

WESTERN WEBER PLANNING COMMISSION

---

AMENDED MEETING AGENDA

---

December 08, 2015

5:00 p.m.

- *Pledge of Allegiance – Jeremy Mathews, University Student*
- *Roll Call:*
- 1. Minutes
  - 1.1. Approval of the November 10, 2015 meeting minutes
- 2. Administrative Items
  - 2.1. CUP 2015-20 Consideration and action for a conditional use permit request for a private and recreation grounds to be located on parcel #14-109-0002, 05-001-0001, and 05-001-0003 in the Waterfall Canyon Area (Sherpa Logistics, LLC dba Utah Adventure Center, Applicant; Chris Peter, Agent)
- 3. Public Comment for Items not on the Agenda
- 4. Remarks from Planning Commissioners
- 5. Planning Director Report
- 6. Remarks from Legal Counsel
- 7. Adjourn

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

*A Pre-Meeting will be held at 4:30 p.m. in the Commission Break Out Room. No decisions are made in the pre-meeting.*

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791*

***Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.***

Minutes of the Western Weber County Planning Commission held on November 10, 2015, in the Weber County Commission Chambers, 2380 Washington Blvd., Ogden UT

Members Present: Mark Whaley, Vice Chair Gibson, Wayne Andreotti, Lance Greenwell, Roger Heslop, Michael Slater, John Parke  
Member Excused: Jannette Borklund  
Staff Present: Jim Gentry, Principal Planner; Charles Ewert, Principal Planner; Scott Mendoza, Principal Planner; Sherri Sillitoe, Secretary

\*Pledge of Allegiance

\*Roll Call

Chair Borklund was excused.

No Exparte Communication was expressed.

**1. Approval of the Minutes of October 13, 2015 Meeting**

Vice Chair Whaley declared the October 13, 2015 meeting minutes approved as amended, noting that neither Commissioner Andreotti nor Greenwell were in attendance at the meeting.

**2. Administrative Items:**

**2.1. LVS062415 Consideration and action on a request for preliminary plan approval of Fall Widow Subdivision Phase 2, 120-292 South 7900 West, West Warren – Clifton Bell, Applicant**

Ronda Kippen presented a report and indicated that the proposed subdivision Phase 2 includes 7 lots. Fall Widow Subdivision Phase 1 will utilize the existing infrastructure that was installed as part of the Fall Widow Subdivision Phase 1 that was approved and recorded July 9, 2007. Additional infrastructure will be required to be installed for the Fall Widow Subdivision Phase 2 including additional drainage improvements and approximately 13,969.55 square feet of property will be dedicated to Weber County along with the expansion of 7900 West upon recording the final plat.

The proposed subdivision is located in the FEMA Flood Plain Zone "X" which is an area of minimal flood hazard and has been determined by FEMA to be outside of the 500 year flood level. The buildable portion of the site is at or above the elevation of 4,215 feet in elevation. No basements are allowed in this area, and they will be on the Warren-West Warren Improvement District for culinary water.

Ms. Kippen called attention to the block length. The subdivision is at the end of a 4,052 ft. road.

At this point the Planning Division, Fire Marshall and Engineering Division are recommending that there be an access road. There is a substantial amount of things that are recommended to be taken care of before final approval is given. At this point, the County Engineer believes this proposed phase meets the standards for Preliminary Approval.

Staff recommends preliminary plan approval of Fall Widow Subdivision Phase 2, consisting of seven lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- A capacity assessment letter and a construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
- The final improvement plans and final plat shall reflect the required stubbed roadways to the adjacent east property (owned by Meibos parcel# 10-037-0021) and west property (owned by Higgs parcel# 10-037-0011) along the northern boundary of the subdivision.  
And subject to all other staff and agency requirements.

These conditions are based on the findings that are in the staff report.

Commissioner Heslop asked that if the final plat reflects stub road right of way requirements, does that meet the block length requirements between 900 S and the stub road, or does there need to be additional stubs throughout the area in order to meet that requirement. Commissioner Heslop Ronda Kippen replied that from 900 S. to the beginning of Barbara Flats would be unaccounted and we would not have any stub accesses through there. There is a stub from Barbara Flats. From Barbara Flats to the end of the property it meets the 1300 ft. requirement.

Commissioner Heslop said on the building lot on the north end of the east side of the road, it shows 150 ft. frontage on 7900 S. but if they have to put in a dedicated right of way for a stub road, will that property meet the frontage requirements as far as being able to build on it. Ronda Kippen replied that it does; they consider this as a corner lot which has two frontages. During the development process, we would consider the entire width of lot 6 to be the frontage. The yard that is located next to 7900 S. would be considered a side yard, the rear would be abutting lot 7 and then the other side yard would be abutting Meibos' property so it would not eliminate one of the seven lots.

Cliff Bell, the applicant, gave a history of the issue. He met with the committee in April and there was only one mention of the road, and Jim Gentry indicated that it did not fall within the 1,300 ft., so the requirement was not mentioned. On November 5th, he received an email approving it but indicating that the stub road was required east and west. He expressed his concern that it is not logical to require the stub road. He presented an example of the roads in the area and indicated that he believes due to the moratorium, it is not logical to require the stub roads in that area. He does not believe it makes sense to have a right of way to go that far.

