

SITE PLAN DESCRIPTION

- Lakeview Haven Recreation Lodge
 - Jesse and Blythe Campanaro, 5597 E HWY 39, Huntsville UT 84317
 - Mailing address: 5597 UT 39 Scenic, Ogden UT 84401
 - Parcel number 201780002, 14.8 acres zoned FV-3, existing use Residential
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- Trash - Trash is taken down to highway 39 weekly as needed and is serviced by Waste Management. Trash cans are stored in the winter in the garage and in summer on the side of the house.
 - Parking - Although we plan to limit the number of vehicles allowed to 8 (4 guest vehicles, 2 lodge vehicles, 1 staff vehicle and/or the occasional vendor vehicle), there is ample on site parking: 3 car garage with driveway space for 4 additional vehicles to safely enter and exit plus overflow parking for 6-10 cars on the south west side of the property. - See site plan map for marked parking locations.
 - The property is very private; surrounded by scrub oak, cottonwoods and pines. We plan to support the native forest landscaping and minimize noxious weeds and fire hazards through a professional landscaper who focuses on forest management. See landscaping plan picture.
 - See the Lakeview Haven Lodge Narrative and the Site Plan Map for specific on-site recreation and recreational locations on the property.
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- Mitigation
 - Neighborhood: Reference the “plat all 5597” document under the Easement Documents Section for the locations of our 4 neighbors, the majority of whom are seasonal residents. All 4 neighbors are on large multi-acre forested properties that are not visible from Lakeview Haven Lodge. While the majority of the road resides on Lakeview Haven Lodge property, access is granted to all neighbors through an easement. In the winter months Lakeview Haven Lodge maintains the access to the entire road up to our property and has plenty of on-site parking year round to keep the road clear for our seasonal neighbors to access their properties. As per the plat document all of our neighbors are multiple acres away and therefore should have little to no noise related issues. However, in the spirit of the Ogden Valley General Plan, we will post quiet hours in our guest guide book. We will also have all property boundaries posted so that guests remain within the 15 acres.
 - Road Traffic: To minimize road traffic Lakeview Haven Lodge will provide transportation for guests in the LVHAVEN 12 Passenger Sprinter Van. Guests who choose not to utilize the van shall be limited to a maximum of 4 cars per stay.

We believe this strategy will limit road traffic and use to less than that of a full-time residence equivalent. See site plan map for specific parking locations.

- **Safety:** Lakeview Haven Lodge is equipped with the following safety solutions: First Aid Kits, Fire Extinguishers, ADT Alarm System with emergency response services, Information on the nearest medical locations/ER to the lodge, cameras on-site to monitor visitors at access points, Sound monitoring for safety in the lodge, fire blankets, no candles or wood burning fires on property, Carbon Monoxide monitoring systems, ample parking for emergency service vehicles, additional water tanker truck on site. In addition Lakeview Haven Lodge will strictly enforce the number of guests and their compliance with all safety rules and regulations set forth within their lodge rental agreement.
- Lakeview Haven Lodge property is not in a known geotechnical or flood zone.
- **Lighting and Dark Sky Compliance:** Lakeview Haven Lodge has minimal outdoor lighting all of which is Dark Sky compliant. Pictures are provided under the “Other” subsection. We offer astrotourism as part of our on site recreational activities and will promote this special Ogden Valley benefit to our guests.
- **Local Economy:** Lakeview Haven Lodge will use local vendors and employ local service providers to support the needs of the lodge. We also will promote and collaborate with local businesses for our guests to utilize their services and support the local Ogden Valley economy.
- **Natural Environmental:** Lakeview Haven Lodge monitors and controls all water quality and consumption on site. The landscaping plan is focused on forest preservation including protection against noxious or invasive species while maintaining the natural habitat for our local wildlife. Watching the mule deer stotting through the woods, enjoying a visit from a flock of wild turkeys and viewing the Osprey or Red-Tailed Hawks soaring through the sky are among the onsite nature recreations offered by Lakeview Haven Lodge.