



OGDEN VALLEY PLANNING COMMISSION

REGULAR PLANNING MEETING AGENDA

October 24, 2017

5:00 p.m.

**Pledge of Allegiance*

**Roll Call*

1. Minutes: Approval of the May 27, 2016, September 26, 2017, and October 03, 2017 Meeting Minutes
2. Petitions, Applications and Public Hearings
 - 2.1. Administrative:
 - a. Old Business:
 1. CUP 2017-06 Consideration and action on a conditional use permit application for 50 self storage units located at approximately 601 S 7800 E, Huntsville in the Commercial Valley (CV-2) Zone. (Chris Cave, Reeve and Associates Inc, Agent)
 - b. New Business:
 1. CUP 2017-16 Consideration and action on a conditional use permit application for a wireless telecommunication facility located at approximately 95 Ogden Canyon Road, Ogden in the Forest Residential (FR-1) Zone. (Verizon Wireless/Technology Associations, Applicant)
 - 2.2. Legislative:
 - a. New Business:
 1. ZTA 2017-12: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: Applicability (§108-2-3) and Ogden Valley Recreation and Resort Zone (§108-8-5 and §108-8-13) to allow the Land Use Authority to modify the applicability of certain provisions of the Land Use Code in the Ogden Valley Destination and Recreation Resort Zone, where a master plan has been approved.
3. Public Comments:
4. Planning Commissioners Remarks:
5. Planning Director Report: Pineview Advisory Committee PC
6. Legal Counsel Remarks:

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. A pre-meeting will be held in Room 108 beginning 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.

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

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



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for 50 self storage units located at approximately 601 South 7800 East, Huntsville, UT.

Type of Decision: Administrative

Agenda Date: Tuesday, October 24, 2017

Applicant: Kerry Wangsgard

Authorized Agent: Chris Cave, Reeve and Associates Inc

File Number: CUP# 2017-06

Property Information

Approximate Address: 601 S 7800 E, Huntsville, UT

Project Area: 2.15 acres

Zoning: Commercial Valley (CV-2) Zone

Existing Land Use: Self storage units

Proposed Land Use: Additional self storage units

Parcel ID: 24-018-0007

Township, Range, Section: Township 6 North, Range 2 East, Section 18

Adjacent Land Use

North:	Vacant Commercial	South:	Residential
East:	Agriculture	West:	Vacant Commercial

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 21 Commercial Valley Zone (CV-2)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Fencing Requirements
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

- The applicant submitted the conditional use permit application on April 4, 2017.
- On August 22, 2017 the application was tabled by the Ogden Valley Planning Commission. The decision to table the item was based on the request of the applicant to have the item tabled until the next available meeting.
- On September 26, 2017 the Ogden Valley Planning Commission tabled the item to allow the applicant to submit a revised plan to the Planning Division clarifying fencing, screening, and hard surface driving materials, as well as berming on the site plan. The Commission recommended placing berms and trees along the west side of the project to protect the view corridor. The Commission requested that the applicant provide storm drainage calculations, a signage plan, a lighting plan as well as provide drawings showing architectural relief on all buildings as outlined in the land use code. The Commission also requested a revised landscaping plan. The Commission stated that the item will be considered at the Ogden Valley Planning Commission meeting that will be held on October 24, 2017 at 5:00 PM. A revised plan has been submitted and the staff report addresses each of the items the Planning Commission requested.

Summary and Background

The applicant is requesting approval of a conditional use permit to construct 50 self-storage units located at approximately 601 South 7800 East, Huntsville. The applicant is proposing 3 storage unit buildings; Building A will include 11 16'x40' units; Building B will include 12 16'x45' units and 8 14'x20' units; Building C will include 9 16'x35' units and 10 14'x20' units. The site will also include 2 existing self-storage buildings. The existing site gains access from 7800 E through the adjacent parcel to the west that is also owned by the applicant. The applicant has provided a site plan (Exhibit B) and a landscaping plan (Exhibit C) as part of the application.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application, in compliance with the recommended conditions, appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by directing new commercial development to Huntsville (pg. 25 Ogden Valley General Plan, Commercial Development Goal 1).

Zoning: The subject property is located within the Commercial Valley (CV-2) Zone. The purpose of the CV-2 Zone can be further described in LUC §104-21-1 as follows:

The purpose of the CV-1 and CV-2 zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the Ogden Valley in unincorporated Weber County. It is also to separate, into two commercial zones, uses based upon the type of activity which are compatible and complementary, as well as the intensity of land utilization and accessory use needs.

The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.

The CV-2 Zone has specific standards identified in the LUC §104-21-2 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: 20'
 - Side: 10' where a building is adjacent to a residential or agricultural zone boundary
 - Rear: 10' where a building is adjacent to a residential or agricultural zone boundary
- Minimum lot area: None
- Minimum lot width: None
- Building height:
 - Maximum: 35'

Building A will be located 20' from the front property line and 12' from the side property line adjacent to an agricultural zone; Building B will be located along the side property line that abuts the CV-2 zone. The end of 'Building B' will be 14' from the side property line that is adjacent to the agricultural zone; Building C will be located 30' from the rear and side property lines that are adjacent to the agricultural zones. The proposed buildings, according to the site plan, are in compliance with the site development standards of the CV-2 Zone.

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. Prior to commencing work, the applicant will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Design Review: The CV-2 zone and the proposed conditional use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. 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:

- *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has provided a detailed site plan (see Exhibit B). A condition of approval has been added to the Planning Division's recommendation to ensure the requirements of the Utah Department of Transportation are met prior to the issuance of a land use permit for the construction of the new buildings.

The applicant is proposing a 19,151 square foot driving/unloading area for the new buildings. The driving area will consist of concrete base material. The existing site includes concrete driving areas for parking at the previously existing storage units. A 9' wide concrete strip will be located along the frontage of each of the proposed buildings, providing the hard surface parking requirement outlined in LUC §108-8-7.

- *Considerations relating to landscaping.* The applicant's site plan and landscaping plan show that the project area will meet the 20 % landscaping requirement outlined in LUC Title 108 Chapter 2. The proposed landscaping includes existing pasture grass (to be protected during construction). The applicant will be required to submit a landscape maintenance plan to ensure that the existing field grass is maintained in good condition so as to provide a neat and orderly appearance, free from weeds, as stated in LUC §108-2-5(i). The applicant has proposed additional landscaping in front of Building A, as requested by the Planning Commission during the September 26, 2017 meeting, including a 3' berm, 20 coniferous trees, and 34 shrubs. The applicant plans to irrigate the new trees and shrubs through a pressurized irrigation system, as shown on the irrigation plan.
- *Considerations relating to buildings and site layout.* The proposed buildings meet the site development standards of the CV-2 Zone. The site plan shows that the new buildings will consist of light beige CMU walls, off white metal doors, tan metal roof, and green aluminum roof trim, conforming to the architectural standards outlined in LUC §108-2-4(1). The proposed parking area for the existing buildings will be screened from the adjacent AV-3 zone as required by LUC §108-2-7(b). The screening along the south property line includes a 6' vinyl fence that will be muted tan and non reflective. Some existing plants as shown on the landscaping plan will also be used for screening. The applicant has provided elevations (as shown on the site plan) showing a change in roof height every 32' to ensure that monotonous horizontal lines greater than 50 ft are avoided.

With the revised site plan, the applicant is proposing to construct each building by phase. The applicant will be required to install the screening, fencing, landscaping and irrigation plan, as shown on the revised site/landscaping plan prior to issuance of a certificate of occupancy for Phase 1. LUC §108-1-7 states that occupancy shall not occur until all improvements have either been installed or guaranteed.

A 15' wide code access gate will be located along the front access of the facility to allow 24/7 access to customers. The applicant has also proposed a black wrought iron fence along the front and north side property lines. The gate and wrought iron fence shall not exceed 6' in height, as stated in LUC §108-7-3.

The applicant has provided a lighting plan, as shown on the revised site plan, including solar, low voltage lighting at the entrance gate. The proposed lighting will be required to comply with the Ogden Valley Outdoor Lighting Standards, LUC Title 108 Chapter 16.

The applicant has also provided a signage plan, as shown on the revised site plan, including the existing entrance sign to remain. The sign is considered non-conforming and existed prior to the adoption of the current sign code. In the future, should the site improvements exceed what is being proposed with this application, the non-conforming sign shall be brought into compliance with the Ogden Valley Sign standards, as outlined in LUC Title 110 Chapter 2.

- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant has provided storm runoff calculations, as requested by the Planning Commission during the meeting on September 26, 2017. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.
- *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 pertaining to this portion of the code are not applicable at this time.

