearings:

Administrative items

2.1 DR2020-07: Consideration and action on a request for design review approval of an accessory storage building that is more than twice the size of the primary dwelling's footprint at 4267 N 3150 E., Liberty. Presenter: Scott Perkes

Planner Perkes reported the applicant is requesting design review approval of a large residential accessory storage building that is approximately 10,481 square feet – nearly twice the size of the primary dwelling unit – at 4267 North 3150 East in Liberty.

Mr. Perkes presented the elevations provided by the applicant, noting that the design features are intended to give the building an architectural look and feel. The property is zoned Agricultural Valley AV-3 and the lot is three acres in area with approximately 369.54 feet of frontage on 3150 East Street. The building will be used for the personal storage of RV's, trailers, cars, tractors, implements, workshop storage, indoor pool, and a few living facilities (kitchen, bathroom, sauna, laundry, & loft). The proposed building will be 10 feet from the west lot line (rear), 221 feet from the east (front) lot line, 10 feet from the south side lot line, 268 Feet from the north side lot line, and 17 feet behind the home. Section 108-7-16, Large Accessory Buildings (1,000 square feet or larger), item (c) states " Accessory buildings that exceed the dwelling in area by more than double as measured by the footprint of the dwelling shall require approval by the planning commission as a design review". When compared to the dwelling's footprint (3,573 sq. ft.), the proposed structure (10,481 sq. ft.) is 3,335 square feet larger than double the dwelling's footprint and thereby requires design review prior to the issuance of a Land Use and Building Permit. The application has been reviewed by the following agencies: Building, Fire, and Engineering. Planning review will be completed with the satisfaction of the Design Review process as the structure meets all zoning requirements. The applicant will need to work with the health department to ensure the proposed bathroom and kitchen are connected to the property's septic system and that the system is properly sized. Recommended conditions of approval include:

- Satisfaction of all review agency requirements involved with the issuance of a Land Use Permit and Building Permit for the proposed structure. This also includes health department approval of septic system connections and upgrades.
- The building plans will need to be updated to show the proposed loft area. This loft cannot be considered a sleeping room and a note must be placed in the plans that indicates that the loft may not be used for habitable/sleeping space.
- A Second Kitchen Covenant must be signed and recorded on the property. This covenant will prohibit the structure from being used as a separate dwelling unit.

Mr. Perkes concluded staff recommends that the Planning Commission review the submitted review materials and determine if enough information has been provided in order for the above listed considerations to be adequately vetted. If so, the Commission could approve the design review request with the above listed condition (along with any other conditions added by the commission) and the following findings:

- The proposed use is allowed in the AV-3 Zone.
- All development standards have been met.

- With any imposed conditions, the proposed building does not impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.

Alternatively, if the Commission determines that additional review information is needed for adequate consideration, the Commission could vote to table the application until such materials are furnished for further review.

Vice Chair Francis referenced the plat map and asked for more information about the easement running through the property. Mr. Perkes stated that is not actually an easement, but a line that identifies the required distance between the home and the accessory structure. The minimum requirement is 10 feet, but the applicant has actually provided a 17-foot distance between the home and the accessory structure. The measurement is taken from the closest point of the home to the closest point of the accessory structure. The Fire Marshall and Building Official have both indicated they feel the layout proposed by the applicant complies with the Code regulating this type of use.

Commissioner Howell moved to approve DR2020-07, design review approval of an accessory storage building that is more than twice the size of the primary dwelling's footprint, at 4267 N. 3150 E., Liberty, based on the findings and subject to the conditions listed in the staff report, and requesting a color review discussion between the applicant and Planner Scott Perkes. Commissioner Lackey seconded the motion. Commissioners Lewis, Francis, Burton, Hogge, Howell, and Lackey all voted aye. (Motion carried 6-0)

3. Approval of the 2021 Planning Commission Rules of Order:

Planning Director Grover indicated that the Rules of Order have been amended to include updated meeting procedures allowing electronic or virtual meetings without an anchor location; the amendment indicates that the Planning Commission can hold electronic meetings if the Planning Director or Chair determines that holding an in-person meeting would not be allowed or would not be advisable due to health concerns or other circumstances.

Legal Council Erickson stated that it is important for the Commission's rules to provide explicit direction regarding when the Commission is able to hold an electronic or virtual meeting.

Commissioner Hogge asked if there has been discussion about continuing to allow Commissioners, staff, or the public to participate in an in-person meeting in a virtual fashion. Mr. Grover answered yes; allowing electronic participation may make it easier for the public or applicants to attend a meeting. Commissioner Burton stated it may be necessary to further amend the language to make it possible to call electronic meetings for any reason. The entire Commission agreed. Mr. Erickson suggested language that gives the Director or Chair the discretion to call an electronic meeting for any reason; he and Mr. Grover can work to further amend the language in the rules and bring them back to the Commission at their next meeting for approval.

Commissioner Burton asked for confirmation that members of the Commission participating electronically will be considered to be in attendance for the purpose of constituting a quorum of the Commission. Mr. Erickson stated that he can amend the language to indicate such if the Commission so desires. The Commission indicated they would like to allow in-person and electronic participation for the purpose of constituting a quorum. Chair Francis facilitated discussion among the Commission regarding whether the rules should provide direction regarding the circumstances under which electronic participation would not be allowed. The Commission favored flexibility, until or unless it becomes apparent that any person is abusing the rules or if electronic participation detracts from the effectiveness and efficiency of meetings.

Vice Chair Francis made a motion to table approval of the 2021 Planning Commission Rules of Order to give staff the opportunity to further amend the language regarding electronic meetings and participation. Commissioner Hogge seconded the motion. Commissioners Lewis, Francis, Burton, Hogge, Howell, Lackey, and Waldrip all voted aye. (Motion carried 6-0)

4. Public Comment for Items not on the Agenda

None.

5. Remarks from Planning Commissioners

None.

6. Planning Director Report

Mr. Grover reported the Commission's February 23 agenda will include an item regarding short term rentals (STRs).

7. Remarks from Legal Counsel

None

**Meeting Adjourned: The meeting adjourned at 5:22 p.m.
Respectfully Submitted,**

Weber County Planning Commission



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Harmony Farms Cluster Subdivision consisting of 16 lots, 3 open space parcels, and an extension of a public street.
Type of Decision:	Administrative
Agenda Date:	Tuesday, February 23, 2021
Applicant:	Ian Silverberg, Owner
Authorized Representative:	Chris Cave
File Number:	UVE030217

Property Information

Approximate Address:	3000 East 3350 North, Eden
Project Area:	53.47 Acres
Zoning:	FV-3, AV-3
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	22-023-0150
Township, Range, Section:	Township 7 North, Range 1 East, Section 29

Adjacent Land Use

North:	3350 North St./Residential	South:	Vacant
East:	Vacant	West:	Public Right-of-Way to be dedicated

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	SB

Applicable Ordinances

- Title 104, Zones, Chapter 6, Agricultural Valley (AV-3) Zone
- Title 104, Zones, Chapter 14, Forest Valley (FV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Development History

- 1/26/2021 – Sketch plan endorsement from Ogden Valley Planning Commission

Background

The applicant has submitted a request for preliminary approval of the Harmony Ranch Cluster Subdivision, consisting of 16 lots, 3 open space parcels, and dedication of a public street, located at approximately 3000 East 3350 North, Eden. The proposed subdivision will cover a total area of 53.469 acres. Culinary water and secondary water will be provided by Nordic Mountain Water. Weber-Morgan Health Department has issued feasibility for on-site septic systems for each lot.

The proposed subdivision, in compliance with the recommended conditions and conforms to both the zoning and subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application for final approval has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the residential and resort development trends outlined in the Ogden Valley General Plan.

Zoning: The subject property is located in the both the Forest Valley (FV-3) Zone and the Agricultural Valley (AV-3) Zone. The zoning boundaries are shown on the subdivision plat.

Weber County LUC 104-1 (Forest Valley Zone FV-3):

"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The purpose of the Agricultural Valley (AV-3) zone is identified in the LUC §104-3-1 as:

The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: Most lots and associated frontages within the proposed subdivision are located within the FV-3 zone, which requires a minimum of three acres for a single family dwelling and a minimum lot width of 150 feet. The minimum yard setbacks for a single family dwelling in the AV-3 and FV-3 zones zone are 30 feet for the front yard setback, 10 feet with a total width of 2 side yards not less than 24 feet for the side yard setback, and 30 feet for the rear yard setback.

The proposed cluster subdivision meets the lot size and frontage requirements of the AV-3 and FV-3 zones and the cluster subdivision ordinance. The proposal conforms to the lot development standards of the cluster subdivision as outlined in LUC §108-3-7, including the 80' lot width for lots in the AV-3 zone. The minimum building lot size in the proposed subdivision is 0.918 acres, complying with the 9 ,000 square foot minimum lot size requirement. Yard setbacks for dwellings in cluster subdivisions are as follows:

- a. Front: 20 feet.
- b. Side: 8 feet.
- c. Rear: 20 feet.

The maximum dwelling height in cluster subdivisions is 40'. The proposed cluster subdivision provides 60.15 % open space as 'Common Area', meeting the minimum open space requirement of 60 % in the AV-3 and FV-3 zones.

Culinary water and sanitary sewage disposal: A will serve letter regarding the availability of culinary water, sewer, and irrigation water has been provided by the Nordic Mountain Water and Sewer Improvement District. A capacity assessment letter from the Department of Environmental Quality Division of Drinking Water has been provided. (see Exhibit B).

Additional design standards and requirements: Either sidewalk or a paved trail will be required from 3350 North St and along the private roads within the proposed development, as outlined in LUC §106-4-2 (f). The proposed cluster subdivision is located within the natural hazards study area and a note will be required to be added to the plat indicating that a natural hazards study is not required as it has been determined that the geologic unit within the subdivision is not associated with problem soil or landslide hazards, as determined by the Utah Geological Survey.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office, Engineering Division, and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the final Mylar being recorded.

Tax clearance: There are no outstanding tax payments currently related to these parcels.

Staff Recommendation

Staff recommends final approval of the Harmony Ranch Cluster Subdivision, consisting of 16 lots, 3 common areas, and an extension of a public street. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A financial guarantee for improvements will be required as outlined in LUC § 106-4-1.
2. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the county commission.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Subdivision Plat
- B. Capacity Assessment Letter and Septic Feasibility

Map 1



Exhibit B- Capacity Assessment – Water and Septic Feasibility

January 1, 2021

To Whom it may concern:

Nordic Mtn. Water, Inc. currently has sufficient water connections to supply the subdivision as proposed by Michael Mayra known as Harmony Ranch Eden Holdings, LLC to include 16 home sites just north of the Nordic Valley Ski Resort.

At this time, Mr. Mayra, representing this subdivision, has not entered into any agreement with Nordic Mt. Water, Inc. concerning water services for his proposed subdivision, thus no connections are guaranteed.

Sincerely

Bill D. Green

Pres. Nordic Mtn. Water, Incl

August 14, 2020

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Pine Canyon Investment Properties (previously Harris Property)
Apprvgoxiematly 3350 N 3200 E, Liberty
Parcel #220230150
Soil log #13092 & 13289

The soil and percolation information for the above-referenced lot have been reviewed. The source of culinary water is unspecified at this time. It may be provided by an approved public water system or by a private well. The lot as a singular parcel would meet the minimum lot sizing and space requirement for either source of culinary water. If serviced by a private well. **The placement of the well is critical to provide the required 100-foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 24 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the silty loam, granular structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

Subdivision:

Extensive site and soil work was completed on this parcel during the 2005 to 2006 timeframe. This work appears to have been completed in anticipation of subdividing the parcel. The soils throughout the parcel were classified consistently as silt loam, granular structure, suitable for a conventional system. The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Summer Day, LEHS
Environmental Health Division
801-399-7160



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Harbor View Estates, The Reserve at Crimson Ridge Phases 2A, 2B, and 2C, consisting of 41 lots.
Type of Decision	Administrative
Agenda Date:	Tuesday, February 23, 2021
Applicant:	Steven Fenton
File Number:	UVR071520

Property Information

Approximate Address:	5235 E Highway 158, Liberty
Project Area:	16.54 acres
Zoning:	Forest Valley (FV-3)
Existing Land Use:	Vacant grassland
Proposed Land Use:	Residential Subdivision
Parcel ID:	20-005-0021
Township, Range, Section:	T6N, R1E, Section 3

Adjacent Land Use

North:	Residential/Grassland	South:	Residential
East:	Pineview Reservoir	West:	Forest

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	SB

Applicable Ordinances

- Title 101 (General Provisions) 1-7 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley 3 Zone)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

The Reserve at Crimson Ridge was presented before the Ogden Valley Planning Commission for sketch plan endorsement on June 2, 2020, in that meeting, the Planning Commission raised some questions regarding the stream corridor, snow storage, and emergency services access.

On September 22, 2020, the preliminary plan for phases 2 and 3 was heard and approved by the Ogden Valley Planning Commission.

Background

The applicant is requesting final approval of Harbor View Estates consisting of 8 lots, and the Reserve at Crimson Ridge Phase 2A, 2B, 2C consisting of 33 lots. The remaining phases will gain access from an existing residential county road called Morningside Lane. Access into Harbor View Estates is permitted by UDOT in the form of a Conditional Access Permit that shall expire November 10th 2021 if construction is not completed.

In compliance with the cluster code, the open space preservation plan was approved during preliminary approval (see Exhibit E). Since the approval date, additional documents, required by County reviewing agencies, have been submitted including:

1. A public trail segment that connects to the Pineview reservoir trail (see Exhibit E),
2. Additional geologic and geotechnical reports,
3. Final dedication plats for all phases,
4. Civil drawings for all subdivision improvements including a utility plan for a new water well, new water lines with water line easements, roadway improvements, and septic system improvements.
5. A cost estimate for improvements
6. An annexation plat for the sewer improvements district.
7. A septic plan submitted to the County Engineering Department and the Division of Water Quality

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the 2016 OVGP).

Zoning: The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

“The purpose of the Forest Valley Zone, FV-3 is to provide an area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”

Natural Hazards: This proposal includes three studies to identify geologic hazards and subsurface conditions that exist throughout the development. Page 15 of the Geologic Hazard Assessment shows a table that was created as a conservative assessment for the entire site and risks that may vary in some areas. Earthquake ground shaking, and Landslides and slope failures have the hazard rating of “High” while stream flooding, shallow groundwater, debris flow and floods, and problem soil and rock have a hazard rating of “Moderate”. For this reason, the geologist has requested that a design-level geotechnical engineering study be performed. In following that recommendation, the applicant has contracted with Christensen Geotechnical to conduct a Geotechnical Investigation and AGEC Applied Geotech for a second opinion. Page 7 of the AGEC geotechnical report, dated September 15, 2020 (project number 1200541), states that consideration should be given to conducting site-specific geotechnical studies. Further, site grading taking place on slopes greater than 3 horizontal to 1 vertical should be reviewed by AGEC and before construction to determine if additional exploration and stability analysis is needed. The report from AGEC contains a section directing pavement and subgrade preparations roads.

Building Site: Throughout each phase, areas planned for lots are selected for the lack of steep slopes, minimal geologic hazards, and preservation of natural features like viewsheds and stream corridors, and native forested areas.

Relation to Adjoining Street System: Section (106-2-1 a) “The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) insofar as such may be deemed necessary by the planning commission for public requirements. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their land and seek to provide for convenient access to it.”

During preliminary approval from the Planning Commission on September 22, 2020, the Planning Division recommended that a public road continuation from the Morningside lane is made public and that the road connectivity plan include a stub to adjacent properties to the north be made. However, since taking comments from the County Engineers, they felt the roads are best to remain private, and a stub to the north is not necessary because lands to the north already have frontage on Highway 162 where which, a new access point can be created with approval from UDOT. It is preferred by the County Engineer for the roads within The Reserve at Crimson Ridge phases 2A, 2B, and 2C remain private due to the planned ROW width of 50’ and that portions of the roads exceed the maximum acceptable grade.

Sensitive Lands: The sensitive lands map showing stream corridors indicated the presence of an intermittent stream that requires a 50-foot setback from the high water-mark. The entire stream corridor is dimensioned on each phase of the development with its associated 50-foot setback.

Culinary Water: The new well is complete, tested, and ready to be drawn from. The Planning Commission approved a conditional use permit for the water tank and well house on January 26th 2021. All 41 lots will be served with culinary and

irrigation water by the Crimson Ridge private water system. The water storage tank and pumphouse are not built yet. The Utah Division of Drinking Water is the authority for the water system. A state-level review of the drinking water source protection zone plan is currently underway.