Christopher Crockett asked Mr. Commissioner Bell if he could provide a copy of his presentation documents to them for the record.

Christopher Crockett indicated that it is not a public hearing and the planning commissioners are not required to take public comment.

Eldon Davis, 7090 W 900 S., asked the width of roads going into subdivisions. Ronda Kippen indicated that for collector streets it is 66 ft. and for main arterial roads it is 80 ft. The County Engineers are changing that 66 ft. to a 50 or 60 ft. width. Mr. Davis asked how much of that needs to be paved, and Scott Mendoza indicated that it is either 24 ft. or 26 ft. Mr. Davis indicated that as we develop that the road from 7900 W., the pavement is 20 ft. wide for the first ¼ mile and if you are coming off 7500 W. you cannot make the turn if you have a farm tractor that is 13 or 14 ft. wide or other large piece of equipment because of the width. This issue should be looked at as a County because a school bus could not make the turn coming or going into the development. The road was not designed for development; it is just a farm road. He believes more stub roads are needed.

Commissioner Greenwell asked if there is current a school bus that goes down that road. Eldon Davis replied yes and that there is a turnaround at the end.

Mike Swann 1600 750 N in Kaysville owns the property north of the proposed subdivision. He questioned whether the road goes all the way and Ronda Kippen indicated that the proposal shows the stub road going to the end of Mr. Swann's property. The proposal is that the turn around that is being proposed on their property and the stub road would also be on their property.

Commissioner Heslop indicated that his concern is the width of the road. There is a drain ditch on the side and it is a sharp drop. That is a concern especially because that is the only road in and out.

Scott Mendoza indicated that the concern is a valid one and they would be willing to take the question to the County Engineering Office. They will also have to check and see if there are any deferrals taken in that area. The deferral is a document that is signed by the original property owner and it states that when development warrants improvement of the road, the County can call in those deferrals and the property owner would be responsible for the cost of those road improvements.

Commissioner Andreotti said in his opinion they should stay with the 1,300 ft. until they change the rules that they operate under. He is not comfortable with changing the width of the road.

Commissioner Slater indicated that he believes the concern for future development if you have too long a road at a narrow width such as with emergency access. He believes maybe they should look to widen the road and look to the future.

Vice Chair Whaley indicated that staff has addressed the issue of the road lengths and with the recommend conditions, staff recommends leaving the block lengths at 1,300 ft.

Vice Chair Whaley called for a motion, but indicated that no motion was brought forward. Chris Crockett indicated that they will have to take some type of action, but they need to base it on findings and give a reason.

Ronda Kippen indicated that in their pre-application meeting on March 09, 2015 she took meeting notes of the things that were discussed such as the property zoning and lot size, culinary water, septic feasibility, block length 1,300 stub streets, 4216 ft. elevation to bring up the road way and drainage easements along the southern lot line. The reason why the stub roads didn't come up during the reviews was because it is a planning commission decision. The code states that where there is not a master plan, it was up to the Planning Commission to consider whether stub roads are needed.

Vice Chair Whaley indicated that in staff's presentation and reviews, it appears that the proposed development meets the requirements.

Commissioner Heslop stated that if they adopted this and the 1,300 block length are they imposing on the property owner to the north the responsibility for the stub roads going in because of the 1281 short of 20 .ft. which from the previous right of way on Barbara Flats Subdivision to the back of the property so it would put the responsibility to the Swan property.

Mrs. Kippen indicated that it is shy of 19 ft. and if they don't get the stub road at this point, it would put the responsibility on the Swan property. Chris Crockett read LUC Section 106 (2) (3) read the maximum block length section in the code.

Vice-Chair Whaley indicated that since no one wanted to take action and Chris Crockett indicated that action is required.

Commissioner Slater clarified the lot dimensions. Ronda Kippen said if he met the 1,300 sq. ft. requirement, they would be half way to the next block length. Commissioner Slater indicated that he would be okay to approve the 1,300 sq. ft. if they address the road width. Mrs. Kippen said that we can go back and look and see if any deferral agreements that went with any of the adjacent properties and if the county deems it necessary at this point, they would call in the deferrals.

**MOTION:** Commissioner Slater moved to recommend to the County Commission that Preliminary Plan Approval is given to a request for preliminary plan approval of Fall Widow Subdivision Phase 2, 120-292 South 7900 West, West Warren – Clifton Bell, Applicant subject to all staff and agency requirements as presented. Commissioner Parke seconded the motion. A vote was taken and the motion carried with Commissioners Andreotti, Greenwell, Heslop, Slater, Parke, and Vice Chair Whaley voting "aye." Motion Carried (6-0).

3. **Public Comment for Items not on the Agenda** - None
4. **Remarks from Planning Commissioners**
5. **Planning Director Report** - None
6. **Remarks from Legal Counsel** – None
7. **Adjourn**

There being no further business, the meeting was adjourned at 5:49 p.m.