Review Agencies: 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 requirements listed in LUC §108-4-4, under "Decision Requirements", 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 request for 50 self storage units has met 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 2017-06, a conditional use permit application for 50 self storage units located at approximately 601 South 7800 East, Huntsville, UT, on parcel 24-018-0007. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. All State, Federal, and County standards, including UDOT's standards, must be met prior to issuance of a certificate of occupancy for all phases.
2. The applicant will be required to install the screening, fencing, landscaping and irrigation plan, as shown on the revised site/landscaping plan prior to issuance of a certificate of occupancy for Phase 1.
3. The applicant will be required to submit a landscape maintenance plan to ensure that the existing field grass is maintained in good condition so as to provide a neat and orderly appearance, free from weeds, as stated in LUC §108-2-5(i).
4. The proposed fencing must not exceed 6 ft in height, as outlined in LUC §108-7-3.
5. Prior to the issuance of a conditional use permit, the existing outdoor storage of boats, trailers, and any other outdoor storage must be removed from the parcel used to access the property.
6. The applicant must obtain an approved building permit for the project prior to commencement of the project.
7. The proposed lighting will be required to have light shielding and be in compliance with LUC Title 108 Chapter 16.

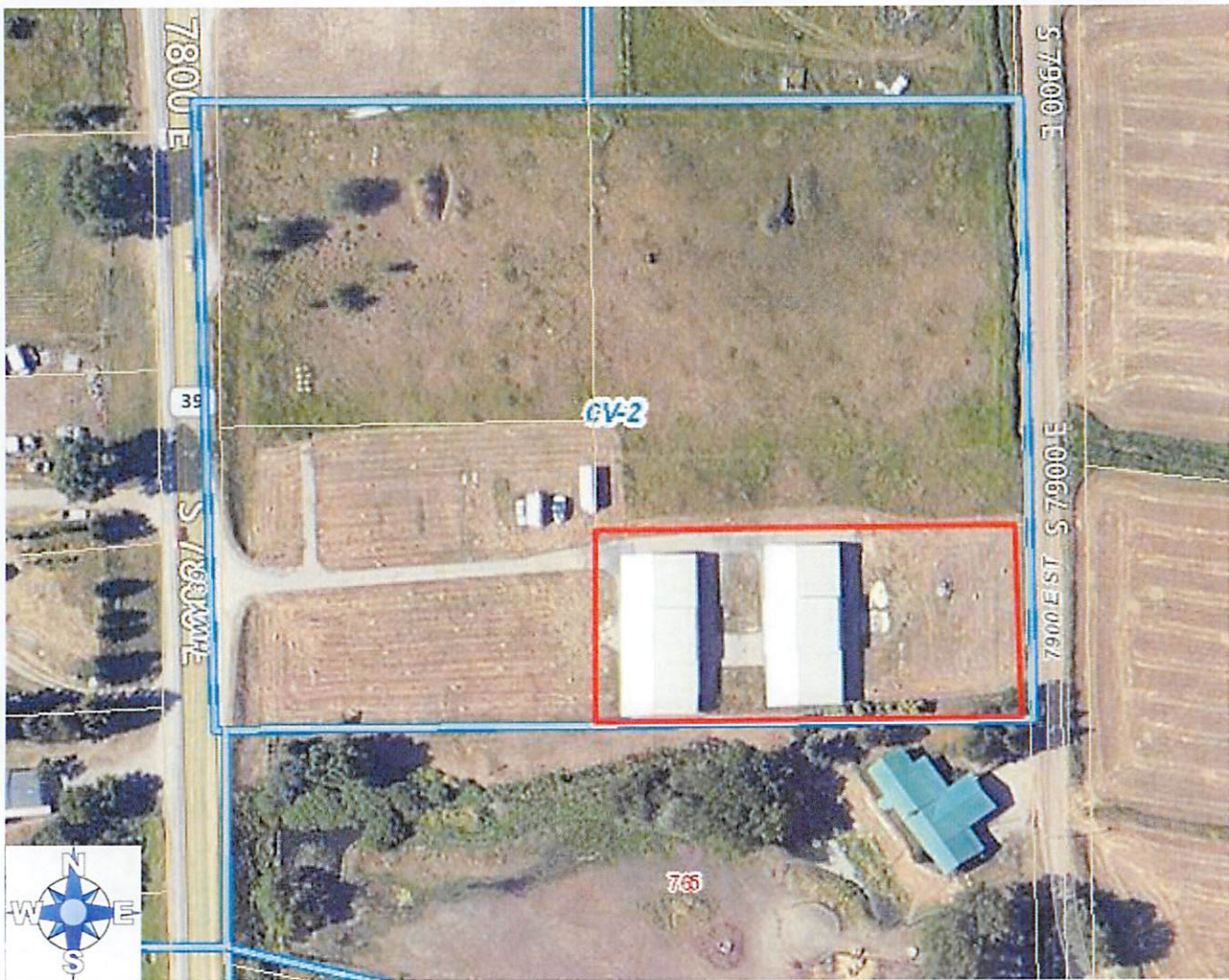
This recommendation is based on the following findings:

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

Exhibits

- A. Application
- B. Site and Building Plan
- C. Landscaping Plan
- D. Storm Runoff Calculations
- E. Image of Existing Sign

Map 1



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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Kerry Wangsgard		Mailing Address of Property Owner(s) 1322 E. 2400 N. North Ogden, Ut. 84414
Phone 801-388-3114	Fax	
Email Address		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) Nate Reeve, Reeve & Associates Inc.		Mailing Address of Authorized Person 5160 S. 1500 W. Riverdale, Ut. 84405
Phone 801-621-3100	Fax	
Email Address nreeve@reeve-assoc.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Wangsgard Property	Total Acreage 2.12	Current Zoning CV-2
Approximate Address 601 S. 7800 E. Huntsville, Ut.	Land Serial Number(s) 24-018-0006, 24-018-0007, 24-018-0008	

Proposed Use
Storage Units

Project Narrative

The proposed project will be a 50 unit storage facility with 20% openspace with landscape and will have access from 7800 E. (Hwy 39)

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

The proposed location is next to an existing facility already used for storage adjacent to 7800 E. (Hwy 39) and is generally well away from existing residential homes and adjacent to other commercial uses.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Construction of the project will follow county guidelines mitigating any harm to the community. Use of the facilities will be accessed from 7800 E., an approved access. Minimal impact to traffic and safety issues are foreseen. Buildings will be colors that are complimentary to the surrounding area.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The project provides additional storage buildings next to existing storage structures. The site will enclosed with a 6' vinyle fence and landscape buffers that will provide security and a site barrier. Land use ordinance Sec. 101-21-5 allows storage units.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

The project conforms to the goals, policies and governing principles and land use of the General Plan for Weber County.

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

SWPP plan and BMP's will be implemented on site during construction. It is anticipated that no deterioration of the enviroment of the area or emit pollutants in the area during construction or during operation of the project.

Property Owner Affidavit

I (We), _____, 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____.

(Notary)

Authorized Representative Affidavit

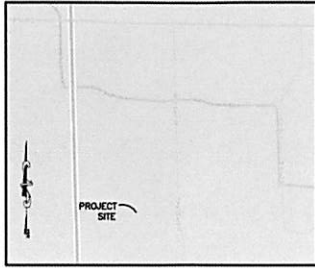
I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

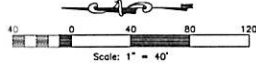
(Property Owner)

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)



VICINITY MAP
SCALE: NONE



NOTES:

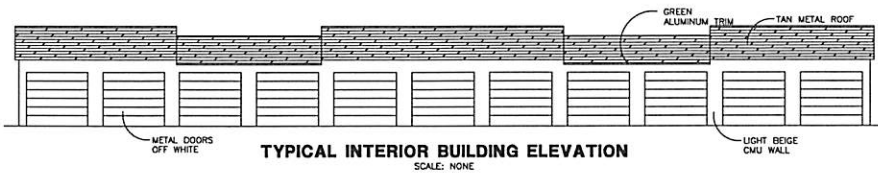
1. THE FRONT OF PROPOSED BUILDING A IS TO BE TEXTURED CONCRETE, PAINTED WITH VARIOUS SHADINGS OF BEIGE TO CREATE VARIATION RELIEF FOR VIEW OF THE BUILDING
2. THE SITE WILL HAVE A SOLAR, LOW VOLTAGE LIGHT (ZERO FOOT CANDLE) AT PROPERTY LINE.

SITE INFORMATION

TOTAL AREA.....	98,142 s.f.
14X20 UNITS.....	18 UNITS
16X45 UNITS.....	12 UNITS
16X40 UNITS.....	11 UNITS
16X35 UNITS.....	9 UNITS
EXISTING PASTURE GRASS/LANDSCAPE AREA.....	22,386 s.f. (22.8%)
GRAVEL AREA.....	19,151 s.f.
HARDSCAPE AREA.....	17,118 s.f.