Sanitary System: A community septic system and drain field that serves phase 1 will be enlarged to serve phase 2 and Harbor View. Each lot will have an individual septic tank, the sewer effluent is further treated in the sewer pods and discharged into the drain field and chamber absorption trenches. The Utah Division of Water Quality is the authority over the septic system. The State will review the septic plan to ensure compliance with their regulations.

Review Agencies: The Weber County Fire District has posted approval based on the civil plans including hydrants, access, and grade. The Division of Water Quality has posted several comments that will be addressed by revisions to the septic plan and written technical details. Following a formal review and approval of the Drinking water source protection area plan by the Division of Drinking Water, the Weber-Morgan Health Department will review the locations of the individual septic tank placement. A final set of civil drawings is currently under review by the County Engineering Department. The Planning Division has reviewed the subdivision plan for compliance with the subdivision code and the cluster code. The County Surveyor is finalizing a review on the final plat for each phase of the development.

Staff Recommendation

Staff recommends final approval of Harbor View Estates, and The Reserve at Crimson Ridge Phases 2A, 2B, and 2C, consisting of 41 lots. This recommendation is based on all review agency comments and the following conditions:

1. The developer shall create a Home Owner's Association according to section 106-2-6 of the land-use code.
2. The Utah Division of Water Quality shall approve the septic plan.
3. The Utah Division of Drinking Water shall approve the drinking water source protection plan.
4. A note added to the plat stating that any development of the subdivision must comply with all recommendations outlined in the geologic hazards report. The note will specify all geologic and geotechnical studies that are available to the public.
5. All subdivision improvements must be completed or escrowed for at the time of recording.

The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

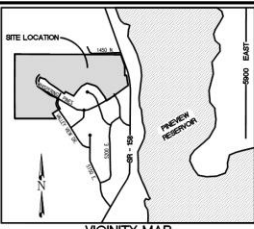
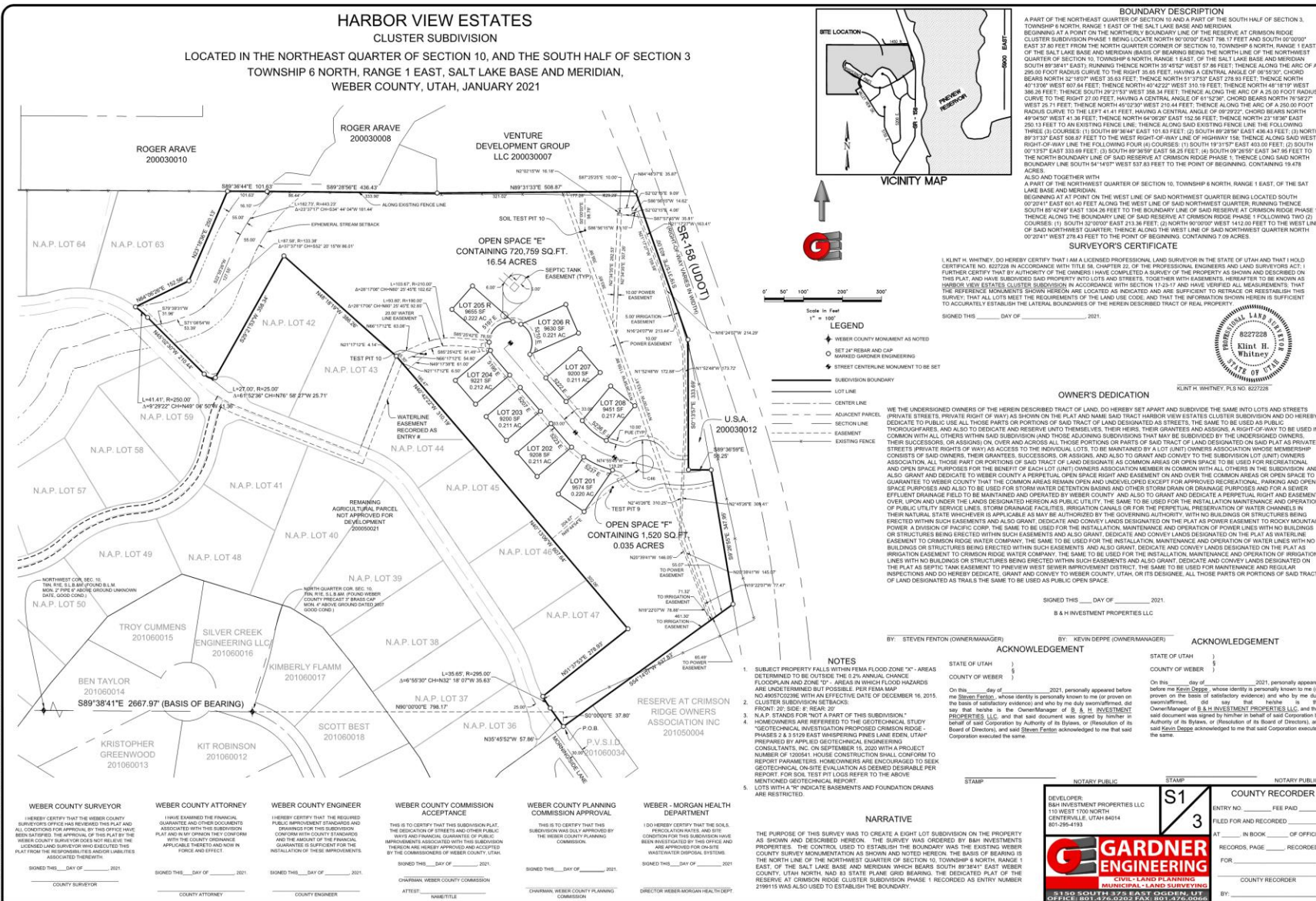
Exhibits

- A. Harbor View Estates
- B. The Reserve at Crimson Ridge Phase 2A
- C. The Reserve at Crimson Ridge Phase 2B
- D. The Reserve at Crimson Ridge Phase 2C
- E. Open Space plan
- F. UDOT permit

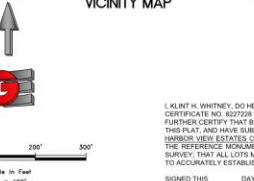


HARBOR VIEW ESTATES
CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, JANUARY 2021



BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 BEARING NORTH 00°00'00" EAST 37.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN; BEARING NORTH 00°00'00" EAST 78.7 FEET AND SOUTH 00°00'00" EAST 37.80 FEET TO THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN; BEARING NORTH 38°42'28" EAST 28.78 FEET TO THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN; SOUTH BY SAID QUARTER, BEARING NORTH 38°42'28" EAST 28.78 FEET TO THE POINT OF BEGINNING. A 298.00 FOOT RADIUS CURVE TO THE RIGHT 35.61 FEET, HAVING A CENTRAL ANGLE OF 98°53'07"; CHORD BEARS NORTH 30°12'00" WEST 80.78 FEET; BEARING NORTH 30°42'28" EAST 117.37 FEET; BEARING NORTH 40°13'00" WEST 80.78 FEET; BEARING NORTH 40°13'00" WEST 310.18 FEET; BEARING NORTH 48°18'19" WEST 388.38 FEET; BEARING SOUTH 29°17'57" WEST 318.34 FEET; BEARING ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT 41.41 FEET, HAVING A CENTRAL ANGLE OF 09°52'22"; CHORD BEARS NORTH 78°54'27" WEST 261.17 FEET; BEARING NORTH 84°30'00" WEST 251.17 FEET; BEARING ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT 41.41 FEET, HAVING A CENTRAL ANGLE OF 09°52'22"; CHORD BEARS NORTH 49°34'00" WEST 18.38 FEET; BEARING NORTH 84°30'00" WEST 251.17 FEET; BEARING NORTH 27°18'39" EAST 250.13 FEET TO AN EXISTING FENCE LINE. THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°36'41" EAST 110.43 FEET; (2) SOUTH 89°29'26" EAST 438.43 FEET; (3) NORTH 82°13'37" EAST 508.67 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 124. THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 10°31'57" EAST 403.03 FEET; (2) SOUTH 00°18'57" EAST 339.39 FEET; (3) SOUTH 89°38'47" EAST 98.23 FEET; (4) SOUTH 89°29'26" EAST 140.78 FEET TO THE NORTH BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1. THENCE LONG SAID NORTH BOUNDARY LINE SOUTH 44°10'00" WEST 631.93 FEET TO THE POINT OF BEGINNING, CONTAINING 10.478 ACRES.



SURVEYOR'S CERTIFICATE
K. LINT H. WHITNEY DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 86, CHAPTER 23 OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS. TOGETHER WITH THESE EASEMENTS, HEREIN SET FORTH, THIS SURVEY, USED IN ACCORDANCE WITH THE SUBDIVISION IN ACCORDANCE WITH SECTION 11-26-17 AND HAVING BEEN MEASURED AND PLANNED BY ME, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY. THAT ALL SUCH MONUMENTS OF THE LAND AND COALS, AND THAT THE MONUMENTS OF THE LAND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS _____ DAY OF _____, 2021.

OWNER'S DEDICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND ESTABLISH THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAN AND NAME SAID TRACT HARBOR VIEW ESTATES CLUSTER SUBDIVISION AND HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID RESERVE AT CRIMSON RIDGE PHASE 1. THIS RIGHT-OF-WAY SHALL BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS, ON AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAN AS PRIVATE STREETS (PRIVATE RIGHT-OF-WAY) TO BE MAINTAINED BY A LOT UNIT OWNERS ASSOCIATION (UNIT OWNERS ASSOCIATION) WHICH MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS OR OPEN SPACE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND ALSO GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS OR OPEN SPACE TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL PARKING AND OPEN SPACE PURPOSES AND ALSO TO BE USED FOR STORM WATER DETENTION BASINS AND OTHER STORM DRAIN OR DRAINAGE PURPOSES AND FOR A SEWER EFFLUENT DRAINAGE FIELD TO BE MAINTAINED AND OPERATED BY WEBER COUNTY, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT ON AND OVER, UNDER AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAN AS POWER EASEMENT TO ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF POWER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAN AS WATERLINE EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAN AS SEPTIC TANK EASEMENT TO FINVIEW WEST SEWER IMPROVEMENT DISTRICT, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS TRAILS THE SAME TO BE USED AS PUBLIC OPEN SPACE.

SIGNED THIS _____ DAY OF _____, 2021.

BY: STEVEN FENTON (OWNER/MANAGER) BY: KEVIN DEPPE (OWNER/MANAGER)

STATE OF UTAH } STATE OF UTAH }
COUNTY OF WEBER } COUNTY OF WEBER }

ACKNOWLEDGEMENT

On this _____ day of _____, 2021, personally appeared before me _____, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, affirmed, and said that he/she is the Owner/Manager of B & H INVESTMENT PROPERTIES LLC and that the said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or Resolution of its Board of Directors, and said _____ and said _____ as duly authorized officers of said Corporation executed the same.

- 1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "S" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO. 48022CDS WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015. CLUSTER SUBDIVISION SETBACKS:
FRONT 20' SIDE 8' REAR 20'
N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE - PHASES 2 & 3 5/29 EAST WHISPERING PINES LAKE EDEN UTAH" PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. ON SEPTEMBER 14, 2020 WITH A PROJECT NUMBER OF 100841. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEMAND DESIRABLE PER REPORT FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.
5. LOTS WITH A "R" INDICATE EASEMENTS AND FOUNDATION DRAINS ARE RESTRICTED.

STAMP NOTARY PUBLIC STAMP NOTARY PUBLIC
DEVELOPER: B&H INVESTMENT PROPERTIES LLC 131 WEST 1700 NORTH CENTERVILLE UTAH 84314 801-298-4193
COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY _____

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°24'54" EAST WEBER COUNTY UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 219915 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO DEDICATED THIS PLAN FROM THE RESPONSIBILITY AND WARRANTIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY ATTORNEY I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION. THIS PLAN AND MY OPINION THEREON CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE THEREON IS NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY ENGINEER I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY COMMISSION ACCEPTANCE THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEES OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER - MORGAN HEALTH DEPARTMENT I DO HEREBY CERTIFY THAT THE SOLA PERMITS AND ALL SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO DEDICATED THIS PLAN FROM THE RESPONSIBILITY AND WARRANTIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY ATTORNEY I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION. THIS PLAN AND MY OPINION THEREON CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE THEREON IS NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 2021.

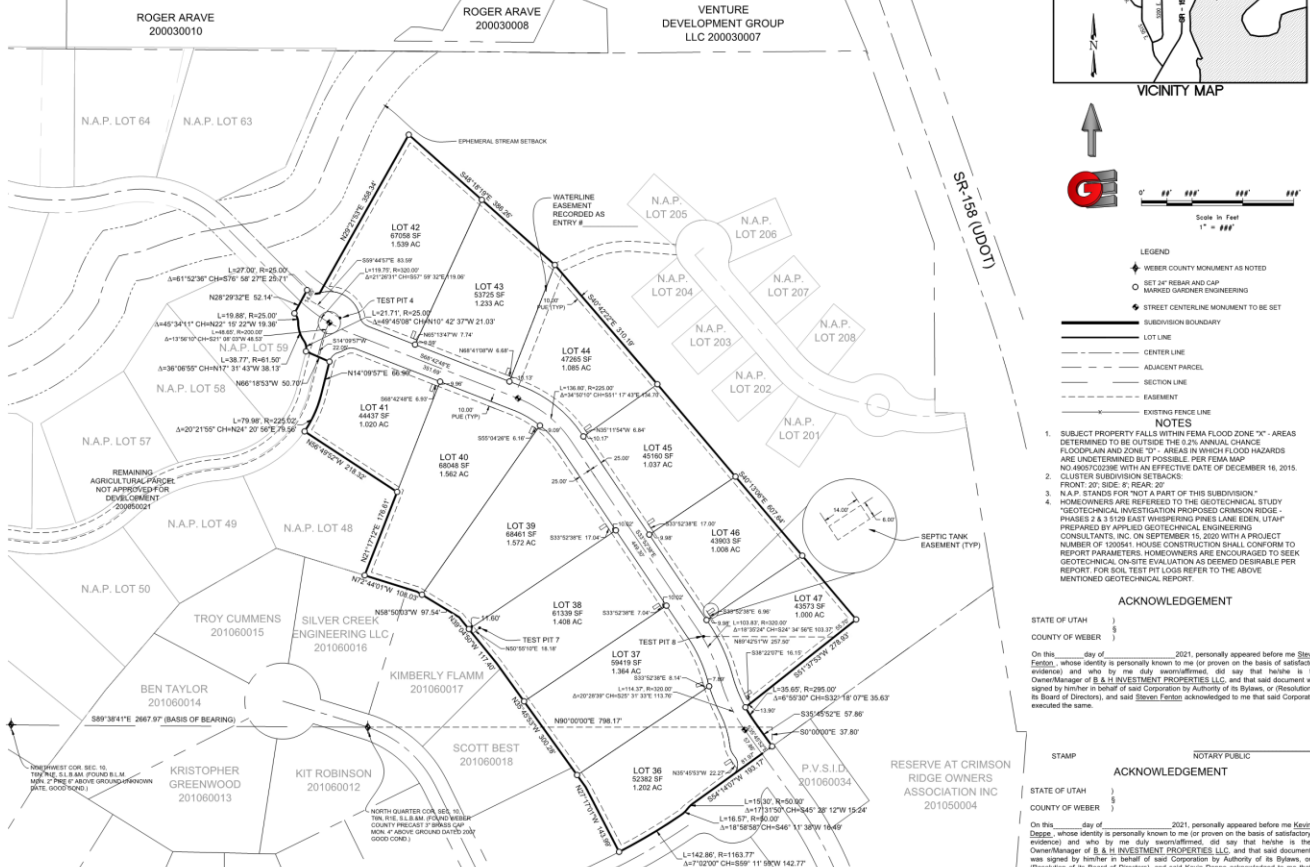
WEBER COUNTY ENGINEER I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY COMMISSION ACCEPTANCE THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEES OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2021.

WEBER - MORGAN HEALTH DEPARTMENT I DO HEREBY CERTIFY THAT THE SOLA PERMITS AND ALL SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 2021.

THE RESERVE AT CRIMSON RIDGE PHASE 2A
CLUSTER SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, JANUARY 2021



BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN...