Respectfully Submitted,

Sherri Sillitoe, Secretary  
Weber County Planning Division



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for a conditional use permit request for a private park and recreation grounds to be located on parcel #14-109-0002, 05-001-0001 & 05-001-0003

**Agenda Date:** Tuesday, December 08, 2015

**Type of Decision:** Administrative

**Applicant:** Sherpa Logistics, LLC dba Utah Adventure Center

**Authorized Agent:** Chris Peterson

**File Number:** CUP# 2015-20

### Property Information

**Approximate Address:** Waterfall Canyon area

**Project Area:** approximately 1,440 acres

**Zoning:** Forest Zone-F-40

**Existing Land Use:** Recreational

**Proposed Land Use:** Recreational

**Parcel ID:** 14-109-0002, 05-001-0001, 05-001-0003

**Township, Range, Section:** Township 5 North, Range 1 West, Section 1 & 2;  
Township 6 North, Range 1 West, Section 35

### Adjacent Land Use

|                           |                                 |
|---------------------------|---------------------------------|
| <b>North:</b> Forest area | <b>South:</b> Forest area       |
| <b>East:</b> Forest area  | <b>West:</b> Forest/Residential |

### Staff Information

**Report Presenter:** Ronda Kippen  
rkippen@co.weber.ut.us  
801-399-8768

**Report Reviewer:** SM

## Applicable Ordinances

- Title 104, Chapter 9 Forest Zones (F-40)
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations

## Summary and Background

The Planning Division is recommending approval of the applicant's request for a conditional use permit to allow for a private park located in and around the Waterfall Canyon area (see Exhibit A for the application and project narrative and Map 1 on page 4 for the subject property). The proposed private park is located in the forest zone identified as "F-40" and is allowed only when authorized by a conditional use permit. The proposed use conforms with the purpose of the forest zone and will enhance the preservation of the area by providing onsite maintenance and management by guides that deter littering, graffiti and vandalism that has become more prevalent as the area has grown in popularity.

The applicant plans to continue to allow non-paying visitors to visit the property. The proposal is to allow a commercial venture on private property for paying customers to enjoy guided hiking, photography and mountaineering adventures. The Planning Division has been working with the applicant and it is anticipated that the proposed private park will not create additional negative impacts on the area.

Conditional use permits shall be approved as long as any harmful impact is mitigated by imposing reasonable conditions. The Uniform Land Use Code of Weber County, Utah (LUC) has specified certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application meets these standards. The following is staff's evaluation of the request.

## Analysis

General Plan: The General Plan identifies the need to encourage and support recreation to attract tourism to the area (see the “Comprehensive Land Use Master Plan for the Southeast Planning Area 1970-1990” pages 100-110).

The proposed use conforms to the Comprehensive Land Use Master Plan for the Southeast Planning Area by implementing a recreational use that will allow for additional tourism opportunities.

Zoning: The purpose of the forest zone is to protect and preserve the natural environment of the areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas. The objectives in establishing the forest zones per LUC §104-9-1(b) are as follows:

- (1) *To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;*
- (2) *To reduce the hazards of flood and fire;*
- (3) *To prevent sanitation and pollution problems and protect the watershed;*
- (4) *To provide areas for private and public recreation and recreation resorts; and*
- (5) *To provide areas for homes, summer homes, and summer camp sites.*

The proposed use has been reviewed as “Private parks and recreation grounds” and is considered conditionally permitted per the use table for the forest zone found in the LUC §104-9-3.

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. The applicant would like to utilize his private property to provide a unique outdoor experience for paying customers from around the world (see Exhibit A). The applicant plans to continue to allow non-paying visitors to visit the property. The applicant has not indicated that any type of building construction or soil disturbing activities will be necessary for the proposed use and based on the review of the proposal, it is anticipated that there will not be substantial detrimental effects. A condition has been made part of the Planning Division’s recommendations to ensure that the applicant adheres to the approved proposal.

Certain areas of the conditional use review are only applicable to the current application for the “Private parks and recreation grounds”. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Standards relating to safety for persons and property.* As indicated in the applicant’s narrative, the commercial recreational element of the 1440 acres has been in operation since 2005 and the public use of the property predates the private park venture. It can be anticipated that there could be some risks associated with the proposed recreational activities; however, these risks are managed by the Utah Adventure Center. The applicant has indicated that the presence of the guides along the trails has had a positive effect by reducing the amount of litter and new graffiti. The applicant will need to continue to work with the Weber County Sheriff and Weber County Fire District to provide adequate access to the site to ensure fire and law enforcement agencies can respond to assist visitors. A condition of approval has been made part of the Planning Division’s recommendations to ensure that requirements of the Weber County Fire District and emergency service agencies are met.
- *Standards relating to infrastructure, amenities and services.* The applicant is proposing that parking for the private park be located at the designated trailhead parking lots located on 22<sup>nd</sup>, 27<sup>th</sup>, 29<sup>th</sup> and 36<sup>th</sup> Street. Restroom facilities are available at the 29<sup>th</sup> Street parking lot. The parking standards per LUC §108-8-4 does not identify the required number of parking spaces for this type of use. When parking requirements are not established in the LUC, the planning commission shall establish the requirements based upon a reasonable number of spaces for staff and customers. The planning commission may adjust the required number of spaces based on unusual or unique circumstances or conditions relating to the operational characteristics of the use.