LEGEND

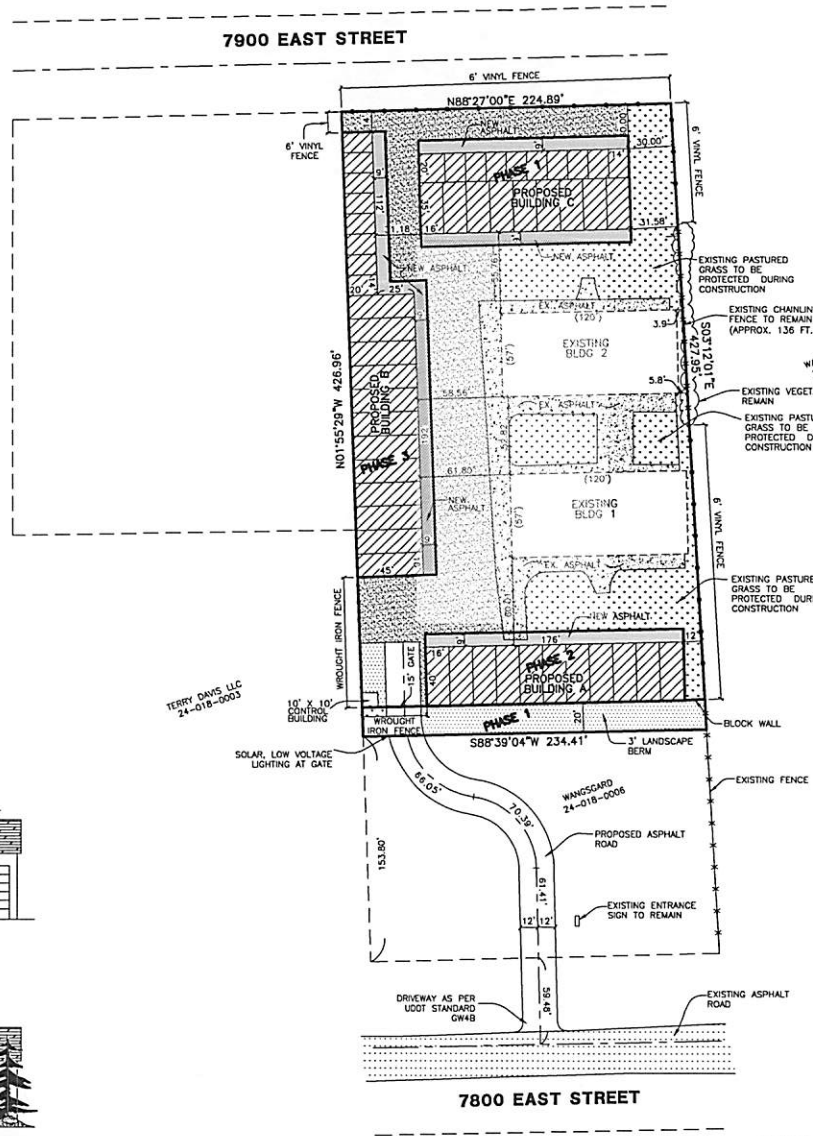
- = LANDSCAPE
- = DRIVABLE LANDSCAPE AREA
- = RECYCLED CONCRETE BASE MATERIAL
- = EXISTING ASPHALT TO REMAIN
- = NEW ASPHALT
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EXISTING CHAINLINK FENCE
- = PROPOSED 6" VINYL FENCE (MUTED BROWN/NON-REFLECTIVE)
- = PROPOSED BLACK WROUGHT IRON FENCE
- = PROPOSED BUILDING
- = EXISTING BUILDING



TYPICAL INTERIOR BUILDING ELEVATION
SCALE: NONE



EXTERIOR BUILDING A ELEVATION
(FACING 7800 EAST STREET)
SCALE: NONE



Wangsgard Property

Huntsville City, Weber County, Utah

DEVELOPER:
Kerry Wangsgard
1322 E 2400 N
North Ogden, UT 84414
(801) 368-3114



REVISIONS

NO.	DATE	DESCRIPTION
1	10-17-17	R. REEVE
2	10-17-17	C. COVE
3	10-17-17	R. REEVE
4	10-17-17	R. REEVE
5	10-17-17	R. REEVE
6	10-17-17	R. REEVE
7	10-17-17	R. REEVE
8	10-17-17	R. REEVE
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34	10-17-17	R. REEVE
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46	10-17-17	R. REEVE
47	10-17-17	R. REEVE
48	10-17-17	R. REEVE
49	10-17-17	R. REEVE
50	10-17-17	R. REEVE

Wangsgard Property
PART OF THE SE 1/4 OF SECTION 18, T.14N., R. 2E., S.11B & M., U.S. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH

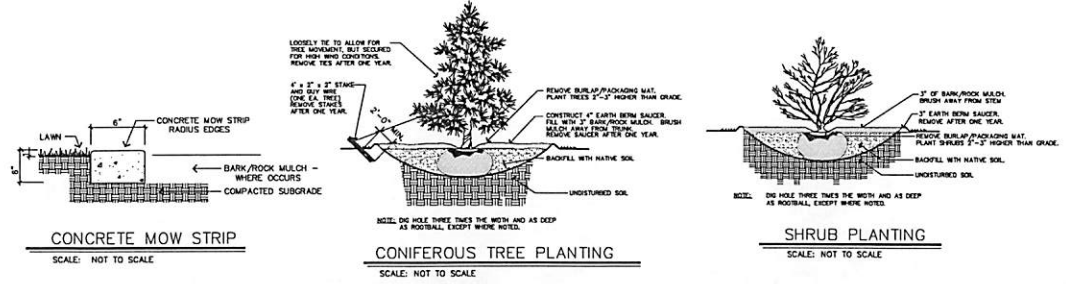
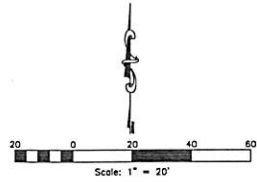
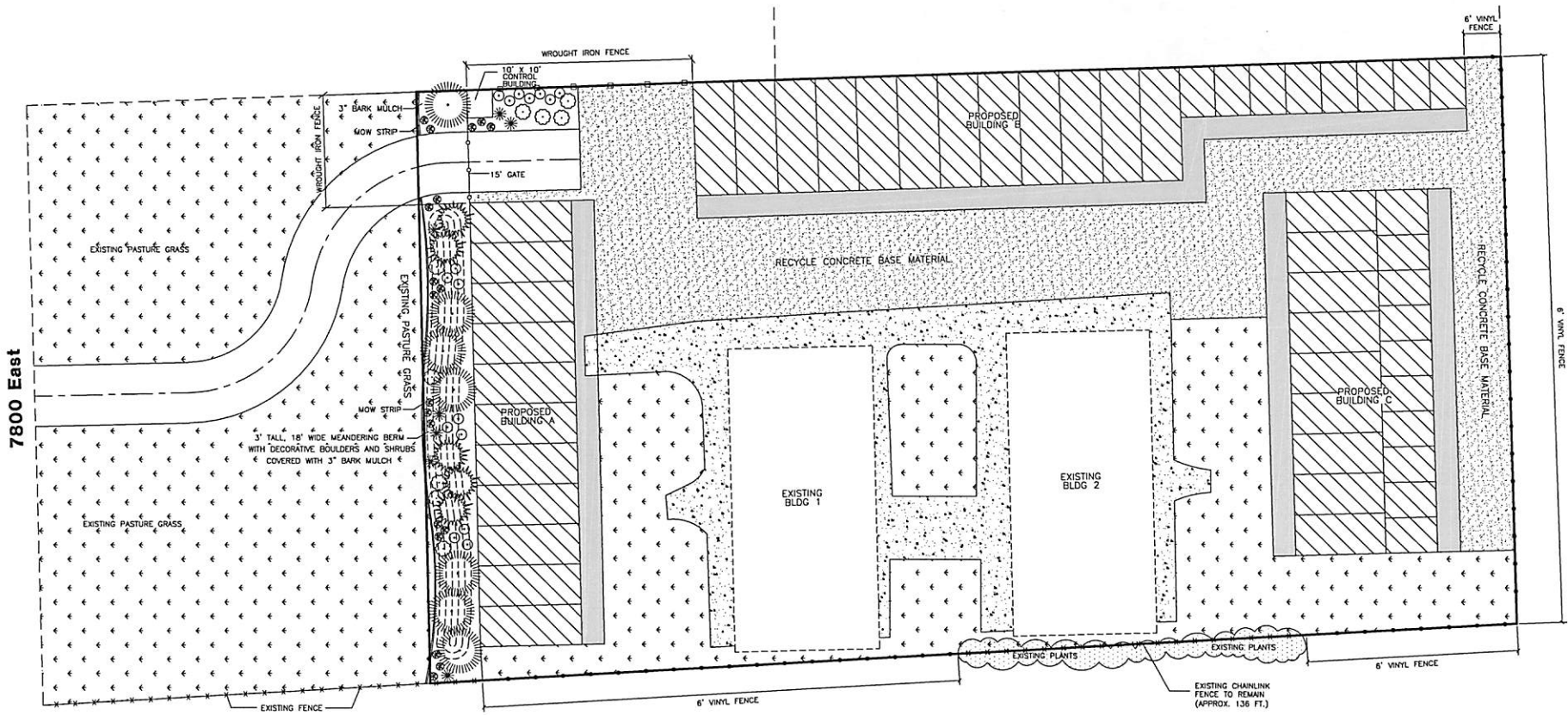
CUP Site Plan