LEGEND
WEBER COUNTY MONUMENT AS NOTED
SET BY REBAR AND CAP
MARKED GARCHER ENGINEERING
STREET CENTERLINE MONUMENT TO SET
SUBDIVISION BOUNDARY
LOT LINE
ADJACENT LINE
CENTRAGE PARCEL
SECTION LINE
EASEMENT
EXISTING PRICED LINE

NOTES
1. SUBJECT PROPERTY FALLS WITH FEMA FLOOD ZONE "X-A" DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND ZONE "X-1" AREAS...

NOTARIES
STATE OF UTAH
COUNTY OF WEBER
Notary Public: KIM H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND DEDICATE TO THE PUBLIC USE...

ACKNOWLEDGEMENT
On this day of January, 2021, personally appeared before me the State Engineer, whose identity is personally known to me or proven on the basis of satisfactory evidence...

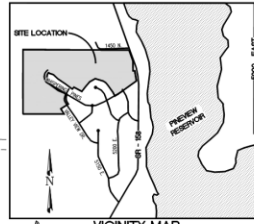
ACKNOWLEDGEMENT
On this day of January, 2021, personally appeared before me the Notary Public, whose identity is personally known to me or proven on the basis of satisfactory evidence...

WEBER COUNTY SURVEYOR
WEBER COUNTY ATTORNEY
WEBER COUNTY ENGINEER
WEBER COUNTY COMMISSION ACCEPTANCE
WEBER COUNTY PLANNING COMMISSION APPROVAL
WEBER - MORGAN HEALTH DEPARTMENT

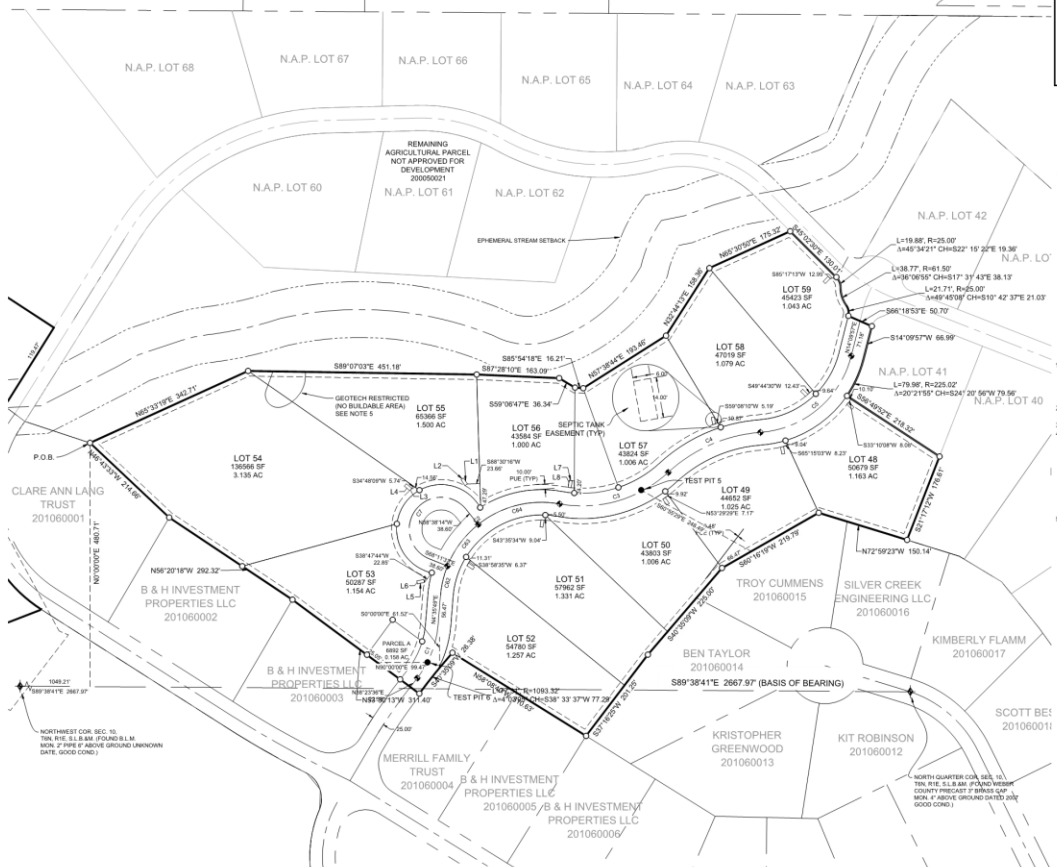
NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWELVE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREOF. THE SURVEY WAS ORDERED BY B&I INVESTMENT PROPERTIES, THE CONTROLLER, USED TO ESTABLISH THE BOUNDARY WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREOF...

Stamp area containing: COUNTY RECORDER, DELIVERED, S1, 3, FILED FOR RECORD, RECORDS PAGE, COUNTY RECORDER, GARDNER ENGINEERING, CIVIL & LAND PLANNING, MUNICIPAL & LAND SURVEYING.

THE RESERVE AT CRIMSON RIDGE PHASE 2B
CLUSTER SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, JANUARY 2021



BOUNDARY DESCRIPTION
A PART OF THE NORTH HALF OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATED SOUTH 89°34'1" EAST 1048.21 FEET ALONG THE NORTH LINE OF SAID SECTION 10...



LEGEND
WEBER COUNTY MONUMENT AS NOTED
SET 3/4" REBAR AND CAP
MARKED GRADNER ENGINEERING
STREET CENTERLINE MONUMENT TO BE SET
SUBDIVISION BOUNDARY
LOT LINE
CENTER LINE
ADJACENT PARCEL
SECTION LINE
EASEMENT
EXISTING FENCE LINE

NOTES
1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND ZONE "10" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE PER FEMA MAP NO. 49070C028 WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.

SURVEYOR'S CERTIFICATE
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 822728 IN ACCORDANCE WITH TITLE 38, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT.



OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE TRACTS), PRIVATE RIGHT OF WAY AS SHOWN ON THE PLAN AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2B CLUSTER SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHWAYS...

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF WEBER }

On this ____ day of _____, 2021, personally appeared before me _____, whose identity is personally known to me or (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Owner/Manager of B. & H. INVESTMENT PROPERTIES, LLC and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

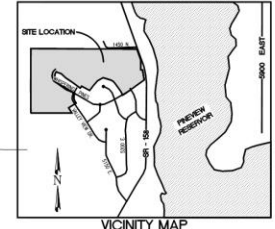
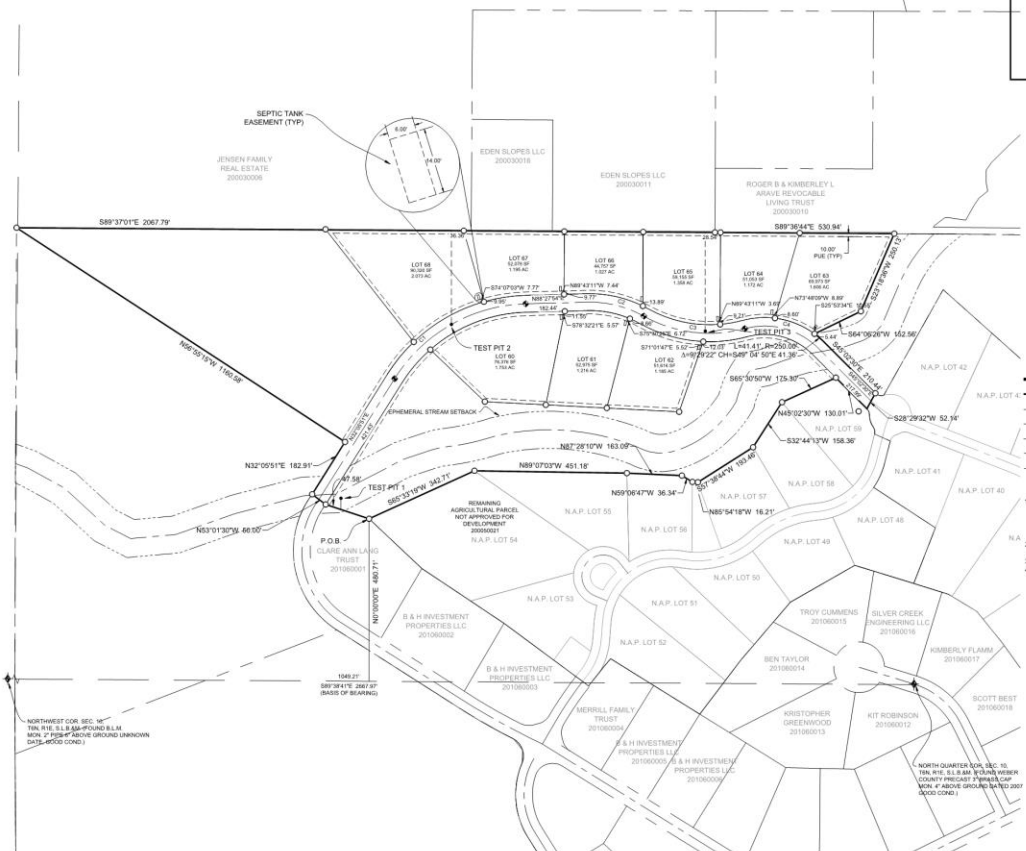
ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF WEBER }

On this ____ day of _____, 2021, personally appeared before me _____, whose identity is personally known to me or (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Owner/Manager of B. & H. INVESTMENT PROPERTIES, LLC and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

WEBER COUNTY SURVEYOR: I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS APPROVED BY THIS OFFICE HAVE BEEN SATISFIED...
WEBER COUNTY ATTORNEY: I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION...
WEBER COUNTY ENGINEER: I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND CONDITIONS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS...
WEBER COUNTY COMMISSION ACCEPTANCE: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE LOCATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREIN ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
WEBER COUNTY PLANNING COMMISSION APPROVAL: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN REVIEWED AND APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
WEBER - MORGAN HEALTH DEPARTMENT: I DO HEREBY CERTIFY THAT THE SOLS, PERCOLATION RATE, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWELVE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREBIN. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES, THE CONTROL, USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HERIN. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°34'1" EAST 1048.21 FEET TO THE POINT OF BEGINNING. THE NORTH LINE OF SAID BEARING, THE DEDICATED PORT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 219115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

County Recorder section with fields for Entry No., Fee Paid, and recording date. Includes Gardner Engineering logo and contact information.

THE RESERVE AT CRIMSON RIDGE PHASE 2C
CLUSTER SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, JANUARY 2021



BOUNDARY DESCRIPTION
A PART OF THE NORTH HALF OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN...

SURVEYOR'S CERTIFICATE
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 36, CHAPTER 22...



LEGEND
WEBER COUNTY MONUMENT AS NOTED
SET 2" REBAR AND CAP MARKED GARDNER ENGINEERING
STREET CENTERLINE MONUMENT TO BE SET
SUBDIVISION BOUNDARY
LOT LINE
CENTERLINE
ADJACENT PARCEL
SECTION LINE
EASEMENT
EXISTING FENCE LINE

NOTES
1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "X" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE PER FEMA MAP NO. 805020226E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES...

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF WEBER)
On this day of 2021, personally appeared before me Steven Fenton, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who, by my day sworn testimony, did say that he/she is the Owner/Manager of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her on behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and that said document was signed by him/her on behalf of said Corporation executed the same.

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF WEBER)
On this day of 2021, personally appeared before me Klynn DePpe, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who, by my day sworn testimony, did say that he/she is the Owner/Manager of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her on behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and that said document was signed by him/her on behalf of said Corporation executed the same.

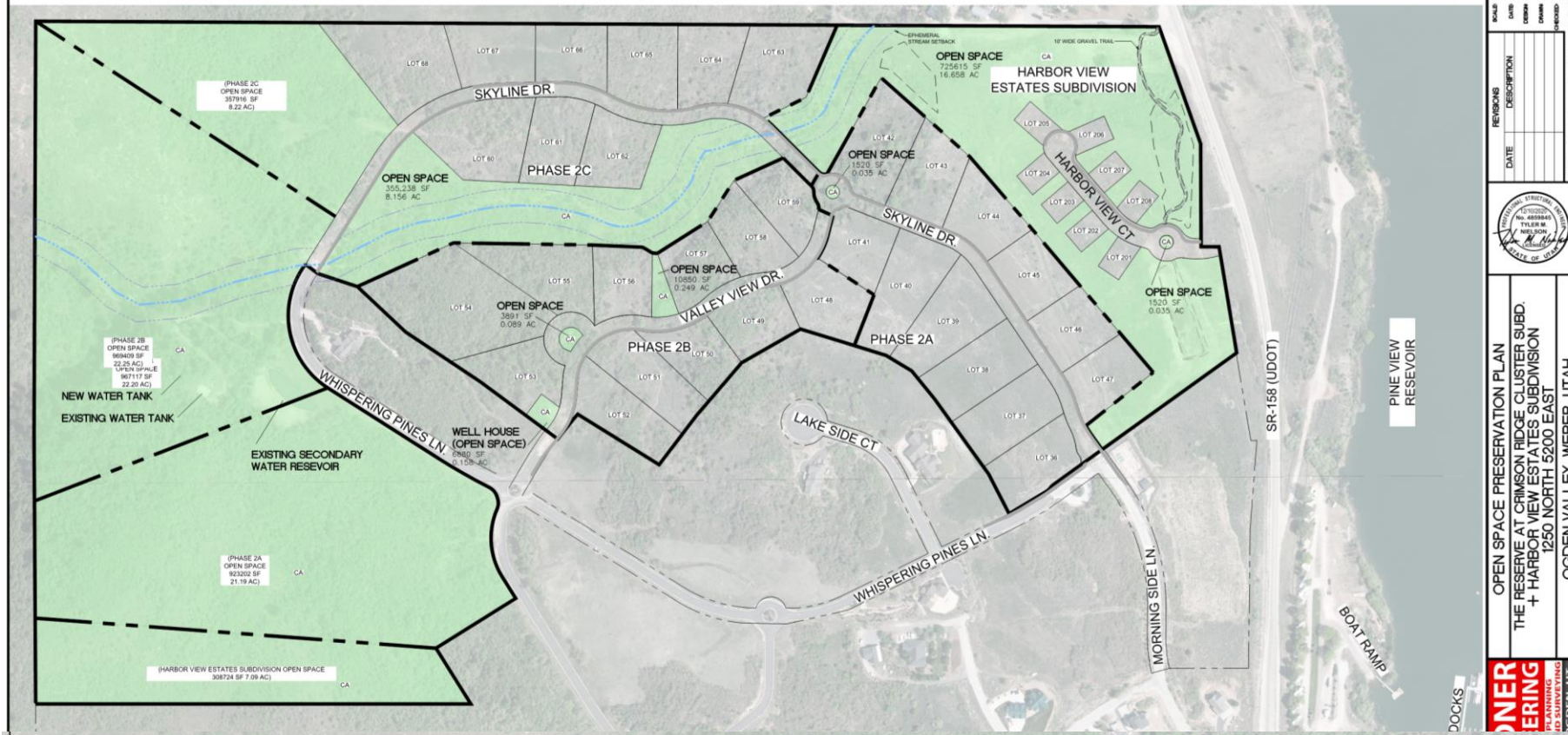
WEBER COUNTY SURVEYOR: I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED...
WEBER COUNTY ATTORNEY: I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION...
WEBER COUNTY ENGINEER: I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND CONDITIONS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS...
WEBER COUNTY COMMISSION ACCEPTANCE: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
WEBER COUNTY PLANNING COMMISSION APPROVAL: THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
WEBER - MORGAN HEALTH DEPARTMENT: I DO HEREBY CERTIFY THAT THE SOLA PERCOLATION RATE, AND SOLA COEFFICIENT FOR THIS SUBDIVISION HAVE BEEN DETERMINED BY THIS OFFICE AND APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A NINE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENT PROPERTIES, THE CONTROL, USED TO ESTABLISH THE BOUNDARY WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°54'18" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 IS RECORDED AS INSTRUMENT 2199115 AND WAS ALSO USED TO ESTABLISH THE BOUNDARY.

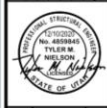
Stamp area containing notary public stamps for Steven Fenton and Klynn DePpe, and a recording stamp from S1 2 COUNTY RECORDER. Includes Gardner Engineering logo and contact information: 1150 WEST 1700 NORTH, CENTERVILLE, UTAH 84514, 801-298-4193.