At this point, the parking needs of paying guests verses the parking needs of non-paying visitors are extremely minor; however, at such a time that the parking needs start to create a negative impact on the parking needs of non-paying visitors, the applicant will need to work with the county to establish additional parking. A condition of approval has been made part of the Planning Division’s recommendations to ensure that future parking requirements will be met, when and if necessary. *If the Planning Commission feels that additional parking is warranted, the Planning Division’s condition of approval will need to be modified.*

- *Standards relating to the environment.* The applicant has indicated in the narrative that the onsite, guides are able to educate and motivate both the paying and nonpaying guests to “tread lightly and pack out what they pack in”. The applicant feels that the presence of the guides along the trails has had a positive effect by reducing the amount of litter and new graffiti. The Weber-Morgan Health Department is not requiring additional measures to be implemented at this time concerning wastewater or drinking water but has indicated that if the need arises in the future, that additional restroom facilities will need to be addressed at that time. A condition of approval has been made part of the Planning Division’s recommendations to ensure that future requirements by the Weber-Morgan Health Department will be met, if necessary.

Review Agencies: The key concerns from the Weber Engineering Division, Weber-Morgan Health Department, and the Weber Fire District are parking, restroom facilities and access for emergency services. The applicant has adequately addressed these concerns by utilizing the public trailhead parking areas and restroom facilities and by utilizing the private road that runs from the east end of 29<sup>th</sup> Street to the north of Waterfall Canyon for emergency access. The proposal has been approved by all review agencies to date and their comments been added to this staff report as “Exhibit B”. A condition has been made part of the Planning Division’s recommendations to ensure that all conditions of the review agencies will be met.

### Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the “Decision requirements” listed in LUC §108-4-4 which states:

- (a) *A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.*
- (b) *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

The Planning Commission will need to determine if the proposal for the conditional use for “Private parks and recreation grounds” meets the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the “Decision Requirements” and other applicable ordinances been met?

### Staff Recommendation

The Planning Division recommends approval of file# CUP 2015-20, a conditional use permit for a private park to be located on parcels #14-109-0002, 05-001-0001 & 05-001-0003. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. All operations will be in strict compliance with the applicant’s approved proposal.
2. At such a time that the parking needs of paying guests start to have a negative impact on the parking needs of non-paying visitors using the public parking areas, the applicant will need to work with the county to establish additional parking.
3. At such a time that additional wastewater or drinking water is deemed necessary by the Weber-Morgan Health Department due to the increased guided private park uses, the applicant will need to work with the county to establish additional restroom facilities.
4. Requirements and recommendations of the Weber Fire District.
5. Requirements of the Weber County Engineering Division.
6. Requirements of the Weber County Health Department.

This recommendation is based on the following findings:

1. The proposed use conforms to the General Plan.
2. The proposed use will not be detrimental to the public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use does not require the construction of any new buildings.

5. The proposed use will encourage, educate and motivate guest to the park to preserve and protect the area.
6. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
7. The proposed use will not generate additional parking needs and can be modified by the Planning Commission for unique circumstances.

## Exhibits

- A. Application
- B. Review Agencies Comments

## Map 1





| <b>Weber County Conditional Use Permit Application</b>  |   |  |                          |
|---|---|--|--------------------------|
| Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401 |   |  |                          |
| Date Submitted / Completed  | Fees (Office Use)   | Receipt Number (Office Use)  | File Number (Office Use) |
| <b>Property Owner Contact Information</b>   |   |  |                          |
| Name of Property Owner(s)<br><i>CHRIS PETERSON</i>  |   | Mailing Address of Property Owner(s)<br><i>3434 EAST 7800 SOUTH #177<br/>SLC, UT 84121</i>   |                          |
| Phone<br><i>801 244-2677</i>  | Fax   |  |                          |
| Email Address (required)<br><i>cp84121@gmail.com</i>  |   | Preferred Method of Written Correspondence<br><input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail |                          |
| <b>Authorized Representative Contact Information</b>  |   |  |                          |
| Name of Person Authorized to Represent the Property Owner(s)<br><i>SAME AS ABOVE - CHRIS PETERSON</i>                         |   | Mailing Address of Authorized Person   |                          |
| Phone   | Fax   |  |                          |
| Email Address   |   | Preferred Method of Written Correspondence<br><input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail |                          |
| <b>Property Information</b>   |   |  |                          |
| Project Name<br><i>PRIVATE PARK - UTAH ADVENTURE CENTER</i>   | Total Acreage<br><i>1,440</i>   | Current Zoning<br><i>F-40</i>  |                          |
| Approximate Address   | Land Serial Number(s)<br><i>14-109-0002<br/>05-001-0003<br/>05-001-0001</i> |  |                          |
| Proposed Use<br><i>PRIVATE PARK AND RECREATION GROUND</i>   |   |  |                          |
| Project Narrative   |   |  |                          |

**Property Owner Affidavit**

I (We), CHAS PETERSON, 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.

Ch Peterson

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 9<sup>th</sup> day of Nov, 2015.