Revised: 10-16-17

Project Info:

Engineer:	R. Reeve
Designer:	C. Cove
Begin Date:	Sept. 17, 2013
Name:	WANGSGARD PROPERTY
Number:	6260-01

Sheet	1
1	Sheets



Wangsgard Property

Huntsville City, Weber County, Utah

DEVELOPER:
Kerry Wangsgard
1322 E 2400 N
North Ogden, UT 84414
(801) 388-3114

Revised: 10-16-17

Reeve & Associates, Inc.
IRA

REVISIONS	DATE	DESCRIPTION
1	9-1-17	C.C. LAYOUT UPDATE
2	9-17-17	C.C. LAYOUT UPDATE
3	10-16-17	L.R. LAYOUT UPDATE

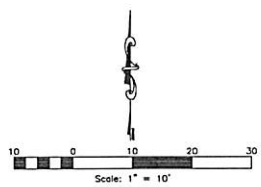
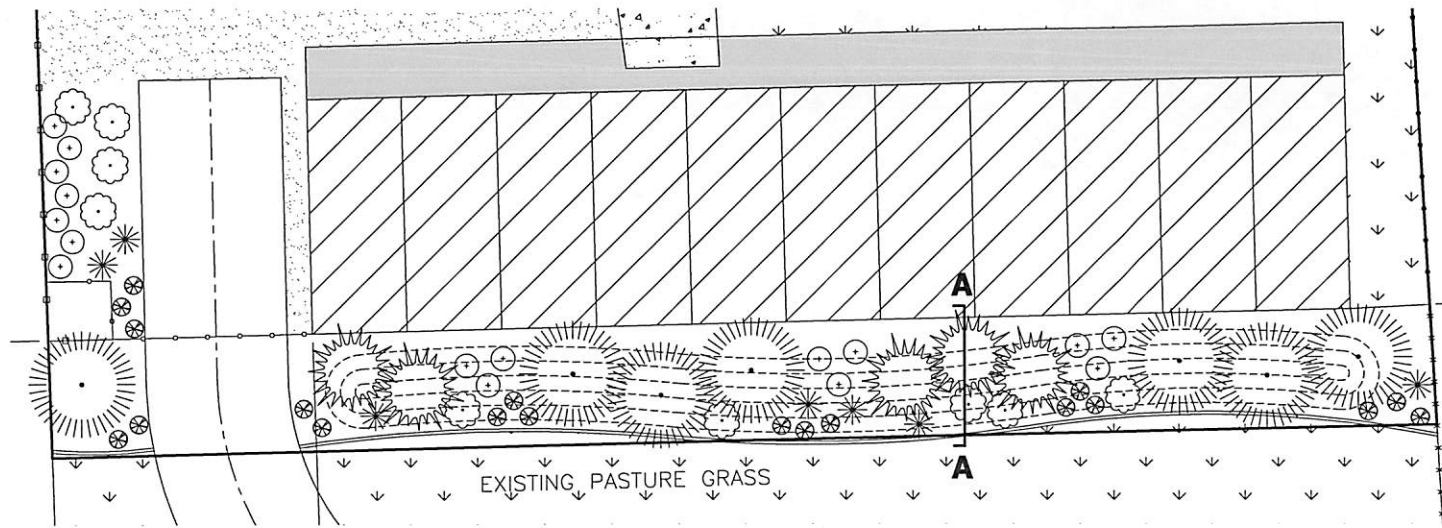
Wangsgard Property
 PART OF THE SE 1/4 OF SECTION 18, T.6N., R. 2E., S.1B & M., U.S. SURVEY
 HUNTSVILLE, WEBER COUNTY, UTAH

Landscape Plan

Project Info.	Engineer: N. Reeve
Designer: D. Seycholds	Begin Date: Sept. 17, 2013
Name: WANGSGARD PROPERTY	Number: 6260-01

Sheet	4
L1	Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 620 CHAMBERS STREET SUITE 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

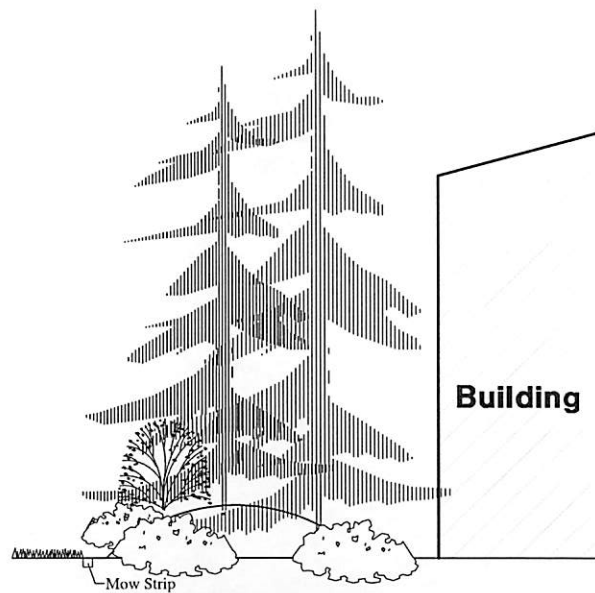


Planting Detail

Plant Table

TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
16	(Symbol)	Juniperus 'Spartan'	Spartan Juniper	6" cal.
5	(Symbol)	Picea pungens 'Bacheri'	Baker's Dwarf Spruce	6" B&B
7	(Symbol)	Pinus nigra	Austrian Pine	8" B&B
SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
7	(Symbol)	Perovskia atriplicifolia	Russian Sage	2 gal.
18	(Symbol)	Potentilla frut. 'Gold Drop' or equal	Gold Drop Potentilla or equal	5 gal.
9	(Symbol)	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.

* Pasture grass to remain. Protect during construction. Repair/replace as needed.
 NOTE: All beds shall have a 3" layer of Shredded Bark Mulch.
 NOTE: Landscape shall be maintained in good condition as to provide a neat, orderly appearance, free from weeds.



Berm Section Detail Section A-A
Not to Scale

DEVELOPER:
Kerry Wangsgard
1322 E 2400 N
North Ogden, UT 84414
(801) 388-3114

Wangsgard Property

Huntsville City, Weber County, Utah



DATE	DESCRIPTION
8-24-12	CONCEPT LAYOUT
1-24-13	CONCEPT LAYOUT UPDATE
2-08-13	CONCEPT LAYOUT UPDATE
10-16-17	CONCEPT LAYOUT UPDATE

Wangsgard Property
PART OF THE SE. 1/4 OF SECTION 16, T.6N., R. 2E., S.1B. & M., U.S. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH

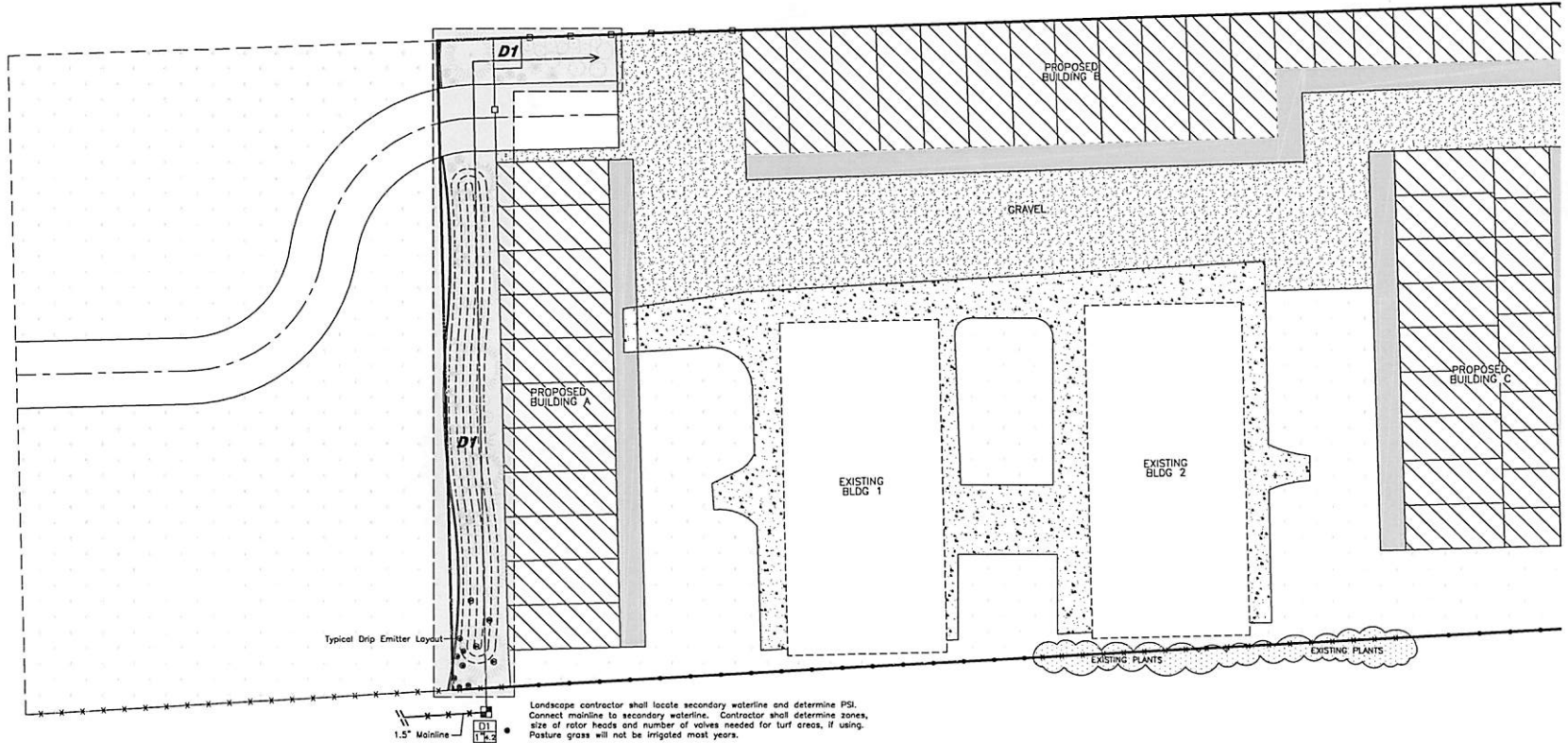
Landscape Plan

Revised: 10-16-17

Project Info.	
Engineer:	N. Reeve
Designer:	D. REYNOLDS
Begin Date:	Sept. 17, 2013
Name:	WANGSGARD PROPERTY
Number:	#260-01

Sheet	4
L2	Sheets

7800 East



1.5" Mainline
 Landscape contractor shall locate secondary waterline and determine PSI. Connect mainline to secondary waterline. Contractor shall determine zones, size of rotor heads and number of valves needed for turf areas, if using. Pasture grass will not be irrigated most years.

Mainline and valves shall be within landscape area. Shown outside for graphic purposes only.
 See Irrigation Schedule for lateral line sizing, typical for all irrigated beds.
 See Irrigation Schedule for drip emitter placement, typical for all drip beds.
 Sleeve under all paved areas, typ.

Wangsgard Property

Huntsville City, Weber County, Utah

DEVELOPER:
 Kerry Wangsgard
 1322 E 2400 N
 North Ogden, UT 84414
 (801) 388-3114

Revised: 10-16-17

Project Info.	
Engineer:	N. Reeve
Designer:	D. BETHGOLDS
Begin Date:	Sept. 17, 2013
Name:	WANGSGARD PROPERTY
Number:	6260-01

Sheet	4
L3	Sheets

Wangsgard Property
 PART OF THE SE 1/4 OF SECTION 18, T.4N., R. 2E., S.1B & M., U.S. SURVEY
 HUNTSVILLE, WEBER COUNTY, UTAH
Irrigation Plan

REVISIONS	DATE	DESCRIPTION
1	8-20-17	C.C. LAYOUT UPDATES
2	09-17	C.C. LAYOUT UPDATES
10	10-16-17	D.R. LAYOUT UPDATES



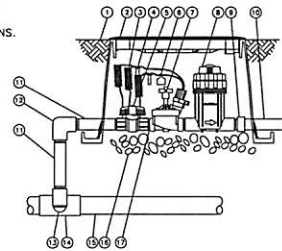
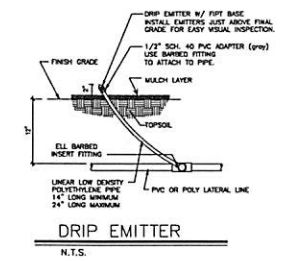
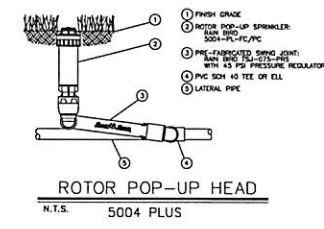
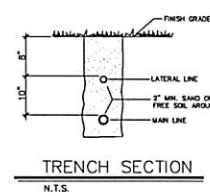
Reeve & Associates, Inc.

100 CHAMBERS STREET, SUITE 110, OGDEN, UTAH 84403
 TEL: 801-388-3114 FAX: 801-388-3115
 WWW.REEVE-ASSOCIATES.COM

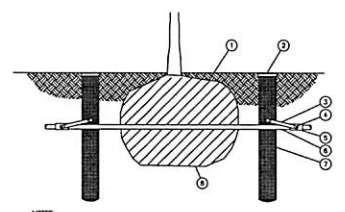
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
	RAINBIRD	5004-PL-SAM-MPR	BODY AND RAIN CURTAIN ROTOR NOZZLE UNIT USE APPROPRIATE RADIUS' PER TURF AREA
Ⓐ	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
⊗	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL PLANT, 2 EMITTERS/5 GAL PLANT.
☐	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
⎓			VALVE NO. & CONTROLLER
↔			SIZE _____ GPM
→			DRIP LATERAL LINE - POLY PIPE MAY BE USED
△	RAINBIRD	ESP(B OR 12)XME:120 VAC ESPLXMSM (4,8,12) STATION MODULE	INDOOR/OUTDOOR MOUNT BASE CONTROLLER. ADD SPECIFIED MODEL. LANDSCAPE CONTRACTOR SHALL DETERMINE SIZE OF CONTROLLER.
⋯			SLEEVING - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
I			GATE VALVE - SIZE PER PIPE - PLACE SLEEVE OVER VALVE
Z	WILKENS	MODEL 375 OR EQUAL	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
⊕	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
			IRRIGATION ZONES

NOTE: USE STRONG BOX SBBC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.
NOTE: USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.
NOTE: LANDSCAPE CONTRACTOR SHALL LOCATE SECONDARY WATERLINE AND DETERMINE PSI. CONNECT MAINLINE TO SECONDARY WATERLINE. CONTRACTOR SHALL DETERMINE ZONES, SIZE OF ROTOR HEADS AND NUMBER OF VALVES NEEDED FOR TURF AREAS, IF USING. PASTURE GRASS WILL NOT BE IRRIGATED MOST YEARS.

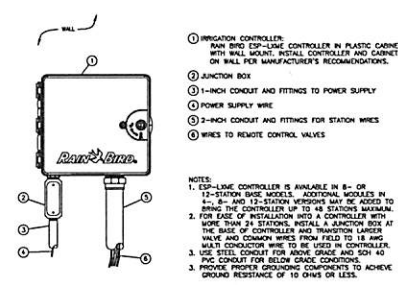


- 1 FINISH GRADE/TOP OF MALCH
- 2 VALVE BOX WITH COVER: RAIN BIRD M852D
- 3 30-INCH LINEAR LENGTH OF RAIN BIRD DRIP
- 4 WATERPROOF CONNECTION: RAIN BIRD DS SERIES
- 5 1-1/2-INCH BALL VALVE (INCLUDED IN XCZ-PRB100-COM KIT)
- 6 1/2" ID PVC
- 7 REMOTE CONTROL VALVE: RAIN BIRD PERS ENCLOSED IN XCZ-PRB100-COM KIT
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD FRM-QCHK-100 (INCLUDED IN XCZ-PRB100-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 40 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 40 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 MANGLINE PIPE
- 15 3/4-INCH WASHED GRAVEL (INCLUDED IN XCZ-PRB100-COM KIT)

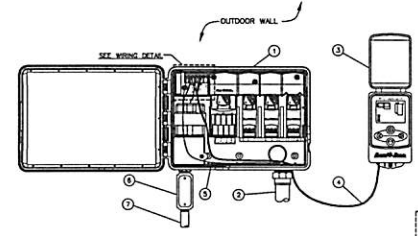


- 1 FINISH GRADE/TOP OF MALCH
- 2 ROOT WATERING SERIES: RAIN BIRD PERS SERIES (1 OF 2 SHOWN, MORE POSSIBLE)
- 3 SWING ASSEMBLY (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
- 4 1/2-INCH MALE WFT MLET (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
- 5 PVC SCH 40 TEE OR ELL
- 6 PVC OR POLYETHYLENE LATERAL PIPE
- 7 OPTIONAL: PVS SAND SOCK (PVS-SOCK) FOR SANDY SOILS (1 OF 2 SHOWN, MORE POSSIBLE)
- 8 PLANT ROOT BALL

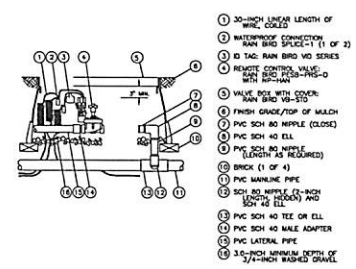
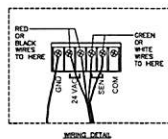
NOTES:
1. POSITION 2-3 UNITS (OR MORE) BASKET SPACES AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCTS WITH TOP END WITH GRAVEL SURFACE.
3. PVS SERIES AVAILABLE IN THE FOLLOWING MODELS: RWS-B-C-1401 (0.25 GPM, CHECK VALVE), RWS-N-1401 (0.25 GPM), RWS-B-C-1402 (0.5 GPM), RWS-N-1402 (0.5 GPM), RWS-B-C-1404 (1.0 GPM, CHECK VALVE), RWS-N-1404 (1.0 GPM), RWS-B-C-1408 (2.0 GPM, CHECK VALVE), RWS-N-1408 (2.0 GPM)
4. WHEN INSTALLING IN EXTREMELY HARD OR GLAY SOILS, ADD 1" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PVA GRAVEL BEFORE LOADING SOIL.