OPEN SPACE PRESERVATION PLAN

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PHASE 2A, 2B, 2C + HARBOR VIEW ESTATES SUBDIVISION



REVISION	DATE	DESCRIPTION



OPEN SPACE PRESERVATION PLAN
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD.
+ HARBOR VIEW ESTATES SUBDIVISION
1250 NORTH 5200 EAST
OGDEN VALLEY, WEBER, UTAH

PLANNING
DESIGN, LTD.
101 S. 176, OGDEN, UT 84401

OPEN SPACE NARRATIVE:

- ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA. AREAS WEST OF SKYLINE DRIVE AND WHISPERING PINES LANE ARE TO BE PRESERVED AS NATURAL OPEN SPACE AREAS WITH THE EXCEPTION OF AREAS WHERE WATER TANK IS CURRENTLY INSTALLED AND NEW WATER TANK WILL BE INSTALLED AS A PART OF THIS DEVELOPMENT. IN THESE AREAS ANY DISTURBED AREAS WILL BE RESEEDED WITH A NATIVE SEED MIX TO HELP RE-ESTABLISH THE EXISTING LANDSCAPING. THESE OPEN SPACE AREAS WILL BE ACCESSIBLE FOR RESIDENTS OF THIS DEVELOPMENT TO UTILIZE FOR LIGHT FOOT TRAFFIC. EXISTING VEGETATION AND MATURE TREES WILL BE PRESERVED AND AREA CAN BE UTILIZED BY WILDLIFE.
- COMMON AREAS NEAR THE EPHEMERAL STREAM CORRIDOR WILL BE PRESERVED AS EXISTING NATURAL AREAS. ANY LOG REMOVAL OR OTHER DEBRIS WHERE PIPES CROSS UNDER A ROADWAY WILL BE MAINTAINED TO PREVENT LOGS FROM PLUGGING UP DESIGNED STORM WATER GOING UNDER ROADWAYS. AREAS NEAR THE EPHEMERAL STREAM SHALL ALSO BE ACCESSIBLE TO ALL RESIDENTS OF THIS DEVELOPMENT TO UTILIZE FOR LIGHT FOOT TRAFFIC. EXISTING VEGETATION AND MATURE TREES WILL BE PRESERVED AND AREA CAN BE UTILIZED BY WILDLIFE.
- SMALLER COMMON AREAS WITHIN THE DEDICATED ROADWAY SHALL BE MAINTAINED BY THE HOA IN AN ATTRACTIVE MANNER AS DESIRED BY THE HOA. THESE AREAS ARE FOR AESTHETICALLY VISIBLE FEATURES FOR THIS DEVELOPMENT.

OPEN SPACE TABLE

PHASE (LOTS)	AREA (AC)	OPEN SPACE (AC)	COMBINED PHASE PERCENTAGE
* (8 LOTS)	26.68	23.78	89.14% (HARBOR VIEW ESTATES SUBDIVISION)
2A (12 LOTS)	37.94	21.23	69.66% (*-2A)
2B (12 LOTS)	40.22	22.75	64.63% (*-2B)
2C (9 LOTS)	31.38	16.37	61.80% (*-2C)

* = INITIAL PHASE IS HARBOR VIEW SUBDIVISION



CONDITIONAL ACCESS PERMIT

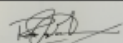


GENERAL INFORMATION					
Issuance Date	Region	Project Name	OLP Application ID		
11/10/2020	Region 1	(20-079) Crimson Ridge Phase 2	107402		
Physical Address	City	Permit Type	Access Use Type		
1200 North Hwy 158, Eden, Utah	EDEN	New	Residential		
PERMITEE INFORMATION					
Property Owner Name	Primary Contact	Primary Phone	Email		
B & H Investment Properties	Tyler Nielson	(801) 476-0202	tyler@gecivil.com		
LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION					
State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0158	2.5			60	4 - Regional Rural
0158	2.5	41.2811039	-111.8209839	60	4 - Regional Rural
0158	2.499	41.2810961	-111.8209803	60	4 - Regional Rural

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:
 - A) Non-compliance with the permit provisions including terms, conditions, and limitations



- B) Deviating from the approved permit provisions without written authorization
- C) Misrepresentation(s) discovered on the originating application, or associated documents
- D) Adverse weather or traffic conditions
- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and/or action on a conditional use permit for Harvest Moon Ranch Conference/Education Center.
Agenda Date:	Tuesday, February 23, 2021
Applicant:	Kasey Plourde, Owner
File Number:	CUP 2020-15

Property Information

Approximate Address:	10027 E 325 S Huntsville, Utah, 84310
Project Area:	12.76 acres
Zoning:	Forest Valley - 3 Zone (FV-3)
Existing Land Use:	Residential
Proposed Land Use:	Conference/Event Center
Parcel ID:	21-046-0005, 21-046-0006
Township, Range, Section:	T6N, R2E, Section 15

Adjacent Land Use

North:	Residential	South:	Vacant
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	SB

Applicable Ordinances

- Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Title 104 Chapter 14 (FV-3 Zone)
- Title 108 Chapter 1 (Design Review)
- Title 108 Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Title 108 Chapter 4 (Conditional Uses)
- Title 108 Chapter 8 (Parking and loading Space)
- Title 108 Chapter 16 (Outdoor Lighting)
- Title 110 Chapter 2 (Ogden Valley Signs)

Summary and Background

The applicant is requesting approval of a conditional use permit for the Harvest Moon Ranch located in the FV-3 zone at 10027 E 325 S unincorporated Huntsville. The FV-3 Zone allows a "Conference/educational Center" as a conditional use. The property is well situated for visitors interested in the many outdoor activities the Ogden Valley has to offer.

Visitors who book their event at the Harvest Moon Ranch will have the option to participate in conferences, dining, live entertainment, site seeing, fly fishing, and group yoga. Harvest Moon Ranch also offers for rental a 3,250 square foot barn for indoor conferences. The barn capacity is limited to 99 people as directed by the Weber County Fire District.

The Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 requires the planning commission to review and approve applications for conditional use permits and design reviews.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by providing recreation and cultural activities (pg. 45 Ogden Valley General Plan, Park, and Recreation implementation 2.1.1).

Zoning: The permitted and conditional uses applied to the home, barn, and majority of the property, are regulated by the zoning code of the Forest Valley (FV-3) zoning (see Exhibit H).

The purpose of the FV-3 Zone can be further described in LUC §104-21-1 as follows:

The purpose of the FV-3 zone is to provide an area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The FV-3 Zone has listed a Conference/Education Center as a conditional use LUC §104-21-3 (f). Section 101-2-4 C defines a Conference/Education Center.

Conference/education center. The term "conference/education center" means a facility designed for the purpose of conducting meetings for consultation, exchange of information and/or discussion which results in enhanced personal, business and/or professional development. A conference/education center may provide office facilities and schedule a range of business-related and/or leisure activities (e.g., training workshops, seminars, retreats and similar type meetings). Such a facility may serve meals and offer day use and/or overnight lodging facilities.

The applied use has since been removed from the FV-3 Zone code. Being that the owner applied for this use before it was removed, the application is vested.

Design Review: To ensure that the general design, layout, and appearance of the building remains orderly and harmonious with the surrounding neighborhood, this proposal has been reviewed for compliance with LUC §108-1.

Considerations relating to traffic safety and traffic congestion. This proposal includes plans to construct a new compacted roadbase parking area and driveway fronting on 10,000 East Street (see exhibit C). According to LUC 108-8-7, (b) seasonal operations are exempt from the requirements to pave the parking area with asphalt or pavement. Conference center visitor parking on the shoulder of the public right-of-way is strictly prohibited.

Considerations relating to landscaping. The applicant has created a landscape plan describing improvements that will be made to meet the landscaping and screening standards of the land-use code. Exhibit G provides details related to existing plant life, new plant life, irrigation methods, tree removal. The accompanying site plan in Exhibit C depicts the locations of the new trees and shrubs and berms.

Considerations relating to buildings and site layout. The existing buildings and the planned addition to the barn meet the site development standards of the FV-3 Zone. The site layout and screening measures are designed in a way to facilitate traffic flow efficiency and mitigate nuisances from event parking.

Considerations relating to utility easements, drainage, and other engineering questions. The existing structures and planned additions do not encroach into easements. The site grading areas are designed to shed water to a designated area to the north of the parking lot where water can percolate into the ground. The grading plan is approved by the County Engineering Department.

Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The proposed site does not have any type of development agreement associated with the property; therefore considerations on this portion of the code are not applicable at this time.

Ogden Valley Architectural, Landscape, and Screening Standards: The materials used for the building addition are compliant with the standards in 108-2. The existing landscaping on the site is sufficient to meet the specific landscaping standards. The site plan in Exhibit C and landscape plan in Exhibit G indicate the measures taken to screen the conference center and its associated uses from the public right-of-way and the adjacent properties.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Before commencing work, or operating a business, the applicant will need to receive approval from the applicable agencies. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Hours of operation: This will be a seasonal operation from May 1st to November 1st. The hours of operation on Sunday through Thursday are from 9:00 am to 10:00 pm. The hours of operation on Friday and Saturday are from 9:00 am to 10:00 pm (outside) and 11:00 pm (indoors).

The number of events per year: The Utah State Division of Drinking Water considers the Harvest Moon Ranch water system as a "Non-public water system" (see Exhibit L). The Harvest Moon Ranch is limited to no more than 59 event days per year. To track the number of event days per year, the owners will submit a report at the closing of each month.

Septic Systems: This property has two septic systems, one for the home and one for the barn. An updated percolation test and the installment of a replacement drain field will be completed in the Spring of 2021 for the barn septic system. A condition of approval related to these requirements has been added to Staff's Recommendations.

A licensed engineer will prepare a septic plan for the upgrades. After the percolation tests and septic system upgrades are completed, the system will be re-evaluated by the Health Department for capacity. Since the Weber-Morgan Health Department is the authority over this septic system, the guest capacity of the septic system is governed by them.

Portable restrooms: The applicant's narrative includes plans to allow for portable restrooms. The Weber-Morgan Health Department does not allow them with a Conditional Use Permit. Portable restrooms may be permitted with a Special Event permit on a case-by-case basis.

Well for culinary and secondary: The Weber-Morgan Health Department is the designated authority for the Harvest Moon Ranch well. A sampling of the water quality is completed and is found to comply with the standards for a non-public water system. Water and refreshments used during all events will be brought by the catering company or the host. Well water used by guests will be limited to toilet flushing, dishwashing, handwashing, and the bride and groom quarters for bathing.

Parking and Loading Space: Chapter 108-8 of the Weber County Land Use Code regulates parking and loading spaces. The parking requirements shall be established by the "Planning Commission based on a reasonable number of spaces for staff and customers, and similar requirements of like businesses".

LUC §104-14-3 (c) outlines parking regulations for a bed and breakfast inn. While this operation is not a bed and breakfast, staff felt it appropriate to use this standard to determine the appropriate number of parking spaces needed for the one additional sleeping room. There shall be two parking spaces for the host family with one additional space per sleeping room. The guest parking lot is designed for 33 regular stalls.

Overnight Lodging: The Harvest Moon Ranch would also like to make available overnight lodging for one couple or a group of up to eight for patrons who rent the complete facility. The event center would also like to make available one yurt. With Planning Commission approval, up to four people could stay in the barn and up to four people could stay in the yurt.

It is the planning staff's consensus that overnight lodging should be permitted only within structures that are deemed safe for human occupancy by Building Inspection and the Fire District. The definition of a yurt is as follows:

Yurt. The term "yurt" means a circular structure which consists of a fabric cover, tension band, and wood frame that includes a lattice wall, radial rafters, and a framed door. Yurts are accessory to parks, single-family dwellings, agri-tourism, and ski resorts.

The planning staff recommends that a yurt is only permitted as an accessory to a park, single-family dwelling, agri-tourism, and ski resorts. After obtaining a building permit and a land-use permit, the owner may build a yurt as an accessory only to what is listed. Staff recommends that a yurt shall not be an accessory to a conference center. Staff recommends limiting overnight guests to no more than one vehicle and no more than four guests as measures to reduce the overnight lodging impact.

Shuttle Plan: Under the Planning Division's recommendation, the Harvest Moon Ranch parking lot is designed to accommodate 33 vehicles. To mitigate passenger vehicle traffic volume, the owner will encourage the event party to hire a shuttle company that would bring in attendees from their respective hotels and the designated parking lot of the Ogden Valley Community Church located at 9228 E 100 S, Huntsville. For which, they have received approval from Pastor Terry. See Exhibit K for the parking plan and vicinity map.

Outdoor Lighting: To illuminate the pathway and parking lot, lanterns that emit less than 1.5 lumens per square foot of area intended to be illuminated will be provided and will be turned off by 10:30. The monument sign and flag will not be illuminated.

LUC 108-16-5 exempts low output light sources that do not exceed 1.5 lumens per square foot of area intended to be illuminated.

Noise: In the owner's narrative, the noise will not exceed 60-70 decibels measured from the edge of the Harvest Moon Ranch property. A study <https://www.chem.purdue.edu/chemsafety/Training/PPETrain/dblevels.htm> done by the Temple University Department of Civil/Environmental Engineering makes some comparisons of what produces noise levels of 60-70 decibels. Listed in their study are;

Conversation in restaurant, office, background music, Air conditioning unit at 100 ft (60 decibels),
Living room music, radio or TV audio (76 dB), vacuum cleaner (70 dB).

The Staff has included a condition that noise levels shall not exceed 70 decibels measured from the property line.

Signage: The sign plan attached as Exhibit J shows a Harvest Moon Ranch Flag on an existing flagpole and a monument sign. Both flag and sign conform to the Ogden Valley Sign Ordinance. The Ogden Valley Sign Code also allows for a portable sandwich board sign, for which, the owner would obtain a yearly land use permit.

Review Agencies: Weber County Engineering has inspected 10,000 East, 325 South, 9900 East, 200 South, and 9500 East and has confirmed that all of them are in good repair and meet the standard for a public road. Weber Fire District has approved this proposal conditional upon the Fire District inspection of the barn before final occupancy. The Weber-Morgan Health Department has approved, conditional upon the owner installing a replacement drain field, and performing a new percolation test as a means to update the existing percolation information. The Utah Division of drinking water has stated that the water well will remain a non-public water system due to the total number of event days limited to less than 60 per year.

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other reasonable conditions required by the Planning Commission. This recommendation is subject to all review agencies and is based on the following conditions:

1. A business license is obtained before opening it to the public.
2. No visitor parking is allowed on the public right-of-way (350 South or 10,000 East) or within the setback area.
3. A building permit shall be obtained for all building modifications, remodels, additions to the barn.
4. All outdoor lighting shall be off by 10:30 pm
5. Weber County Fire District shall inspect the barn. Per the Fire District, the maximum capacity within the barn is 99 people
6. The maximum number of guests with the current capacity of the septic system is governed by the Health Department. Following upgrades to the septic system, the Health Department will determine the maximum number of guests on event days.
7. Portable restrooms are not permitted with the CUP. Portable restrooms may be permitted with a Special Event Permit on a case-by-case basis.
8. Septic system approval from the Weber-Morgan Health Department. If this is not obtained the CUP is not valid.
9. No more than 59 event days per year, a report at the end of each month shall be submitted to the Planning Division. After the first year of operation, the reporting requirement will be re-evaluated by the planning division. If a report is not submitted, the conditional use permit may be revoked.
10. Event parking spaces are limited to 33
11. Overnight lodging is limited to the one guest room inside the barn with no more than one vehicle and four people
12. Events shall have no amplified music outdoors and noise levels shall not exceed 70 dB measured from the property line.
13. Events will occur between May 1 and November 1. No events will occur outside of these months.

The following findings are the basis for the Planning Division recommendation:

1. The proposed use is allowed in the FV-3 Zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.
3. The requested use is listed in the Forest Valley Zone code and meets the definition of a Conference/education Center.
4. The requested use complies with the land-use code.