Kary C Serrano

(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)

## Exhibit A-Project Narrative

### PROJECT NARRATIVE:

The guides of the Utah Adventure Center take guests from Utah and around the world on some of the best, most memorable outdoor adventures that Utah has to offer. These adventures include hiking/canyoneering/mountain biking/paddling in Utah's red rock country, stand-up-paddleboarding (SUP) from Bear Lake to Jordanelle to Lake Powell, nature and wildlife photography tours all over Utah, and hiking/touring/mountaineering of all types in the Wasatch and Uinta ranges.

A few minutes spent checking out the photos, video clips and text on our website [www.UtahAdventureCenter.com](http://www.UtahAdventureCenter.com) and facebook page [www.facebook.com/UtahAdventureCenter](http://www.facebook.com/UtahAdventureCenter) will help familiarize you with the Utah Adventure Center. These outdoor adventures take place on private land that is either owned or leased by the Utah Adventure Center, or on State, National Forest, National Park or BLM ground that is open for public photography and/or recreational use.

In Weber County, Utah, the owner of the Utah Adventure Center also owns 1440 acres on the west side of Mt. Ogden where a wide variety of guided hiking, photography and mountaineering adventures are conducted. The property is located immediately east of Weber State University and the Mount Ogden Golf Course. It measures approximately 1.5 miles north to south by 2 miles east to west. Outdoor experiences have been guided on this private property by the Utah Adventure Center and its predecessors since 2005 on the premise that recreation activities open to the public are a permitted use on the west side of Mt. Ogden, but in 2015 the Weber County Planning Department requested that the Utah Adventure Center obtain a Weber County Conditional Use Permit. That is why this application is being submitted.

There are many types of mountaineering, scrambling, hiking and photo-safariing practiced on this 1440 acre parcel of private property (some have English names like sport climbing and trad climbing, but most have foreign names like rappelling, abseiling, randoneeing, telemarking, tyroleaning, prusiking, klettersteiging). VIA FERRATA CLIMBING is a unique mountaineering experience offered by the Utah Adventure Center that merits special mention. Although there are many hundreds of via ferrata routes around the world (with over 500 in Europe alone), via ferrata is rare and virtually unknown in North America. Via Ferrata refers to protected mountain climbing routes consisting of anchored steel safety cables, rungs, steps, cable traverses, bridges and ladders which allow lesser or even inexperienced climbers (with harnesses and specialized safety equipment) to face otherwise dangerous – but incredibly scenic – routes. The Mt. Ogden Via Ferrata venue was recently named one of the World's 10 Best Via Ferrata Routes by Fodor's Travel. <http://www.fodors.com/news/photos/worlds-10-best-via-ferrata-routes>

Our via ferrata adventure has also been written up in the New York Times, and has been named to the Utah Bucket List by the Salt Lake Tribune: [http://www.nytimes.com/2006/09/15/travel/escapes/15ferrata.html?\\_r=2&pagewanted=1&](http://www.nytimes.com/2006/09/15/travel/escapes/15ferrata.html?_r=2&pagewanted=1&)  
<http://www.sltrib.com/sltrib/news/58051023-78/list-bucket-com-utah.html.csp>

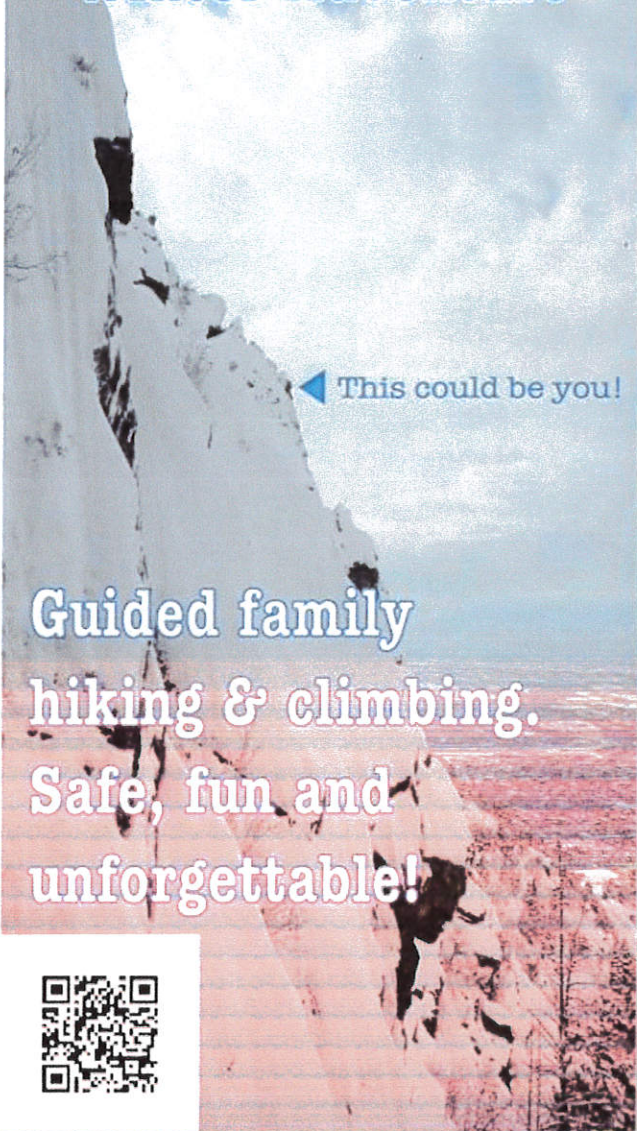
Many via ferrata climbers are from other states or countries, and they enjoy eating in Weber County restaurants and staying in Weber County hotels before and/or after their never-to-be-forgotten mountaineering outing with the Utah Adventure Center. You'll notice on the facebook page that the small groups (who pay from \$100 to \$300 per person for a half day adventure) are usually from outside Utah, and the larger non-profit groups (who pay \$40 per person with a 10 person minimum) are usually from Northern Utah. We have one church youth group from Utah County that, for 4 years in a row, has come with a group of 30 for a via ferrata climb followed by lunch and Farr Better Ice Cream in downtown Ogden.