- 1 IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET OR WALL FOR MANUFACTURER'S RECOMMENDATIONS.
 - 2 JUNCTION BOX
 - 3 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
 - 4 POWER SUPPLY WIRE
 - 5 3-INCH CONDUIT AND FITTINGS FOR STATION WIRES
 - 6 WIRES TO REMOTE CONTROL VALVES
- NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 6- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EACH OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BACK OF CONTROLLER AND TRANSFER STATION WIRE AND SIGNAL WIRE FROM FIELD TO 18 AWG. MAINT. CONDUCTION WIRE TO BE USED IN CONTROLLER. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



- 1 RAIN BIRD CONTROLLER: RAIN BIRD ESP-14W OUTDOOR WALL MOUNT
 - 2 1-INCH PVC SCH 40 CONDUIT AND FITTINGS FOR WIRE WIRES
 - 3 RAIN BIRD WR2 WIRELESS SENSOR CONTROLLER INTERFACE
 - 4 CABLE HARNESS FOR CONTROLLER INTERFACE (NOT SHOWN)
 - 5 GROUND WIRE TO GROUNDING GRID
 - 6 JUNCTION BOX
 - 7 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY
- NOTES:
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BUSES AND METAL OBJECTS TO MINIMIZE COMMUNICATION RAYING.



- 1 30-INCH LINEAR LENGTH OF 1/2" I.D. PVC SCH 40 CONDUIT
- 2 WATERPROOF CONNECTION: RAIN BIRD SRW-C (1 OF 2)
- 3 I.D. TAG: RAIN BIRD V8 SERIES
- 4 REMOTE CONTROL VALVE: RAIN BIRD PERS-4 WITH WP-HAN
- 5 VALVE BOX WITH COVER: RAIN BIRD V8-5D
- 6 FINISH GRADE/TOP OF MALCH
- 7 PVC SCH 40 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 40 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MANLINE PIPE
- 12 SCH 40 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL (1 OF 2)
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3/4-INCH WASHED GRAVEL

Wanggard Property

Huntsville City, Weber County, Utah

WIRELESS RAIN SENSOR-OUTDOOR
N.T.S. WR2 SERIES CONTROLLER INTERFACE

DEVELOPER:
Kerry Wanggard
1322 E 2400 N
North Ogden, UT 84414
(801) 388-3114

Revised: 10-16-17

Project Info.

Engineer:	N. Reeve
Designer:	D. BETHOLDS
Begin Date:	Sept. 17, 2013
Name:	WANGGARD PROPERTY
Number:	6260-01

Sheet	4
L4	Sheets

Reeve & Associates, Inc.

IRA

DESIGNER: N. REEVE, P.E.
ENGINEER: D. BETHOLDS, P.E.
CIVIL ENGINEER: J. H. HERRIN, P.E.
ELECTRICAL ENGINEER: J. HERRIN, P.E.
PLUMBING ENGINEER: J. HERRIN, P.E.
MECHANICAL ENGINEER: J. HERRIN, P.E.

REVISIONS

DATE	DESCRIPTION
06-22-17	C.C. LAYOUT UPDATES
2-09-17	C.C. LAYOUT UPDATES
10-16-17	D.R. LAYOUT UPDATES

Wanggard Property
PART OF THE SE 1/4 OF SECTION 18, T.6N., R. 3E., S.1B & M., U.S. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH

Irrigation Details



Storm Runoff Calculations

Wangsgard Property

10/16/2017 KHH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Hunstville, Utah area taken from the NOAA Atlas 14 database, using a 100 year storm for (detention/retention), and a 10 year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

1. Drainage Area:

Total Area =	2.25	acre	or	98,140	ft ²
Runoff Coefficients					
Paved Area				20,670	C = 0.9
Landscaped Area				37,950	C = 0.2
Roof				39,520	C = 0.9
Weighted Runoff Coefficient					C = 0.63

2. Rainfall Intensities:

10-yr intensity for a 15 minute TOC - Pipe Capacity	1.70	in/hr
---	------	-------

3. Peak Run-off:

Runoff Coefficient	C =	0.63
Rainfall Intensity	i =	4.54 IN./HR.
Acreage	A =	2.25 ACRES
Q	Q =	6.44 cfs

4. Volume of Run-off for 100-year Storm

Event:

C =	0.63					
I =	See Below	in/hr				
A =	98140.00	ft ²				
Q(out)						
=	0.45	ft ³ /s	(0.2 cfs per acre)			
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0.00	0.00	0.00
15	900	4.54	6.49	5841.56	405.54	5436.02
30	1800	3.06	4.37	7874.53	811.07	7063.45
60	3600	1.89	2.70	9727.36	1622.15	8105.21
120	7200	1.11	1.59	11425.79	3244.30	8181.49
180	10800	0.76	1.09	11796.35	4866.45	6929.90
360	21600	0.43	0.62	13340.38	9732.89	3607.48
720	43200	0.27	0.39	16675.47	19465.79	-2790.32
1440	86400	0.16	0.23	19516.48	38931.57	-19415.09

Solutions You Can Build On™



5. Orifice Sizing

Given:	Q =	0.45	cfs	
	2g =	64.4	ft/s ²	
	H =	3.00	ft	
	Cd =	0.62		for circular openings
	R =	SQRT(Q/pi/(0.7*(64.4*H) ^{0.5}))		
	R =	0.13	feet	
		1.55	inches	
	D =	3.10	inches	
	A =	7.53	inches ^2	0.0523 ft ^2

6. Aboveground Basin Sizing

Length	220
Width	35
Depth	3
Top Area	3850
Bottom Area	1717
Average Area	2784
Volume	8351 ft ³

SUMMARY:

The required storage volume is	8,181	cubic feet
Orifice size is	3.10	inches

Solutions You Can Build On™





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit application for a wireless telecommunication facility.
Type of Decision:	Administrative
Agenda Date:	Tuesday, October 24, 2017
Applicant:	Ogden Chamber of Commerce
Authorized Agent:	Verizon Wireless/ Technology Associates
File Number:	CUP# 2017-16

Property Information

Approximate Address:	95 Ogden Canyon Rd, Ogden
Project Area:	4,900 square ft
Zoning:	Forest Residential (FR-1) Zone
Existing Land Use:	Cold Water Canyon Trail and Historic Preservation site
Proposed Land Use:	Public Utility Substation
Parcel ID:	13-075-0006
Township, Range, Section:	Township 6 North, Range 1 West, Section 24

Adjacent Land Use

North:	Residential	South:	Forest
East:	Agriculture	West:	Forest

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 13 Forest Residential Zone (FR-1)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Fencing Requirements

Summary and Background

The applicant is requesting approval of a conditional use permit to construct a wireless telecommunication facility at approximately 95 Ogden Canyon Rd. The proposal includes a 1,224 square ft compound surrounded by an 8' tall cedar fence. The compound will include an emergency backup generator, an equipment platform with outdoor equipment cabinets to operate the facility, and a 40' tall monopole with a flange that will allow for the monopole to be extended in the event a wireless carrier would like to install additional equipment or collocate. The proposal is being reviewed as a public utility substation, a conditional use in the FR-1 Zone.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application, in compliance with the recommended conditions, appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by providing a utility for the current and long term needs of the community (Ogden Valley General Plan, Chapter 7: Utilities and Public Services).

Zoning: The subject property is located within the Forest Residential (FR-1) Zone. The purpose of the FR-1 Zone can be further described in LUC §104-13-1 as follows:

The purpose of the forest residential zone 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 proposed use is conditionally allowed as a public utility substation in the FR-1 Zone. The FR-1 Zone has specific standards identified in LUC §104-13-5 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: 30' on streets of less than 80' in width; 50' on streets and highways of 80' or more in width.
 - Side: 20'
 - Rear: 30'
- Minimum lot area: 1 acre
- Minimum lot width: 150'
- Building height:
 - Maximum: 35'

LUC §108-7-5(b) states the following regarding exceptions to height limitations:

All exceptions to height shall be subject to design review and all mechanical equipment shall be screened by materials consistent with those used on the exterior of the building.

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. Prior to commencing work, the applicant will need to receive approval from the applicable agencies for the proposal.