Exhibits

- A. Application
- B. Narrative
- C. Site Plans
- D. Floor plan
- E. Conference hall Interior layouts
- F. Banquet room photos
- G. Landscape plan
- H. Zoning Map
- I. Architectural rendering
- J. Sign Plan
- K. Parking plan
- L. State water system status and Weber-Morgan Health Dept. review

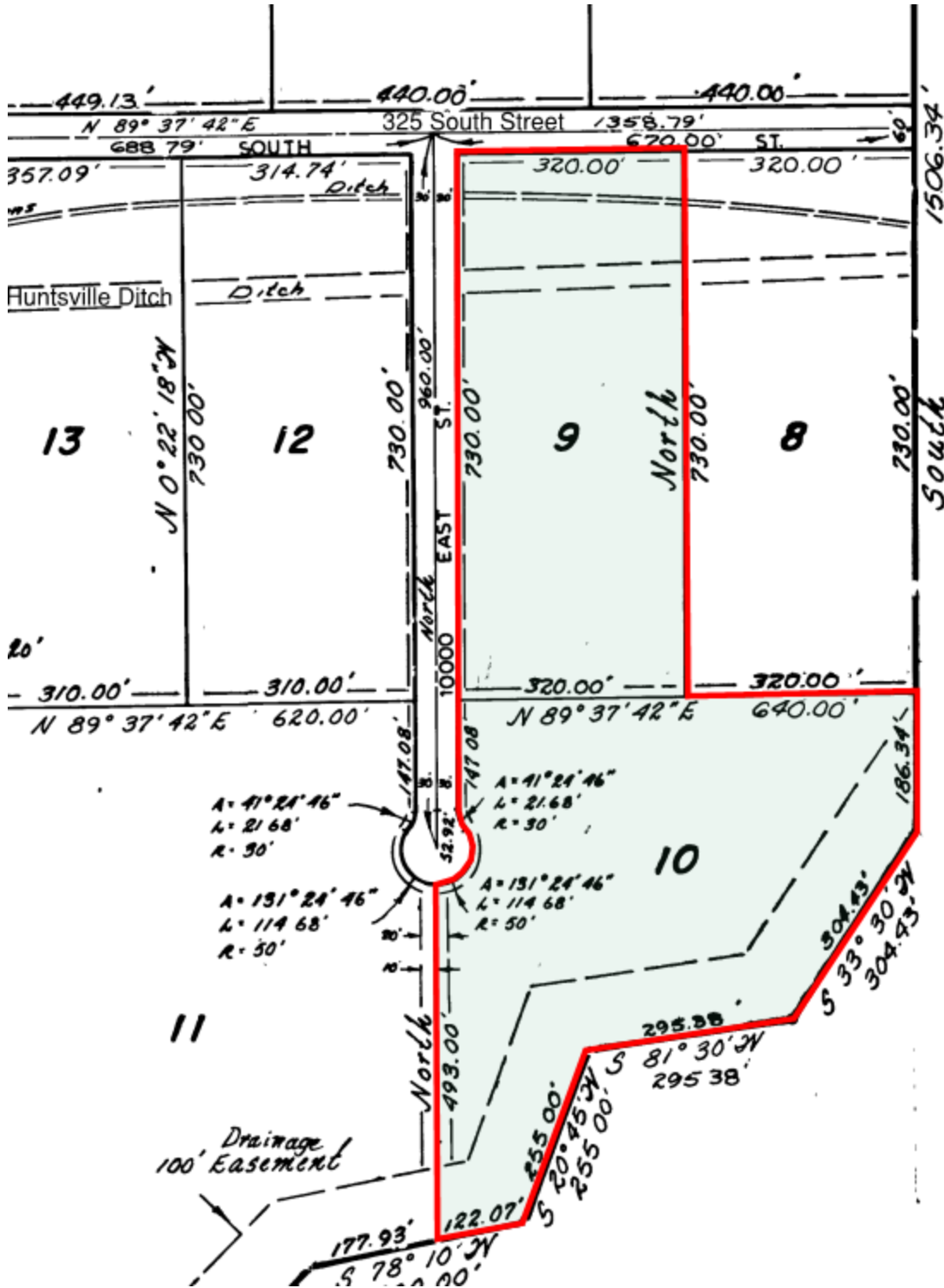
Area Map and Dedication plat snippet



South Fork Ranchettes Subdivision

A part of section 15, 6N, 2E, SLB&M, U.S. Survey

Weber County, Utah



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 08/27/2020	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Kasey Plourde		Mailing Address of Property Owner(s) 10027 E 325 S Huntsville, UT 84317	
Phone 435-901-3625	Fax		
Email Address (required) kasey@harvestmoonevents.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)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Harvest Moon Ranch		Total Acreage 12.76	Current Zoning FV-3
Approximate Address 10027 E 325 S Huntsville, UT 84317		Land Serial Number(s) 21-046-0005 and 21-046-0006	
Proposed Use Conference Center			
Project Narrative See supporting document			

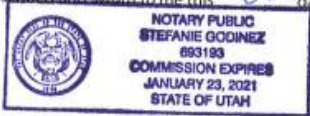
Property Owner Affidavit

I (We), Kasay Plourde, 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)

(Property Owner)

Subscribed and sworn to me this 28 day of August, 2020.



[Signature]
(Notary)

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)

PROJECT NARRATIVE: “Harvest Moon Ranch” Conference/Education Center**REVISED 2/3/21**

Kasey Plourde, Property Owner and Business Owner
 435-901-3625; kasey@harvestmoonevents.com
 10027 E 325 S Huntsville, UT 84317
 Parcel #21-046-0005

Adjacent property also discussed in this application:
 394 S 10000 E (Parcel # 21-046-0006) also owned by Kasey Plourde.

10027 E 325 S = 5.36 acres
 394 S 10000 E = 7.4 acres
 Grand total = 12.76 acres

Imagine you’re attending a corporate conference. Rather than sitting in a hotel ballroom the entire day, you begin your meeting in a meadow under shade umbrellas, then enjoy a quiet catered lunch by a river, followed by a fly-fishing demo experience and group yoga. Your day concludes with dinner in a barn accompanied by a live bluegrass band. These are the types of meetings and events we look forward to offering patrons at our Conference/Education Center: *The Harvest Moon Ranch.*

Our Background

In August 2020, we purchased this property with an existing home and barn as a place for our family to live and work full time. My husband and I have owned/operated an event planning business, Harvest Moon Events, since 2012. Harvest Moon Events has moved with us to this new location, and we will continue to work out of our home to facilitate events around the state. This CUP is for our request to run a seasonal Conference/Education Center in our FV-3 zone. We believe our proposed small-scale seasonal event operations will be a nice fit in the FV-3 zone, as we are keeping the integrity of the land and open space (we’re not actually building a conference center, we’re only using the existing barn and keeping the rest of the 12 acres open space), while offering an approved land use in this zone, filling a community need, bringing business, corresponding jobs, and tax revenue to the County.

We live in the existing 2,581 square foot home on property along with our 2-year-old son. With your approval of this CUP, we will host corporate and leisure events on the grounds and in the existing ancillary barn from May 1-Nov 1.

Our proposed land changes:

- A designated gravel parking lot with 33 spaces
- One new restroom and enclosed storage space with temporary restroom trailer screening façade

The definition of “conference/education center” per the Code:

The term “conference/education center” means a facility designed for the purpose of conducting meetings for consultation, exchange of information and/or discussion which results in enhanced personal, business and/or professional development. A conference/education center may provide office facilities and schedule a range of business related and/or leisure activities (e.g., training

workshops, seminars, retreats and similar type meetings). Such a facility may serve meals and offer day use and/or overnight lodging facilities.

We think the term “conference center” sounds much more intrusive than what we’ll actually be doing. This is primarily our home and private residence, and we will be renting out our barn seasonally for occasional event use.

Variety of Conference Uses

A “conference” has a wide-range of events associated with it: meetings, recreational activities, retreat style activities, late afternoon cocktail hours, and/or receptions with entertainment.

We envision private events such as corporate meetings, retreats (i.e. yoga, photography, cooking, fly-fishing, astronomy, team building), birthday celebrations, anniversary parties, small weddings, and educational workshops. We will focus our meeting space offerings in the many beautiful outdoor settings our property offers—a session by the river, in the garden, in the meadow, poolside...all with an awesome inclement weather backup space in the beautiful existing barn. We think the flexibility in our offerings will attract a diverse clientele.

I know of many facilities in Utah who market themselves as “conference centers” while offering a variety of corporate and social/leisure events. Some of these are: The Ogden Eccles Conference Center, The Grand Summit Conference Center, St. Regis Deer Valley, River Bottoms Ranch, Deer Valley Resort, Snowbird Resort, Church and State, and Blue Sky Ranch, to name a few.

As a licensed and insured event planner with 15+ years of experience, I will not only be managing the venue rental, but also will be managing the event planning process for every client. We will be more “hands on” than most venue rental facilities, who often book their space and then turn it over to an event planner. We are the event planners. We’ll be handling the arrangements from start to finish and can ensure that clients respect our venue policies, which will be in line with the conditions we’ve specified in this document.

Harvest Moon Events & Tax Benefits

In addition to hosting events on our property, we will run Harvest Moon Events on property and will travel to various other event sites to host the events that we plan. We will naturally do more business in the Ogden Valley, offering our services at existing venues such as but not limited to Snowbasin and Powder Mountain, and bringing more tax revenue to the county. By moving our business location to this new address—and now having our own venue to offer clients—we look forward to bringing tax revenue to Weber County.

Socially Distanced Meetings

In the midst of a pandemic, we’re finding that more and more people want to meet in a setting where they have room to spread out, and in fresh air. With our acreage and unique meeting spots on property, we can offer plenty of space for our guests. Our business specializes in providing fun, memorable experiences for attendees—and we believe that an untraditional conference/event venue will be attractive to many clients. Our venue would be a great partner for an Ogden hotel/conference center who has a group looking to do something offsite for a day or evening reception. Or for a Snowbasin wedding couple who is staying in the area and wants to host a rehearsal dinner or Sunday brunch at a unique venue in the Ogden Valley.

Existing Barn Venue

For those groups that want to use the existing barn space, the barn can have many uses—from theater style seating to classroom style tables to reception style dining tables. We intend to keep the barn empty and ready to setup flexibly for each event and its unique needs.

Open Space

We do not currently plan to build anything on the 7.4 acre plot (Parcel # 21-046-0006). We intend to maintain that area and use it primarily as open event space. The well-preserved open space by the river is important to us both personally and professionally.

Being Good Neighbors

Our neighbors' well-being is a top priority to us, and our hours of operation and venue policies have been developed accordingly. We've reached out to the neighbors on our property line and beyond, and have listened to their feedback, finding a solution to accommodate each and every concern that has been brought our way.

Our hope is that on event days, our neighbors won't even notice that there is a group visiting—and if they do notice, they won't be bothered by their presence.

We welcome the challenge to minimize our impact on the neighbors and the property, while being good stewards of the land. We plan to continue the work started by the former property owners in planting more flowers, fruits, and vegetables (all of which can be used and consumed at our events for a true "farm to table" experience). We hope to have beehives, tending to the honey and beeswax (using the beeswax to make candles for our events as well). We hope that the love that we'll be putting into our land will increase property value in our neighborhood.

Furthermore, we want to add to the community that we will be joining, and to give back we will occasionally host social gatherings on our property that will be open to the public (applying for Special Event permits as applicable for events such as those defined by section 38-1-3.). We envision educational workshops, movie nights, and the like.

Since there is very minimal room for lodging on our property, most of our guests will be seeking local lodging options. We look forward to sending that business throughout the community.

Having conferences on our property will require help from several vendors, such as entertainers, caterers, photographers, and local event staff that we'll be looking to hire. This will be a fine way to increase jobs and income for the great people working in the Weber county area.

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.

Small Scale Seasonal Facility

- Open for events May 1-Nov 1 only
- We will cap our number of events at 59 events per year (we expect we will have far fewer than that, likely in the 25-30 range).
- This is primarily our home and year-round residence for our family.
- Unlike some conference centers that house multiple groups at a time, we will only ever have one group with us at one time. Once one group has reserved, our space is no longer available for other groups.
- We anticipate an average group size of 50 guests on property
- There will occasionally be times that we have private parties for our own personal use (a birthday party for our son, for example). We would ask that these private personal events don't count toward our annual event limit. They will be small in size and impact, but we don't want anyone assuming these are paid events.

Hours of Operation – office days

- We will operate our standard event planning business 10am-5pm, and have a “home occupation” business license for this side of our business
- Staff: besides my husband (Myke) and I, we currently have one other full time year round employee. When she is not working from her own home, she may be on site during these hours prepping our rental products for events and maintaining the facility.

Hours of Operation – event days May 1-Nov 1

- On event days **Sunday-Thursday**, we will operate our facility based on the needs of the client, but limiting to the hours of operation between 9am and 10pm.
- On event days **Friday and Saturday**, we will operate our facility based on the needs of the client, but limiting to the hours of operation between 9am and 10pm (outdoors) and 11:00pm (indoors).
- On event days, our part time facility/events staff and vendors may need to be on site up to an hour prior and later than the event to prep and clean.
- A Harvest Moon Employee (Kasey or Myke Plourde, property owners who reside on site) will be on site for every event, from start to finish. We will have zero tolerance for guests who do not abide by our venue policies; they will be asked to leave the premises.

Barn Specs:

- 3250 square feet inside
 - 2400 square feet downstairs
 - 900 square feet upstairs
- 450 square feet under awning outside

Anticipated Clientele

- Our hope is that we'll attract folks who enjoy the beauty of this property, and that they will respect nature and the venue.

- Types of events we may see: meetings, team-building, social gatherings, workshops, receptions, small weddings, retreats.

Fire Department // Capacities

- Fire Marshal has reviewed our plans and provided his conditional approval.
- Per the Fire Marshal, barn capacity is 99 guests inside
 - This mitigates the need for a suppression system since building square footage is less than 5,000
 - Capacity of loft space will be determined based on Fire Marshal / Building Inspector findings once we apply for our building permit to do the proposed addition
- Should we have an occasional event over 100 guests, we will not exceed barn capacity as overflow will take place outdoors.
- We will make any improvements deemed necessary by Building Inspector and Fire Marshal for building to be up to code for this use.
- There will be one designated smoking area with ashtrays and fire extinguishers on the concrete patio by the pool.
- Any open fires will be contained in metal fire pits, appropriate distance from fire hazards, and will be manned at all times. We may also use propane contained fire pits. All fires will be put out by 10pm.
- All candles/flames will be contained within glass containers.
- We will not store anything combustible in the barn. All kerosene, sternos, propane, etc will be stored in our existing garage.

Light:

- A dark sky is very important to us.
- Outdoor event lighting will be turned off at 10:30pm (event will conclude or move indoors at 10pm and we'll give guests time to safely exit, while giving staff time to cleanup).
- Per Section 108-16-5, "occasional event lighting" (temporary string lighting or decorative lights for occasional events) is permitted if turned off by 10:30pm, and does not occur more than 2 times per month.
- We do not have any plans to install any new permanent outdoor lighting on the property.
- To illuminate the pathway to parking lot and the parking lot itself, we'll provide lanterns or similar low-level lights and illuminated lanterns on the ground, only used when needed.

Noise & Vibration:

- See above under Hours of Operations.
- Volume is never to exceed 60-70 decibel levels when measured at the edges of our property line (standard conversation volume). We anticipate that noise will barely be detectible by neighbors when in their homes.
- It will be our policy that all vendors and employees cleanup post-event in a quiet manner.
- Events outdoors will be allowed small amplification for musical accompaniments and announcements, however all amplification outdoors to end at 10pm.

Visibility:

- The property is already private. With dense trees to the north of the property (blocking from 325 S and plans to plant approximately 40 new trees (12-18' tall) to the east and west, there are minimal spots on property where neighbors or roads can see into the event spaces.

Engineering // Parking & Traffic:

- See separate parking document with further details.
- We will have 33 designated parking spaces, plus 2 designated spaces in our garage for us, the homeowners.
- Since our operations are seasonal, our new parking lot will be compacted road base/gravel. This is supported by section 108-8-7 (b) of the code.
- The driveway will also be gravel. Per Engineering review, this is approved so long as we maintain it property and it doesn't cause a lot of dust. We will place mag-chloride or something similar to combat dust (working with an Engineer to find an environmentally friendly way to do this).
- To mitigate traffic concerns: if a group has more than 33 anticipated vehicles, we will require them to hire shuttles (vans, small buses) which will transport the guests from/to their lodging facility, or our designated park and ride lot at the Ogden Valley Community Church—which is right on the route to our venue.
- There will never be parking allowed on the roads adjacent to the facility (10000 E or 325 S).
- The new driveway/parking lot is large enough for shuttles and emergency vehicles to pass through without needing to back up (avoiding beeping sounds).
- There will occasionally be a need for deliveries and rentals from event vendors. They will use our private driveway located off of 10,000 E and can unload/load there, off the street.
- We anticipate UPS/FedEx deliveries to the house, but not more than the average resident.

Signage:

- See separate signage plan write-up.
- Venue sign will comply with code 110-2-12.