Multiple recent newspaper stories have discussed how the popularity of outdoor recreation in Utah is exploding. Visitor numbers at National Parks, State Parks and Private Parks (like Utah Adventure Center's 1440 acres in Weber County) are going up rapidly. 25 years ago, a day with 150 visitors at the waterfall was thought of as busy. On Memorial Day 2015, the visitor count at the waterfall was over 3800 (of which 6 were paying guests of the Utah Adventure Center). This growth has been accompanied by some growing pains. Litter, graffiti, vandalism, theft and parking congestion issues that used to be rare are now more common. Uniformed Utah Adventure Center guides spend significant time and effort welcoming and educating all our visitors about trail etiquette. Guides also pick up litter and waste (dog and human) and scrub graffiti. Guided guests are far less likely to leave the main trail or use poor sanitation practices than unguided hikers. We encourage our guided guests, who are often driving from their hotels in Park City, to come during off-peak hours, to carpool and to use the less crowded scenic route via Morgan. We also suggest using Frontrunner to guests coming from Salt Lake hotels and our guides occasionally pick up guests at the Ogden train station. In 2011, a facebook page [www.facebook.com/OgdenFoothillPrivateLand](http://www.facebook.com/OgdenFoothillPrivateLand) was set up to celebrate good deeds and fun, and to point out bad practices of visitors to the Utah Adventure Center's 1440 acre private property. If you spend a few minutes on this facebook page, (which now has over 700 followers) you'll be uplifted by video of the Fremont High School football team picking up trash, and the Weber-Davis Boys and Girls Club pulling noxious weeds, but you'll be disheartened to see litter tossed in the creek, teens who throw rocks at other hikers, and the Bonneville High School logo spray painted on nearly a dozen rock faces. (The BHS logos were scrubbed off within 2 days by our guides).

The uniformed guides of the Utah Adventure Center have a positive effect: on days when the guides are out and about, not only does the litter get picked up by the guides, but we rarely get any new graffiti or any new initials carved in a tree. It would be a good thing if those uniformed guides were there more often, not only to create more unforgettable outdoor experiences for our paying guests, but also to educate and motivate all our guests to tread lightly and pack out what they pack in.

# Climbing

## Winter Adventure



← This could be you!

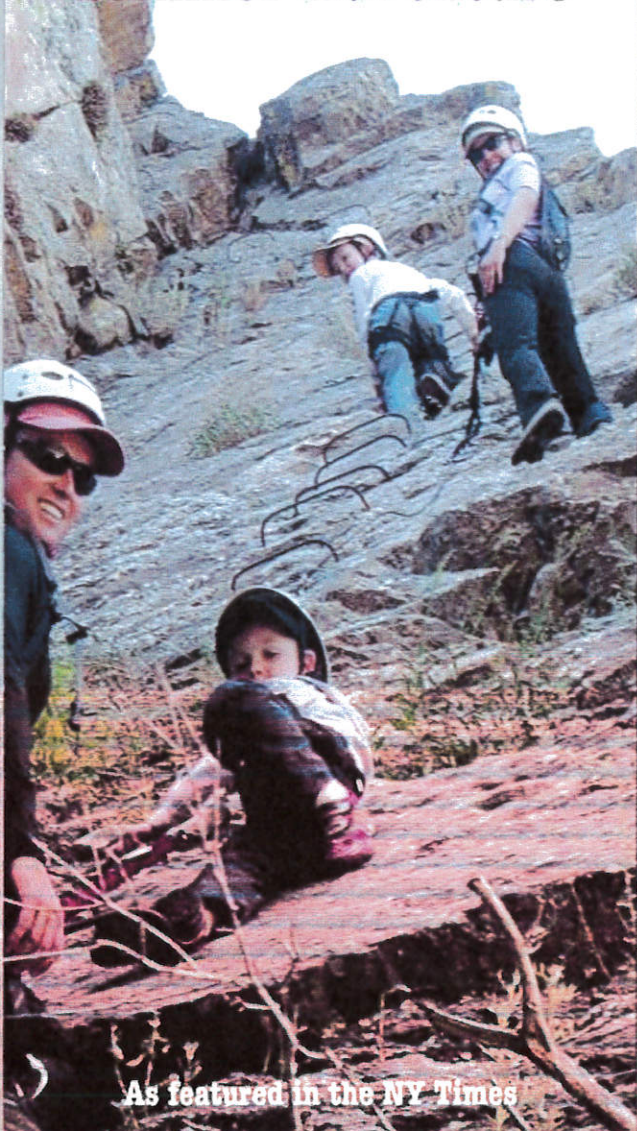
Guided family  
hiking & climbing.  
Safe, fun and  
unforgettable!