Design Review: The proposed conditional use mandates a design review as outlined in LUC Title 108 Chapter 1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. 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:

- *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has provided a detailed site plan (see Exhibit B). The project area is located approximately 200' from Ogden Canyon Rd. The project will share the same access as the trailhead parking lot, but will separate to the west with the existing gravel road. Traffic congestion is not anticipated given the site's distance from Ogden Canyon Road and the existing parking lot.

The applicant is proposing to re-route the existing gravel road around the new facility. The submitted site plan elevations state that the contractor will scarify the surface and compact a 7' wide path around the facility. The contractor will be required to comply with the submitted site plan and ensure that the re-routed path is properly restored.

- *Considerations relating to landscaping.* The site currently maintains the 20 percent landscaping requirement with existing deciduous and evergreen trees, as outlined in LUC §108-2-5.
- *Considerations relating to buildings and site layout.* The proposed structures include a 40' tall monopole with a flange, emergency backup generator, and an equipment platform with equipment cabinets. All structures meet the minimum setbacks of the FR-1 zone. The site plan proposes to surround the tower and equipment with an 8' tall cedar fence to provide screening of the mechanical equipment. The proposed cedar fence cannot exceed 6' in height as stated in LUC §108-7-3. A condition of approval has been added to the staff recommendation to ensure this standard is met.

A 12' wide access gate will be installed to the south west of the existing parking lot to limit vehicle access to the tower site. The height of the tower will be permitted upon approval of the application by the Planning Commission, as outlined in LUC §108-7-5. The tower will be constructed of galvanized steel and will be a natural gray color to blend in to the surrounding area, conforming to the requirements of LUC Chapter 108 Title 2. The project will not alter or negatively affect the historic Ogden Canyon Kiln or trails that exist on site.

- *Considerations relating to utility easements, drainage, and other engineering questions.* The proposal will not alter or encroach into the existing easement to the Boy Scouts of America, as shown on the site plan. The applicant will need to adhere to all conditions of the Engineering Division. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.
- *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 pertaining to this portion of the code are not applicable at this time.

Review Agencies: 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 requirements listed in LUC §108-4-4, under "Decision Requirements", 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 request for a public utility substation has met 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 2017-16, a conditional use permit application for a wireless telecommunication facility located at approximately 95 Ogden Canyon Rd, Ogden, UT, on parcel 13-075-0006. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant will be required to comply with all statements on the submitted site plan, including the plan to restore the re-routed gravel road.
2. The proposed cedar fence shall not exceed 6' in height as stated in LUC§108-7-3.

This recommendation is based on the following findings:

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

Exhibits

- A. Application
- B. Site and Building Plan

Map 1



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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
----------------------------	-------------------	-----------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) Ogden Chamber of Commerce		Mailing Address of Property Owner(s) 2380 Washington Blvd Suite 290, Ogden, UT	
Phone 801-621-8300	Fax		
Email Address (required) chuck@ogdenweberchamber.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Verizon Wireless / Technology Associates		Mailing Address of Authorized Person 5710 S Green Street, Murray, UT 84123	
Phone 801-463-1020 ext. 2106	Fax		
Email Address daniel.thurgood@taec.net		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name SAL Peery Camp SC	Total Acreage N/A	Current Zoning
Approximate Address SW SEC 24, T6N, R1W, Ogden Canyon Highway, Ogden, UT	Land Serial Number(s) 13-075-0006	

Proposed Use
Wireless Telecommunication Facility

Project Narrative
Verizon Wireless previously submitted a project at this property under Conditional Use Permit number 2011-06 and gained approval from the Ogden Valley Township Planning Commission. Over the past five years Verizon Wireless has been working with SHPO extensively on how best to construct and site the project so as to not disturb the historically significant areas of the property. Verizon Wireless has received approval on the current siting and design from SHPO with conditions and requirements. Verizon Wireless has agreed to these conditions and requirements in a Memorandum of Agreement between the FCC, SHPO, The Ogden-Weber Chamber of Commerce, and the Weber County Heritage Foundation. This memorandum is attached for your reference. Conditions may be found under the Stipulation section, specifically section I.

The approved design includes a compound size of 1,224 square feet surrounded by an 8' tall cedar fence. The compound will include an emergency backup generator, an equipment platform with outdoor equipment cabinets to operate the facility, and a 40' tall monopole with a flange. This will allow for the monopole to be extended in the event a wireless carrier would like to install additional equipment/collocate.

Additional aspects of this plan to help mitigate potential adverse affects include using the existing roadway up to the proposed site area, no disturbance of surrounding soil and vegetation, protection for the historic lime kiln ruins during construction, and temporary exclusion fencing.

A new interpretive sign will also be installed by Verizon Wireless. See attached Memorandum for details.

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. The effects that this facility may have on the area are visual impact and historical impact. Both have been addressed by the current design and approved by multiple agencies in the attached Memorandum of Agreement.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

To the best of our knowledge all regulations and conditions will be met by the proposed design and location of this facility.



verizonwireless

SAL - PEERY CAMP

**verizon
wireless**

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: DAN T

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
83 OGDEN CANYON ROAD
OGDEN, UTAH 84401

LATITUDE AND LONGITUDE:
N 41°14'23.18", W 111°54'18.29"

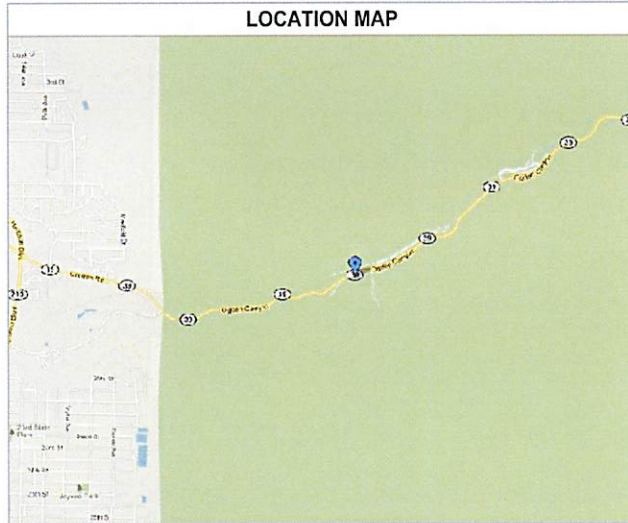
ZONING JURISDICTION:
WEBER COUNTY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH OUTDOOR EQUIPMENT AND GENERATOR

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, MONOPOLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
ROCKY MOUNTAIN POWER, 1-888-221-7070



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE: _____
 VERIZON WIRELESS RF ENGINEER: _____
 TAEC SITE ACQUISITION: _____
 TAEC CONSTRUCTION MANAGER: _____
 SITE OWNER: _____

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	1	03.07.2016
SURV	SITE SURVEY	1	03.07.2016
C100.1	OVERALL SITE PLAN	1	03.07.2016
C100.2	OVERALL SITE PLAN WITH AERIAL PHOTO UNDERLAY	1	03.07.2016
C101	ENLARGED SITE PLAN	1	03.07.2016
C200	SOUTHEASTERLY SITE ELEVATION	0	
C201	SOUTHWESTERLY SITE ELEVATION	0	
C202	SOUTH AND EAST SITE ELEVATIONS	0	

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: DANIEL THURGOOD
PHONE: 801-875-7789

CONSTRUCTION MANAGEMENT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088
CONTACT: CRAIG SKINNER
PHONE: 801-573-2878

DRIVING DIRECTIONS

TAKE I-15 NORTH TO 12TH STREET EXIT IN OGDEN (APPROX 40 MILES). TURN EAST ON 12TH AND FOLLOW ROAD EAST TOWARD THE MOUNTAIN. CONTINUE UP THE CANYON APPROX 1 MILE. SITE IS ON THE RIGHT SIDE JUST WEST OF THE KILN AND TRAIL HEAD.