Health Department // Septic & Restrooms:

- Summer Day with Weber Morgan Health Department has reviewed our plans and provided her conditional approval.
- We will perform the necessary upgrades to our Barn septic system in the spring, working with Ms. Day's office to do so.
- There are two existing septic tanks—one for our home and one for the barn.
- The home system will not be impacted by this operation.
- Our Barn septic upgrades will allow for a maximum of 130 guests to use our septic system at an event. Should there be an occasional event beyond 130 guests in attendance, we will bring in portable VIP style restrooms. Below are photos of the referenced restroom (such as Royal Restrooms or Simply Privy) with air-conditioned luxurious trailers and optional restroom attendants on site ensuring cleanliness between each use.
- For the rare event where we need a restroom trailer, it will be parked out of street and neighbor view. We have designed an attractive façade for this trailer parking. It will look like a permanent facility, but the trailer will be removed after each event (which is standard practice for events of this type at venues like ours around the state).

- These numbers are subject to change once we receive the septic plans from the Health Department in the spring and conduct some further research with a septic specialist.



Health Department // Water Services

- Colt Smith, with the Utah Division of Drinking Water, has reviewed our plan and provided his approval for our facility to remain a Non-Public Water System. Thus, no well services or upgrades are required by the Division of Drinking Water. Per Mr. Smith, we do not meet the definition of a Public Water System, as we will not be hosting groups of 25 people or more, more than 59 days a year.
- The Health Department will be the group to regulate our water system, and we have performed the required culinary water tests.
- We **will not** be providing any water from our well to any of our attendees.
- We **will not** be running a catering operation on site.
- Any catering and culinary services will be provided by licensed and professional caterers that our clients hire, based on our approved vendor list. As is standard with this type of operation, they will bring in their outside food, beverages, ice, etc. which will be prepared offsite.
- We have had Mark Babbitt, Engineer with Great Basin Engineering, provide a flow rate analysis. Here are his findings:
 - Our well has the capability of providing 15 gallons per minute (gpm). From a water source requirement the home requires 800 gallons per day (0.555 gallons per minute- 24 hour average). The well at 15 gpm can produce up to 3600 gallons in a 4-hour period. Assuming all the household water is also needed in this 4-hour

period the remaining water produced 2800 gallons could accommodate 560 people at 5 gpd.

- Thus, we have ample water available for our private residence needs, the new drip irrigation plans, and the limit of attendees using toilet services on our system.

Dust:

- We don't anticipate creating dust. There will be minimal driving on the property, only as required for guests who need additional assistance traveling on the grounds. Guests will primarily be congregating in a barn with existing concrete flooring.
- See above under "Traffic" for driveway dust mitigation.

Trash:

- Caterers will be required to take any F&B garbage & recycling away with them at the end of the event.
- Any remaining trash/recycling will be disposed of in our bins for standard weekly pickup of garbage and every-other-week pickup of recycling.

Safety:

- Covid-19 safety. We are up to speed with the State and County ordinances, and will facilitate our events accordingly. We pride ourselves in understanding protocols to facilitate the necessary precautions to keep people distanced at events, wearing masks when necessary, using vendors who are safe, symptom checking guests and vendors, providing educational signage, limiting the guest list and keeping a current guest list for contact tracing if needed. As long as it's legal to host events, we believe they can be handled in a responsible and safe manner.
- General safety for our patrons. We will work with professional caterers and bartending companies to serve all F&B, who will monitor guest alcohol consumption levels. We trust in our professional partners to not overserve. Guests may only consume alcohol if served by the Tips/Sips licensed professional.
- General safety for our neighbors. We don't anticipate any safety issues in the neighborhood. We will have a Harvest Moon Events representative at every event. Event flow will be controlled and monitored. Security will be hired if we deem necessary for certain groups.

Licensing:

- We will not be selling drinks or tickets to our events, so we won't need to apply for any liquor permitting—but should any of our events go this route, we'll be sure to apply for the required Single Event Use permit.
- We have applied for our "home occupation" business license, and will apply for the event facility business license once the CUP is finalized.

Minimal Overnight Lodging:

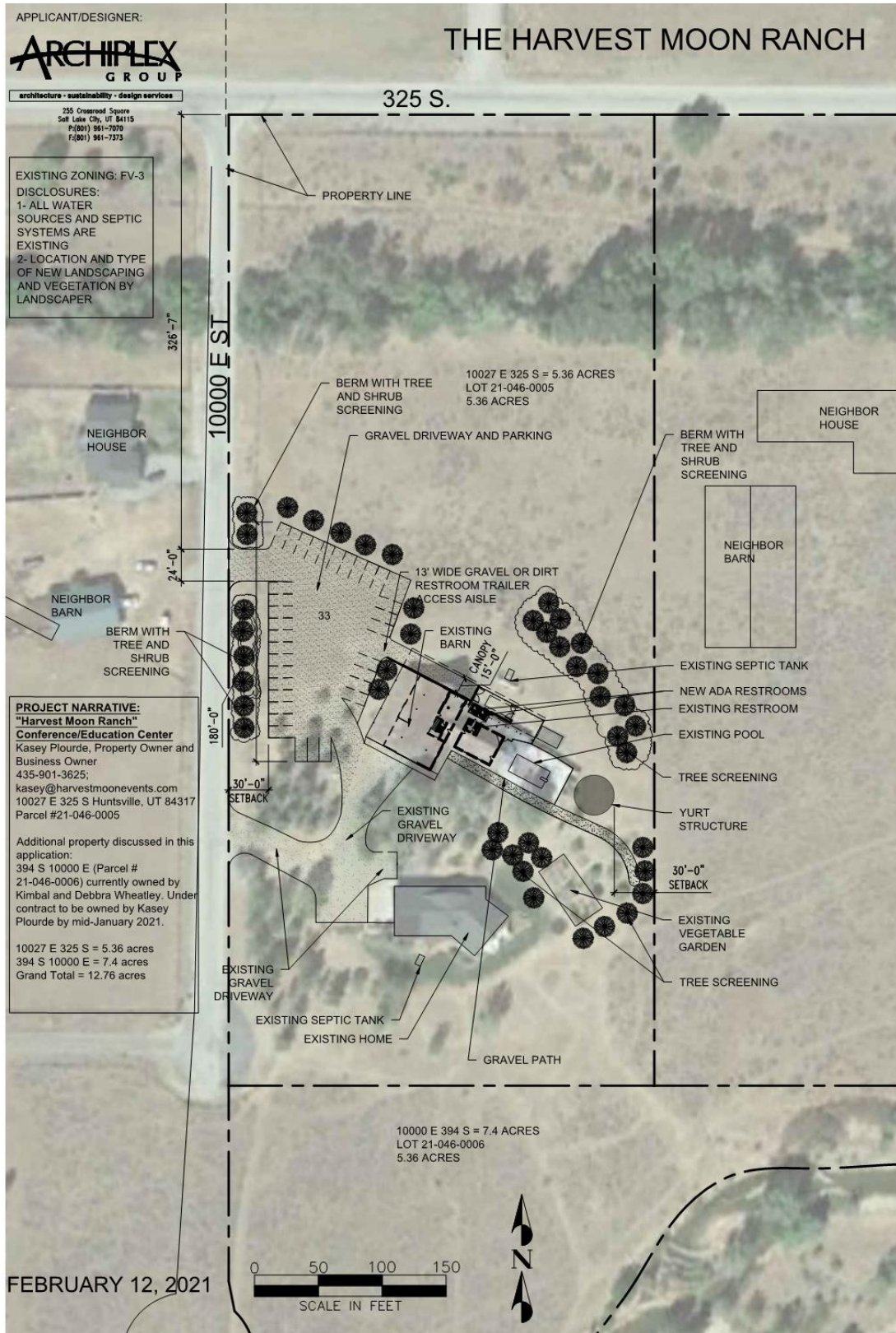
- Since overnight lodging is permitted under the Conference/Education Center definition, we would like to offer accommodations for one couple (or a group of up to 8) on our property. Lodging options could be: existing private guest suite, located on the back side of the barn; the temporary yurt structure; the barn.
- **Lodging is only available with full facility buy-out. We will not be renting this to patrons without facility buy-out unless nightly rentals are approved in our zone. We**

believe this overnight experience is simply a way to make our venue more appealing to attendees.

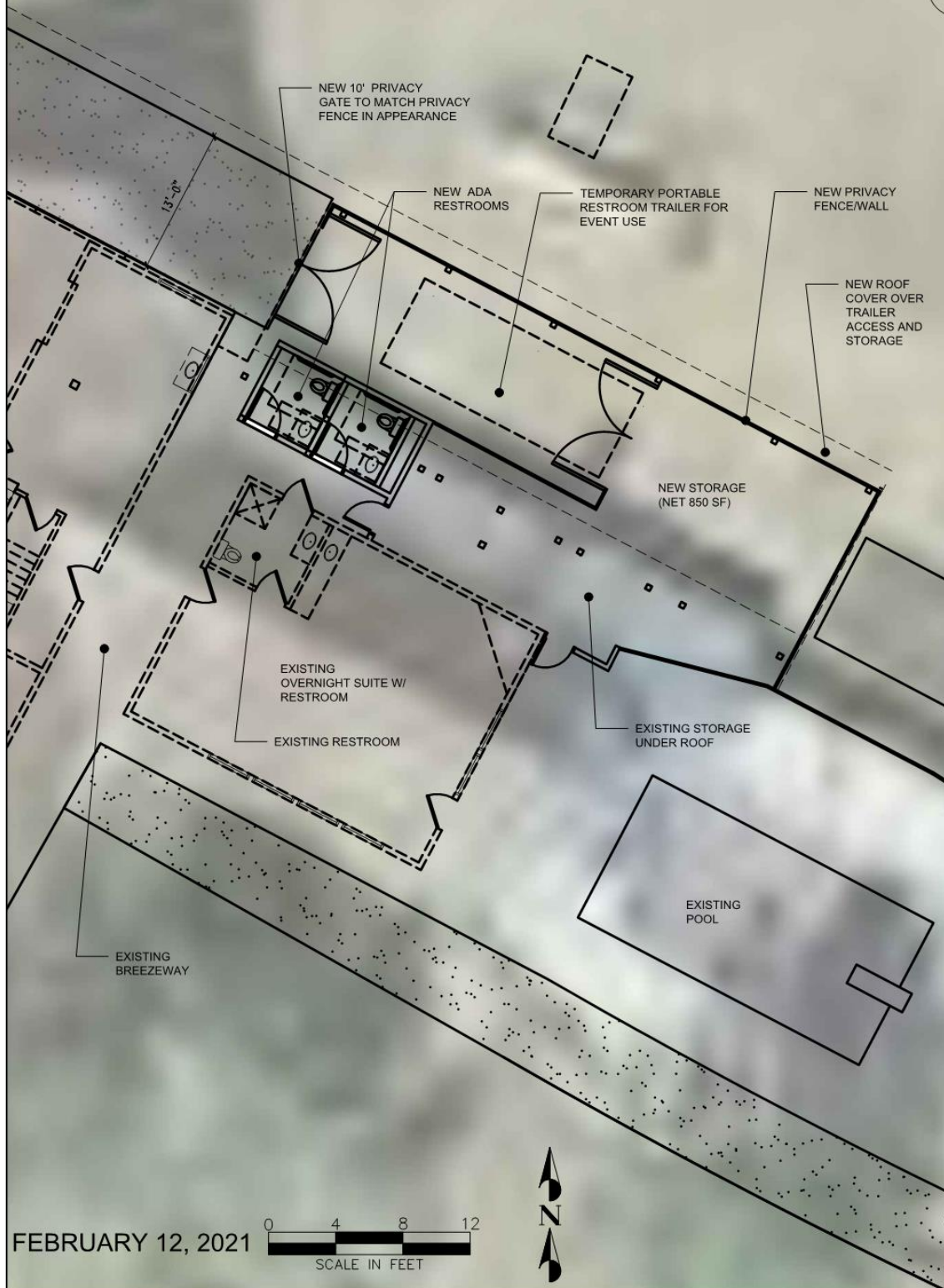
- These guests will be well aware of our policies since they will be signing a contract to use our facility for their event. The venue rental policies outlined in this document will apply to overnight rentals as well, and we will have no tolerance for guests who do not abide by our policies.
- The strict noise and light ordinance of 10pm outdoors will apply for overnight guests as well. Since we live on property, we will be present after hours as well; guests who are unruly after curfew will be asked to move indoors or leave the premises.
- We will have a cleaning crew come through the lodging suite after guests depart.
- Lodging is not visible from neighbor houses and is screened from our private residence as well.

Insurance:

- We have obtained the necessary insurance for our property and proposed operations.

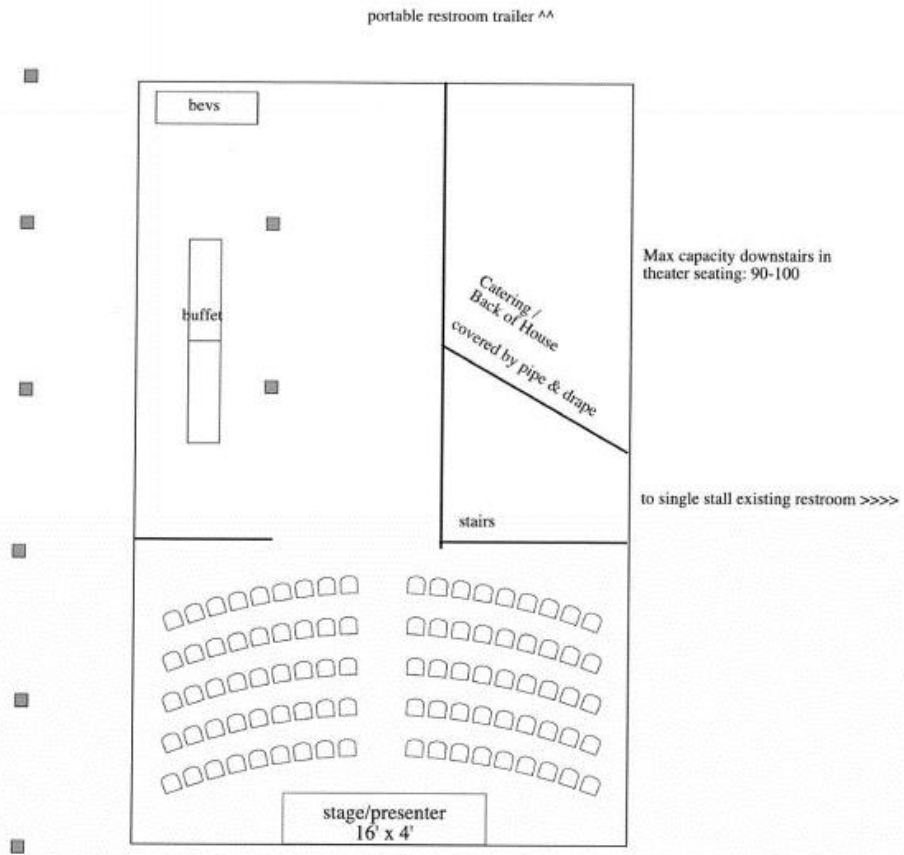


THE HARVEST MOON RANCH ENLARGED

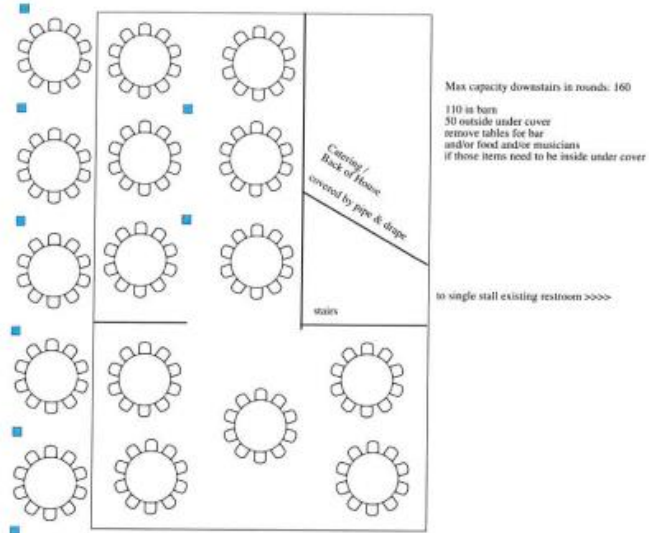


Barn layouts showing different types of conference set examples in our actual barn space