[www.UtahAdventureCenter.com](http://www.UtahAdventureCenter.com)  
1 (801) 550-1761

# Climbing

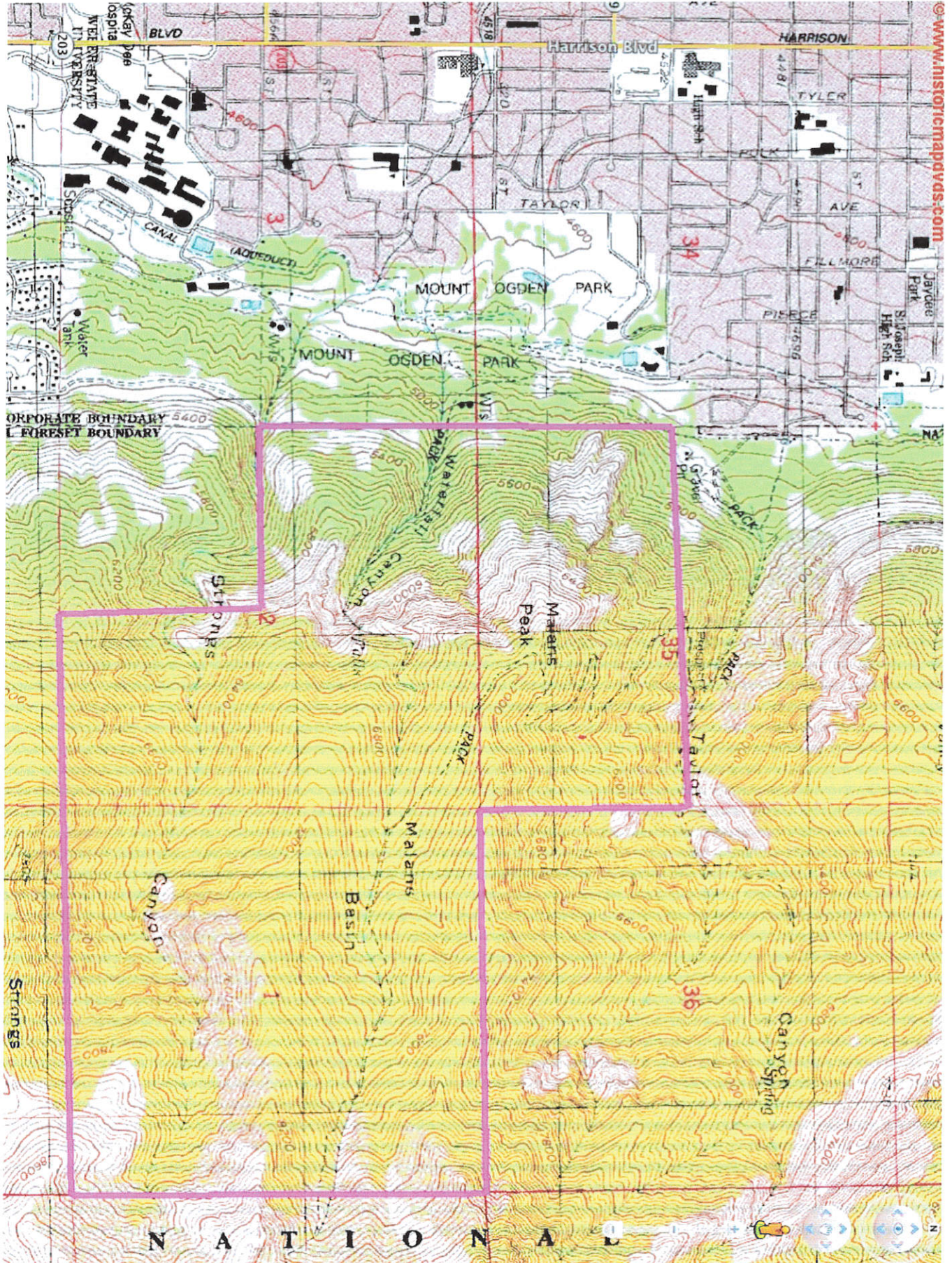
## Summer Adventure



As featured in the NY Times

[www.UtahAdventureCenter.com](http://www.UtahAdventureCenter.com)  
1 (801) 550-1761

Exhibit A-Application/Vicinity Map



## Exhibit B- Review Agencies Comments

### **Engineering (Conditional)**

**Project:** [Utah Adventure Center - Private Park](#)

**User:** [Chad Meyerhoffer](#)

**Department:** [Weber County Engineering Division](#)

**Created:** 2015-11-30 13:48:45

**Modified:** 2015-11-30 13:48:45

**Approved:** Yes

#### **Notes**

I have had a chance to review the plan(s) and have the following comment(s):

1. The engineering division has no concerns with this project.

However, we would recommend a condition of approval that if parking ever becomes an issue by Weber County or Ogden City that the applicant will work with the necessary municipality with any concerns in the future.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Sincerely,

Chad Meyerhoffer

Weber County Engineering Dept.