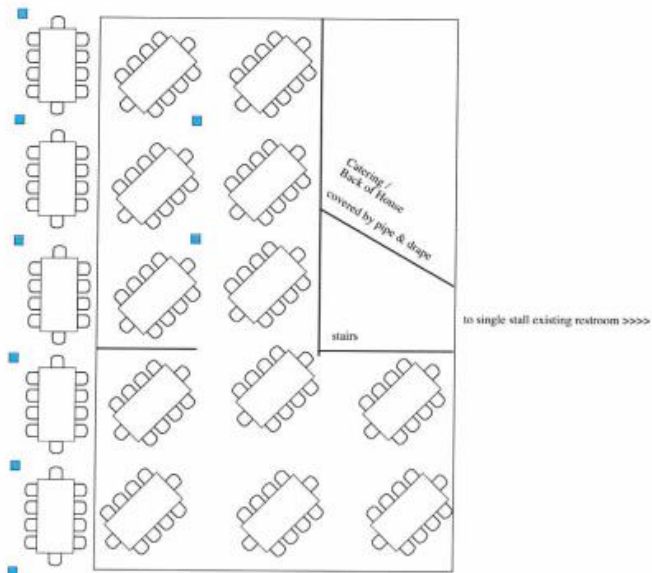
MAIN LEVEL



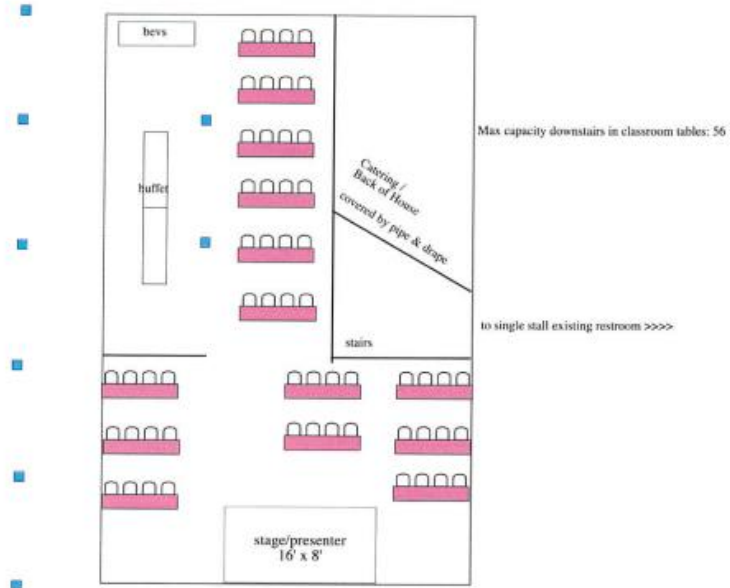
portable restroom trailer ^{AA}



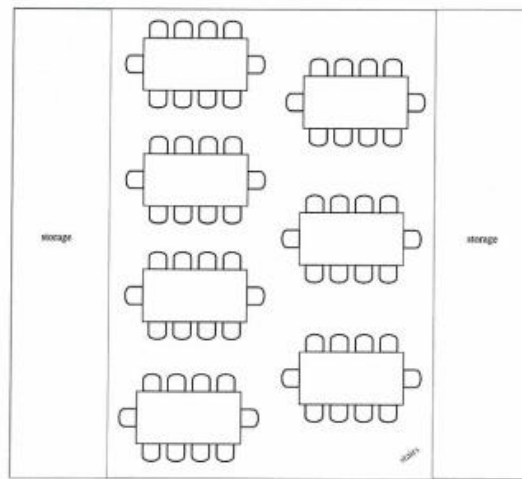
portable restroom trailer ^{AA}



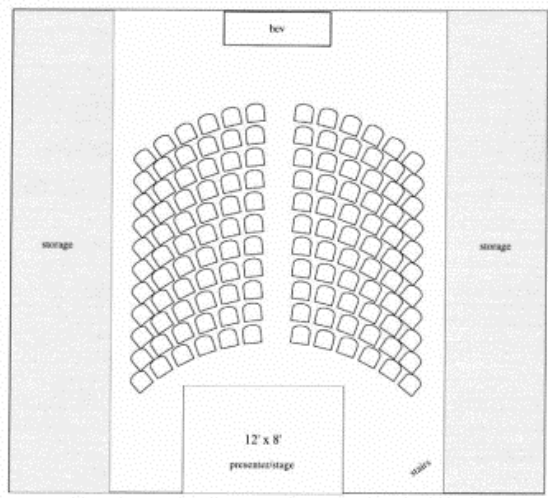
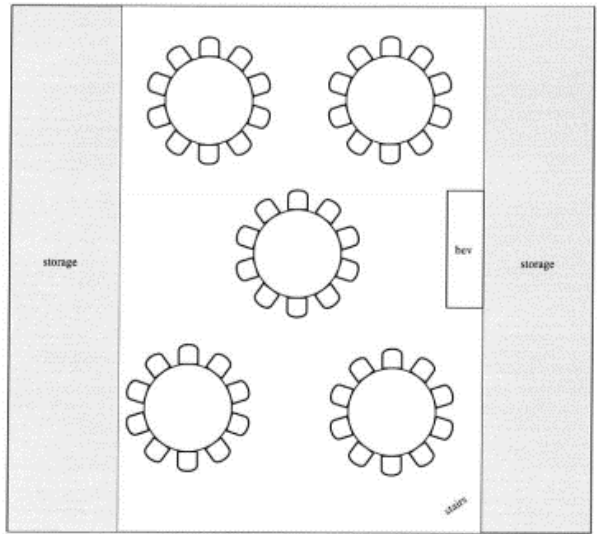
portable restroom trailer ^^



UPSTAIRS IN BARN



70 guests in rectangles



120-130 guests in theater style

Photos of other barn facilities from around the country being used for conferences, meetings, and leisure events





Landscape Plan

LAYOUT

- Please reference Site Plan to see proposed tree placement. Proposed landscaping is primarily intended to screen neighbor views of the new parking lot.

BERMS

- We have noted a few berms on the Site Plan.
- These will be used for screening purposes around the parking lot, and for landscape design around the property.
- All berms will be 4' tall
- Trees/shrubs and ornamental grasses and flowers will be planted on top of the berms. In other words, a 12' tree would really reach 16' tall, since planted on a 4' berm.
- Each berm will consist of at least 3 evergreen and 3 deciduous trees per 50 lineal feet per code. A mixture of shrubs will also be planted on each berm with a minimum of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36" at the time of installation. See below for tree and shrub specifications.

TREES

- We plan to plant:
 - o Fifteen to twenty **Spruce** – 16'-18' tall each (example of species and size pictured below)
 - o Fifteen to twenty **Aspen** – 10-12' tall each
 - o Five to ten **Choke Cherries** – 10-15' tall each
- All three of these species are already existing on the land and will fit in naturally.
- Will be placed predominantly for parking lot screening and on site plan where indicated.



SHRUBS

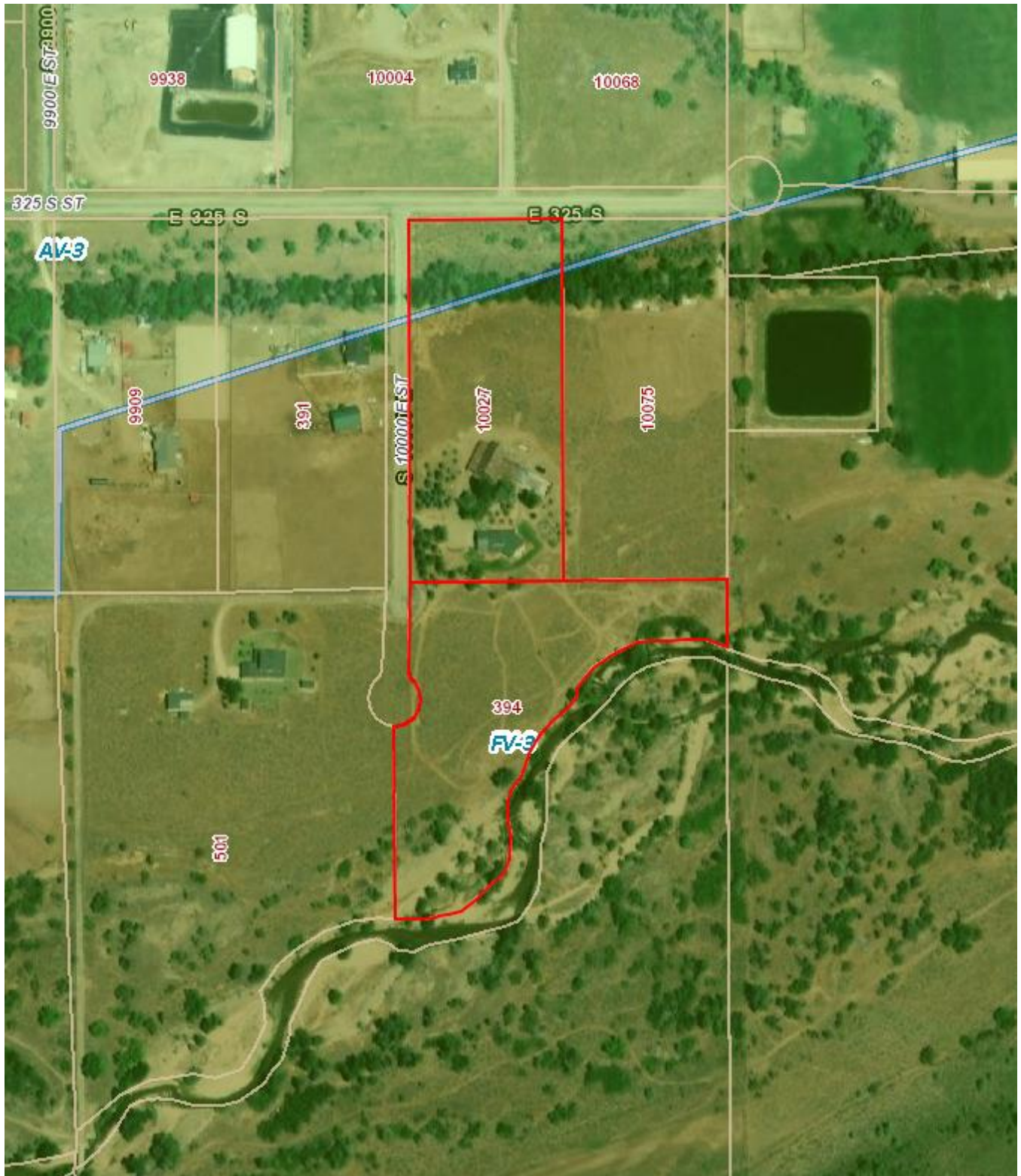
- Shrubs will consist of Cotoneaster, Dogwoods and/or Saskatoon Service Berries—also native to the property.
- These will be used in addition to the evergreen trees, to add some variety to the landscape plan.

IRRIGATION

- Irrigation will be drip, tied into existing drip system. Will run on a timer to conserve water.
- The existing well pressure can support the system (see well analysis detailed in Project Narrative).
- Mulch will be used around each new tree.
- System is winterized by hooking a compressor up to the hoses/bibs and blowing out the system.

TREE REMOVAL

- 5 existing Juniper trees (8-12' tall each) will need to be removed to make room for the proposed parking lot. The existing drip irrigation will be used to water the new trees/shrubs in that location.
- We will be replacing these with approx. 50 more evergreens and deciduous trees (see above for quantities) placed around the property.

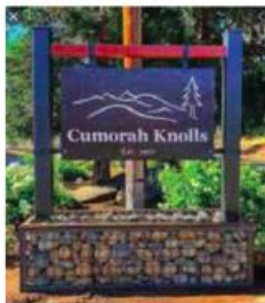




SIGNAGE PLAN: THE HARVEST MOON RANCH

ENTRANCE GROUND SIGN

- Placed at driveway entrance on 10,000 E.
- Sign will be approx. 5' tall x 4.5' wide x 1' deep.
- Will be free-standing monument style sign.
- Sign will not be lit.
- Will be in muted earth tone colors.
- Will be no closer than 10' from property line.
- See inspiration below for material types: steel, rock, wood in natural earth tones.



FLAGPOLE

- Flagpole is existing on site already.
- Flag will be 5'x8' or similar appropriate size to fit pole size.
- Flag will not be lit.
- Flag will be muted earth tone in color.
- Design will be similar to the below:



SANDWICH BOARD SIGN

- Occasionally, we'll use a sandwich board style temporary sign on the corner of 10,000 E and 325 S to help direct guests to the property.
- Will be placed in a-frame style sign frame similar to the below.
- 24" x 36" in size.
- Design will be similar to the below:



Parking Plan: The Harvest Moon Ranch

Since our operation is seasonal, the Code allows for a compacted road-base driveway and lot.
 Per Sec 108-8-7:

(b)Public parking lot standards. Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface. Exceptions to this requirement will be made for seasonal, temporary, or transient uses, including, but not limited to, a fair, festival, short-term vendor, park and ride lots, and legitimate agricultural uses and agriculturally related uses, including, but not limited to, a petting farm, corn maze, green house, garden plant sales, and/or approved agri-tourism operations.

We have designed a 33 vehicle parking lot. We would have loved a larger lot to accommodate more vehicles, but out of respect for our neighbors and the integrity of the neighborhood, and in an effort to minimize vehicle traffic on the neighborhood roads, we went with a smaller and less obtrusive lot. We have positioned the lot in a place where it will be the most minimal impact to neighbors and their views, and have screened the lot with mature evergreen trees.

While contracting with our future clients, we will confirm the number of vehicles they will have at their event. If this is to exceed the lot size, they will be required to shuttle their guests to and from their event.

For guests who are staying in local rental homes and hotels, shuttles will pickup from their lodging location and bring to/from The Harvest Moon Ranch. We have designed our parking lot and driveway to accommodate shuttles of all sizes to pull in and drop off, without needing to backup (avoiding loud beeping of backing up shuttles).

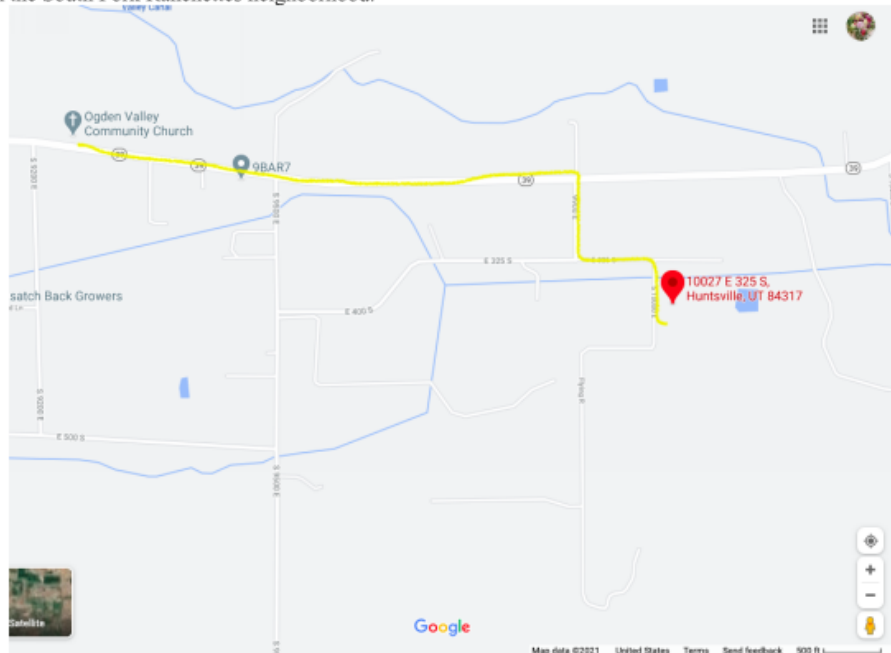
We have also received approval from Pastor Terry of the Ogden Valley Community Church to use their lot as parking overflow or "Park and Ride" offering for our event guests. This will serve as a central location where guests can park for the duration of the event and the shuttles can pickup/drop off. It is right on the route to our venue. We will continue working with Pastor Terry to make this an available option to our event guests as needed.

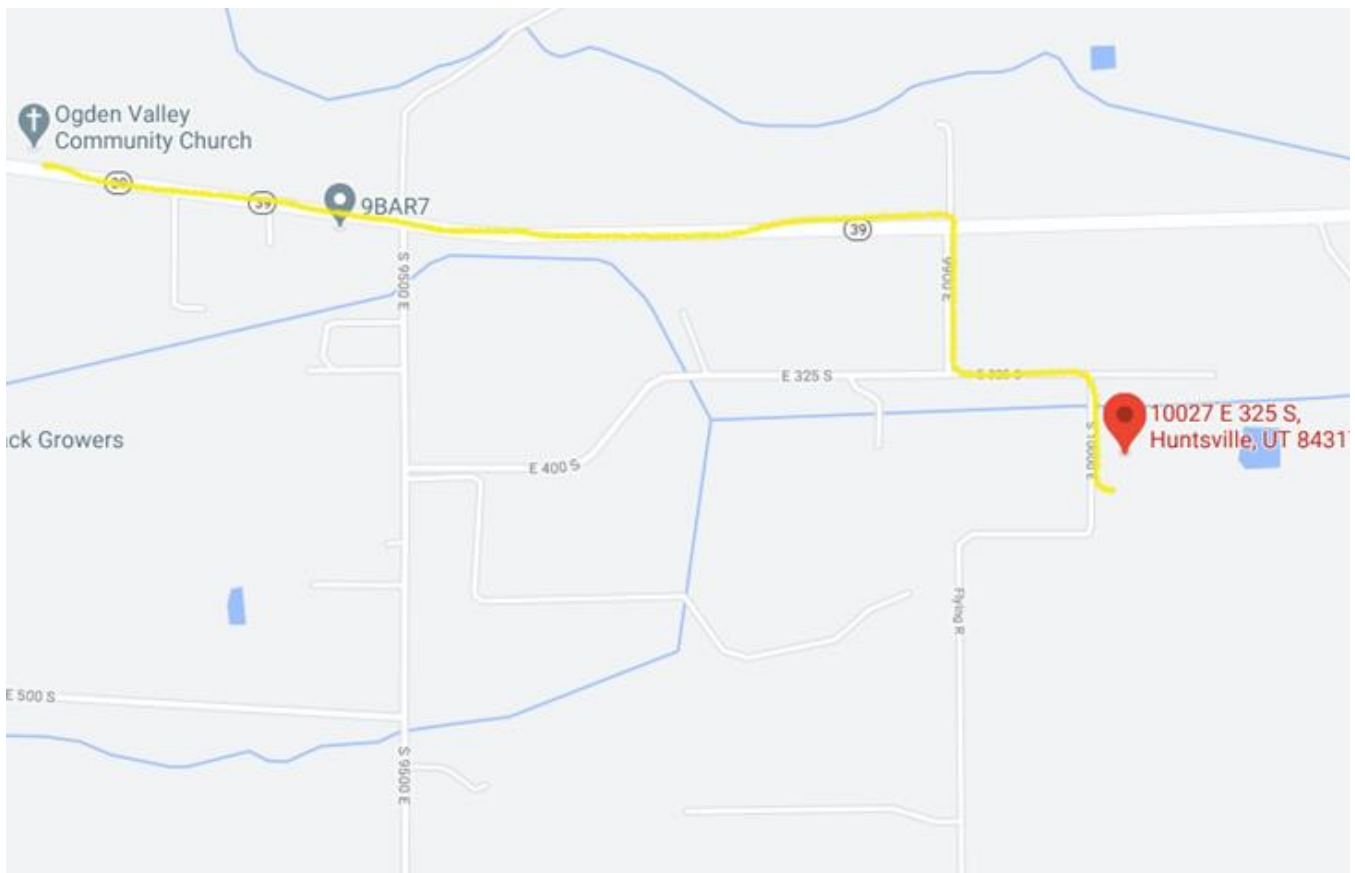
We will require our client contract with reputable, professional shuttle companies such as the below. We have not been able to find a local Ogden/Weber County based transportation company, but if one exists we would love to work with them.

- Holiday Motor Coach
- Bison Transportation
- Exclusive Excursions
- The Driver Provider

We will never allow parking on the streets (10,000 E and 325 S).

Shuttle route will be from HWY 39, right turn on 9900 E, left turn on 325 S, right turn on 10,000 E. (see below diagram). This route takes them by the State Maintenance facility, and vehicles will drive by only 3 visible homes once in the South Fork Ranchettes neighborhood.







State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

L. Scott Baird
Executive Director

DIVISION OF DRINKING WATER
Ying-Ying Macaulay, P.E.
Interim Director

December 17, 2020

Kasey Plourde
Harvest Moon Ranch
10027 East 325 South
Huntsville, UT 84317

Subject: **Notice – Provisional Non-Public Water System Status**, Drinking Water Infrastructure Serving the Harvest Moon Ranch events area near Huntsville Town; in Weber County, System #UTAH29129

This letter is not Plan Approval for construction.

Dear Ms. Plourde:

The Division of Drinking Water (the Division) received your submittals regarding the drinking water infrastructure serving the area of Harvest Moon Ranch. Specifically, we have received the following information:

- Supplemental Form for New Public Drinking Water System — received on November 24, 2020 via email
- Weber County Planning Division Operating Permit — received on November 24, 2020 via email
- Report of Water Right Conveyance — received on November 24, 2020 via email

Based on the information you provided to the Division at this time, our determinations are described as following:

1. The water system in the Huntsville area does not meet the public drinking water system definition in the Utah Safe Drinking Water Act (Utah Code Section 19-4-102) or the Division's rules (Utah Administrative Code (UAC) R309-100-4) at the present time.
2. The water system is not subject to the public drinking water system regulations (UAC R309) and are not regulated by the Division of Drinking Water at the present time.
3. The water system may be subject to Weber-Morgan Health Department's non-public water systems regulations.

195 North 1950 West • Salt Lake City, UT
Mailing Address: P.O. Box 144830 • Salt Lake City, UT 84114-4830
Telephone (801) 536-4200 • Fax (801) 536-4211 • T.D.D. (801) 903-3978
www.deq.utah.gov
Printed on 100% recycled paper

Kasey Plourde
Page 2 of 2
December 17, 2020

These determinations are based solely on the information reviewed by the Division. The Division assumes that this information is complete and accurate. *These determinations are provisional, meaning that the Division may re-evaluate these determinations at any time and for any reason.*

You should be aware that non-public water systems may still pose important public safety and health risks and concerns, especially systems that involve surface water, sources that are under the influence of surface water, systems with significant unground infrastructure (*e.g.*, more than 500 feet of distribution piping), systems with storage capacity and systems with treatment facilities. Under this provisional determination, the Division will not be monitoring these risks. Responsibility for doing so falls to others, such as the local health department or applicable local land use authority. Division staff is available to provide technical support for non-public systems upon request by the non-public system operator or a local governmental entity.

We recommend that you contact Ms. Summer Day at Weber-Morgan Health Department to follow up on the County's requirements that may apply to your drinking water infrastructure serving the area of Harvest Moon Ranch. Ms. Day can be reached at 801-399-7174 or sday@co.weber.ut.us. The Division of Drinking Water's Provisional Non-Public Water System status determination for your system does not exempt you from complying with Weber-Morgan County or other local authority requirements.

If you have any questions regarding this letter, you can contact me by phone at (801) 641-6457 or e-mail mberger@utah.gov.

Sincerely,



Mark Berger
Rules Section Manager
Division of Drinking Water

[ACS/MWB/Admin \(processing\)/Admin \(mailing\) \[Initials\]](#)

Enclosure(s) —

Submittal #1 November 24, 2020
Submittal #2 November 24, 2020
Submittal #2 November 24, 2020

cc: Summer Day, Weber-Morgan Health Department, sday@co.weber.ut.us
Michelle Cooke, Weber-Morgan Health Department, mcooke@co.weber.ut.us
Felix Lleverino, Weber County Planning Division, fleverino@webercountutah.gov
David Reed, Weber Fire District, dreed@weberfd.com

Weber-Morgan Health Department Conditional Approval review of the Harvest Moon Ranch Reception center.

On December 17, 2020, the Division of Drinking Water formally determined that the Harvest Moon Ranch reception center located at 10027 E 325 S in Huntsville Utah was not at this time considered to be a Public Water System. Thus the Weber-Morgan Health Department is the regulatory authority overseeing both the culinary water supply and the domestic wastewater servicing the barn which will be converted to a commercial reception center. Conditional approval of the project may be given at this time. The following is an itemize list of thing that will need to be completed before final approval of the commercial facility will be granted

Culinary Water Supply:

A full water panel sample will need to collect by a member of our staff. Previously in 1995 a bacteriological sample was collected as part of the approval for the single-family residence located on the referenced property. However at this time, new project including those with a change or expansion of use are required to have a full panel of water sampled for: Antimony, Arsenic, Barium, Beryllium, Cadmium, Chromium, Cyanide (as free Cyanide), Fluoride, Mercury, Nitrate (as N), Nitrite (as N), Total Nitrate and Nitrite (as N), Selenium, Thallium. The current cost of samplng is \$ 230.00. Please make payment and application to our office

Onsite Wastewater Treatment System (septic)

The onsite wastewater treatment system will need to be evaluated, designed, and modified for the expansion of use.

Step 1) Additional site and soil work including a percolation test will be required to verify that soil are in fact suitable for the use of a conventional wastewater system. The soil data from which the 1995-1999 septic permits were issued, have been based on soil work done in the 1972-1974 time frame, supplemented by a 1982 percolation test performed at 65 inch. Recent soil work on adjacent properties has varied form soils permissible for conventional absorption fields with shallow trench depths, to those requiring packed bed media with non-chemical disinfection. Application and payment will need to be submitted in early spring of 2021.

Step 2) once a percolation rates and soil application rates has been established the required design criteria for the expansion of the onsite wastewater system servicing the commercial facility will be outline in a formal letter.

Please be aware that for all systems servicing non-residential structures both the original and replacements absorption field will need to be installed.

The background of the slide is a scenic photograph of a mountain valley. In the foreground, there is a residential area with houses and trees. The middle ground shows a valley with a town and more trees. The background is dominated by large, rugged mountains under a clear blue sky. The text is overlaid on this image.

WEBER COUNTY

OVPC Work Session 02/23/2021

**Additional Short-Term Rental Regulation Scenario
Discussion**

Short-Term Rental Regulatory Scenarios

The following regulatory scenarios are open to discussion regarding the question of “Where should STRs be allowed”:

- 1) Open / Transfer of Development Rights (**New for Discussion**)
- 2) Open (STRs allowed in all Residential Zones)
- 3) Open & Limited (License Caps/Geographic Separation)
- 4) Open/Owner-Occupied (**WWPC Recommendation**)
- 5) Business as Usual (No Change to Current Regulation)
- 6) Proof of Concept (**OVPC Recommendation**)
- 7) Closed (No new STR Licenses Granted, No new PRUDs)

Short-Term Rental Regulatory Scenarios

1) Open/Transfer of Development Rights (New For Consideration)

- Attempts to protect appeal and affordability of ADUs
- TDR requirements increase with more impactful use.
- Provides a mechanism to preserve open space, allow ADUs, allow STRs without competing with ADUs, & helps to protect community character.

TDR Requirements: Long-Term VS. Short-Term Rentals

Owner-Occupied				Non-Owner Occupied							
Residential Areas (AV-3, FV-3, FR-1, F-5, F-10, F-40, S-1)				Resort Areas (DRR-1, CVR-1, FR-3, PRUD)				Residential Areas (AV-3, FV-3, FR-1, F-5, F-10, F-40, S-1)			
ADU (Long-Term)		STR (Short-Term)		ADU (Long-Term)		STR (Short-Term)		ADU (Long-Term)		STR (Short-Term)	
Integrated	Detached	Integrated	Detached	Integrated	Detached	Integrated	Detached	Integrated	Detached	Integrated	Detached
0 TDR	1 TDR	1 TDR	2 TDR	N/A	N/A	0 TDR	N/A	N/A	N/A	3 TDR	N/A

Existing ADU Ordinance Requirements

Short-Term Rental Regulatory Scenarios

2) Open

Any residential property within the unincorporated Weber County may obtain a short-term rental license to rent a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days.

- 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- This scenario would be subject to the requirements and operational standards of this chapter.

Short-Term Rental Regulatory Scenarios

3) Open & Limited

With exception to properties in the FR-1 zone, any residential property within the unincorporated Weber County may obtain a short-term rental license to rent a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days subject to the requirements and standards of this chapter.

- This scenario also employs a geographic separation requirement that would prevent STR properties from being located adjacent to, or within a specified distance of another STR property
- 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- This scenario would be subject to the requirements and operational standards of the short-term rental ordinance

Short-Term Rental Regulatory Scenarios

4) Open/Owner-Occupied (WWPC Recommendation)

APPLICABILITY: Any residential property within the unincorporated Weber County may obtain a short-term rental license to rent a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days **subject to the following limitations:**

1. The primary dwelling shall be occupied as a primary residence. Primary Residence shall be defined by the Weber County Assessor's Office. **(No Second Homes or Investment Properties)**
2. In order to qualify for a short-term rental license, a property owner must have held title to the property for at least two years prior to applying for a license.
3. The owner must occupy the primary dwelling at all times that the licensed short-term rental is occupied.
4. The owner must act as the Responsible Agent for the rental.
5. Short-term rental licenses shall be revoked if a property transfers ownership from the originally licensed owner.

In this scenario, the following would be applied:

- 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- This scenario would be subject to the licensing and operational standards of the STR Ordinance.

Short-Term Rental Regulatory Scenarios

5) Business as Usual

The rental of a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days is considered a short-term rental. Short-term rentals are allowed only when listed as either a permitted or conditional use in a specific zone or when approved as part of a planned residential unit development (PRUD).

- This language is unchanged from existing regulation found in Sec. 108-7-25 “Nightly Rentals”
- 3rd Party Enforcement **is NOT utilized** to augment county enforcement efforts
- This scenario would **NOT be Subject** to the requirements and standards of the short-term rental ordinance

Short-Term Rental Regulatory Scenarios

6) Proof of Concept (OVPC Recommendation)

The rental of a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days is considered a short-term rental. Short-term rentals are allowed only when listed as either a permitted or conditional use in a specific zone or when approved as part of a planned residential unit development (PRUD).

- This language is unchanged from existing regulation found in Sec. 108-7-25 “Nightly Rentals”
- 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- This scenario would be subject to the requirements and operational standards of the short-term rental ordinance

Short-Term Rental Regulatory Scenarios

7) Closed

- STRs will continue to be an allowed use in the DDR-1 Zone.
- Except for grandfathered licensees, STRs will no longer be allowed as a conditional use in the FR-3 zone.
- New PRUD developments will no longer be approved with the STR use. Owners within existing PRUD developments, with approved STR use, will be allowed to obtain an STR license or continue renting if already licensed.
- 3rd Party Enforcement is **NOT utilized** to augment county enforcement efforts
- This scenario would **NOT be Subject** to the requirements and standards of this chapter.

Operational Requirements

(Applicable for all Scenarios, Except “Business as Usual” & “Closed”)

Prohibitions:

- Not allowed in accessory buildings
- Not allowed in Accessory Dwelling Units (ADUs)
- Not allowed in Deed Restricted Housing

Short-Term Rental License Required

- Properties must be inspected prior to licensure
- Owners are required to collect and remit applicable taxes

All licensed properties are required to operate by specific operational standards:

- Information dissemination (info packet)
- Advertising Requirements
- Occupancy limits
- Parking
- Noise
- Trash disposal and collection
- Outdoor lighting
- Signage (not allowed)
- Fire safety

Enforcement

(Applicable for all Scenarios, Except “Business as Usual” and “Closed”)

3rd Party Enforcement Support

- “Scrapes” all major and many minor STR websites to identify unique listings and their specific addresses.
- Allows for efficient licensing, tracking, and renewal
- Consistently monitors listings for compliance with County STR ordinance and licensing requirements
- Consistently monitors rental activity and collects data to be used for enforcement efforts.
- Dedicated hotline staffed 24/7 for neighbors to report non-emergency STR complaints, submit evidence, and initiate automatic follow-up activities.

Enforcement

(Applicable for all Scenarios, Except “Business as Usual” & “Closed”)

Complaints:

- 24/7 complaint hotline
- Responsible Agent (on-call 24/7) (must respond within 60 minutes)

Violations:

- Minor Violation
 - Any violation of the operational standards (parking, noise, trash, etc.)
- Major Violation
 - Failure of the responsible agent to respond to complaints
- Unlicensed Violation
 - Operating an unlicensed STR

Penalties:

- Proportionate to a property’s rental rate
 - Minor violation - 50% of nightly rental rate
 - Major Violation - 100% of nightly rental rate
 - Unlicensed Violation - 200% of nightly rental rate

License Revocation:

- Minor Violation – 4 violations in 3 months or 6 in 12 months
- Major Violation – 2 violations in 3 months or 4 in 12 months

Questions?