Phone: (801) 399-8004

e-mail: [cmeyerho@co.weber.ut.us](mailto:cmeyerho@co.weber.ut.us)

### **Environmental Health Septic**

**Project:** [Utah Adventure Center - Private Park](#)

**User:** [Michela Gladwell](#)

**Department:** [Weber-Morgan Health Department - Waste Water Division](#)

**Created:** 2015-11-18 10:53:37

**Modified:** 2015-11-18 10:53:37

**Approved:** Yes

#### **Notes**

As nothing will fundamentally change with the land, nothing will be required from the health dept. concerning wastewater or drinking water. If down the road, additional restroom facilities are needed then sewer can be accessed at the trailheads.

### **Weber Fire District Comments- Conditional Use Permit**

**Project:** [Utah Adventure Center - Private Park](#)

**User:** [Brandon Thueson](#)

**Department:** [Weber County Special Events](#), [Weber Fire District](#)

**Created:** 2015-12-02 09:49:27

**Modified:** 2015-12-02 09:49:27

**Approved:** Yes

#### **Notes**

I received email correspondence from Mr. Peterson regarding the questions from my original review. Based upon his response Weber Fire District has no concerns with this conditional use permit.

The following response was received from Mr. Peterson:

Dear Fire Marshall Thueson,

I'll do my best to answer your questions, plus provide some perspective on the big picture.

- 1) Will there be any changes to existing access?

No, we don't anticipate any changes to existing access to Waterfall Canyon on the private road that connects the east end of 29th Street to the mouth of Waterfall Canyon. For 10 years the Utah Adventure Center Private Park and Recreation Ground (UACPPRG) has worked closely with John Sohl and Jared Randall of the Weber County Sheriff Search and Rescue (SAR) Climbing Team and with Lieutenant Brandon Toll (SAR manager). Once per year we host the SAR Climbing Team for training on the cliffs and cables and rungs of Waterfall Canyon, and all the gates have a dedicated Search and Rescue padlock labeled "SAR" to ensure SAR access. For fire suppression, we anticipate that your fire fighters will use the SAR locks to speed up access to the mountain, but if you would like to add a dedicated Weber Fire District locks, that would be ok too.

- 2) Will there be any buildings built to service the private park?

No, we don't anticipate building any buildings.

- 3) Are there any other improvements to be made to the property?

No.

Some perspective: At 1440 acres, the Utah Adventure Center Private Park and Recreation Ground (UACPPRG) is a big place that frequently handles over 1000 guests (mostly free guests) in a single day. It measures 1.5 miles north to south and 2 miles east to west. An estimated 98% of the people who park at the 29<sup>th</sup> Street Trailhead parking lot are headed, for some or all of their outing, to the UACPPRG. The usual destination is our Waterfall Canyon. There are restrooms and a drinking fountain at the 29<sup>th</sup> Street Trailhead parking lot. When rescues are needed in Waterfall Canyon, they are usually staged out of this 29th Street Trailhead parking lot.

An estimated 50% of the people who park at the east end of 27<sup>th</sup> street are headed for the UACPPRG. An estimated 20% of the people who park at the 22<sup>nd</sup> Street Trailhead parking lot, and an estimated 40% of the people who park at the 36<sup>th</sup> Street Trailhead parking lot are headed to the UACPPRG.

Memorial Day is one of the busiest days at the Utah Adventure Center Private Park and Recreation Ground. On Memorial Day 2015, the visitor count in Waterfall Canyon went over 3800. An additional estimated 300 hikers visited UACPPRG private property in Taylor Canyon, Malan's Basin and Strong's Canyon, plus an additional estimated 700 hikers and mountain bikers visited the portion of the Bonneville Shoreline Trail that is located on the Utah Adventure Center Private Park and Recreation Ground. Of these estimated 4800 guests of the UACPPRG on Memorial Day 2015, SIX were paying guests and the remainder were non-paying guests.

Please note that the Utah Adventure Center Private Park and Recreation Ground is operated on the "FREEMIUM" business model, like Pandora or Linked-in or Amazon Video. Some services are free, while premium services require a payment. Music on Pandora, for example, is free, but it comes with frequent advertisements. Listening without advertisements is a premium service, and a payment is required. Pandora seeks to monetize their customer base by converting free listeners into paying listeners. At the UACPPRG, free services are as follows:

- 1) hiking and mountain biking on the Waterfall Canyon Road
- 2) hiking and mountain biking on the UACPPRG portion of the Bonneville Shoreline trail
- 3) hiking on the UACPPRG to and from Malan's Basin via Taylor Canyon
- 4) hiking to and from the waterfall via Waterfall Canyon

All other activities on the UACPPRG are premium services and require a Utah Adventure Center guide and a payment.

I hope this information helps.

Best Regards,  
Chris Peterson