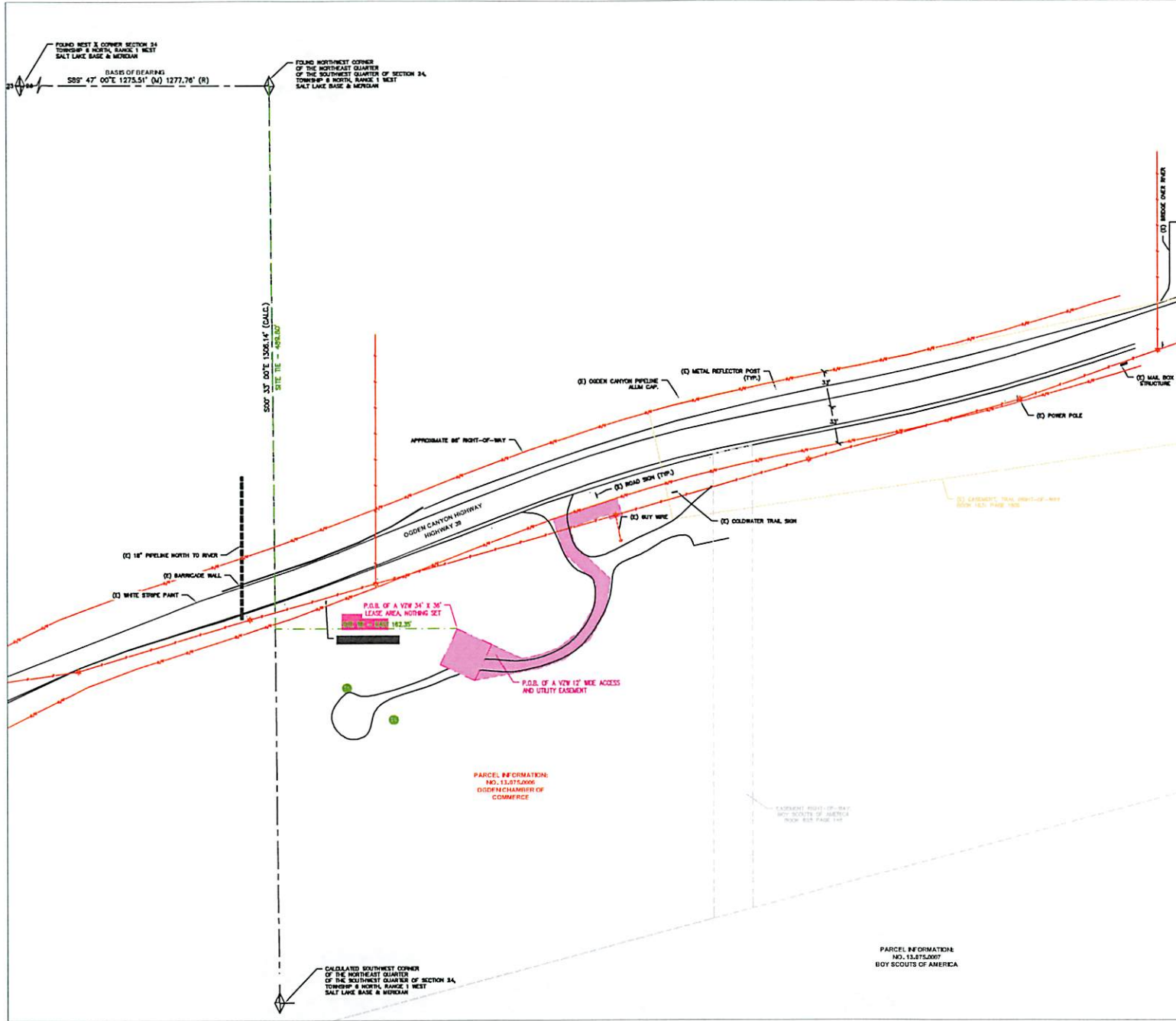
UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111 THREE WORKING DAYS BEFORE YOU DIG



SAL - PEERY CAMP
SW SEC 24, T6N, R1W
83 OGDEN CANYON ROAD
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100



CERTIFICATE OF SURVEY:
 I, HOWARD W. MILLER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 155641, CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE GROUND AS SHOWN HEREON.

VERIZON WIRELESS LEASE SITE DESCRIPTION:
 BEGINNING AT A POINT WHICH LIES 48.20 FEET SOUTH 02°37'00" EAST AND 162.30 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 85°20'00" EAST 34.00 FEET; THENCE SOUTH 25°00'00" WEST 36.00 FEET; THENCE NORTH 85°20'00" WEST 34.00 FEET; THENCE NORTH 85°20'00" EAST 34.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.24 ACRES, MORE OR LESS, AS DESCRIBED.

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:
 A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF ACCESS AND EGRESS AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH LIES 162.30 FEET SOUTH 02°37'00" EAST ALONG SECTION LINE AND 162.30 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 85°20'00" EAST 25.71 FEET; THENCE NORTH 85°20'00" WEST 25.71 FEET RETRACING THE PREVIOUS CALL; THENCE SOUTH 25°00'00" WEST 16.20 FEET; THENCE NORTH 72°30'00" EAST 46.30 FEET; THENCE NORTH 72°30'00" EAST 33.10 FEET; THENCE NORTH 85°20'00" EAST 26.40 FEET; THENCE NORTH 25°00'00" EAST 22.11 FEET; THENCE NORTH 85°20'00" EAST 25.43 FEET; THENCE NORTH 49°20'00" WEST 23.80 FEET; THENCE NORTH 49°20'00" WEST 18.80 FEET; THENCE NORTH 16°20'00" WEST 24.15 FEET TO A POINT THAT IS 6.67 PERPENDICULARLY SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 39 (OODAN CANYON ROAD); THENCE RUNNING PARALLEL WITH AND 6.67 FEET PERPENDICULARLY SOUTH OF THE aforementioned RIGHT-OF-WAY THE NEXT TWO CALLS: (1) NORTH 71°20'00" EAST 4.00 FEET AND (2) NORTH 72°30'00" EAST 2.63 FEET; THENCE LEAVING THE aforementioned RIGHT-OF-WAY LINE AND RUNNING THENCE SOUTH 17°54'11" EAST 10.34 FEET TO AN EXISTING POWER POLE AND THE POINT OF TERMINATION.

CONTAINS: 0.04 ACRES, MORE OR LESS, AS DESCRIBED.

IRREVOCABLE:
 (1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.
 (2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAN, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
 (3) = BEARING DISTANCE.
 (4) = RECORDED DISTANCE.
 (5) THE REFERENCE ITEM #14 IS A ROCK MOUNTAIN BELL TELEPHONE COMPANY EASEMENT THROUGH THE SOUTHWEST QUARTER OF SECTION 24, MERIDIAN AND SPECIFIC DESCRIPTION FOR THIS EASEMENT IS DESCRIBED.



VERIZON WIRELESS
 500 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84086

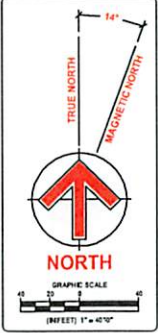
TAEC
 Technology Associates Engineering Corporation
 TECHNOLOGY ASSOCIATES
 UTAH MARKET OFFICE
 3847 SOUTH 300 WEST
 SALT LAKE, UTAH 84103
 NORTHWEST REGIONAL OFFICE
 4808 BYNARD ROAD, SUITE 200
 LAKE CROWN, OGDEN 84403

SURVEY PREPARED BY:
 MILLER ASSOCIATES INC.
 3215 W. CALIFORNIA AVE., SUITE 202
 SALT LAKE CITY, UTAH 84104
 PHONE: 801-475-1263
 FAX: 801-475-1081

PROJECT NO. 11042
 DRAWN BY JULIA W
 CHECKED BY HOWARD W

NO.	DATE	REVISION
1	03.07.2018	REVISED UTILITY
2	04.26.2011	SITE SURVEY
REV		DATE DESCRIPTION

NO.	DATE	REVISION



INFORMATION FOR THE CENTER OF THE PROPOSED SITE
 STATE PLANE COORDINATES - NAD 83 (FT)
 NORTHING=3611338.21, EASTING=1029012.00
 GEODESIC COORDINATES - NAD 83
 LATITUDE = N 41°52'15"
 LONGITUDE = W 111°54'18.29"
 GROUND ELEVATION - NAVD83
 4441.21' A.M.S.L.
 STATE OF UTAH, NORTH ZONE

SAL - PEERY CAMP
 SW SEC 24, TEN, R1W
 OODAN CANYON HIGHWAY
 OGDEN, UTAH
 --- RAWLAND SITE ---

SHEET TITLE
 SITE SURVEY

SHEET NUMBER
 SURV

PARCEL INFORMATION
 NO. 13-25-0007
 BOY SCOUTS OF AMERICA

PARCEL INFORMATION
 NO. 13-25-0006
 OODAN CHAMBER OF COMMERCE

P.O.B. OF A VIEW 24' X 30'
 LEASE AREA, NOTHING SET
 142.35'

P.O.B. OF A VIEW 12' WIDE ACCESS
 NO UTILITY EASEMENT

EASEMENT POINTS ON R/W
 100' SOUTH OF CENTERLINE
 FROM R/W PAGE 145

FOUND WEST & CORNER SECTION 24
 TOWNSHIP 6 NORTH, RANGE 1 WEST
 SALT LAKE BASE & MERIDIAN

FOUND NORTHWEST CORNER
 OF THE NORTHEAST QUARTER
 OF THE SOUTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 6 NORTH, RANGE 1 WEST
 SALT LAKE BASE & MERIDIAN

BASIS OF BEARING
 S88° 47' 00"E 1275.51' (M) 1277.76' (R)

500' ± 33' ± 0.01' 1306.14' (CALC.)
 SITE TIE - APPROX.

APPROXIMATE 80' RIGHT-OF-WAY

(3) OODAN CANYON PIPELINE
 ALUM CAP

(3) METAL REFLECTOR POST (TRIP)

(3) ROAD SIGN (TRIP)

(3) BUT WIRE

(3) COLDWATER TRAIL SIGN

(3) POWER POLE

(3) MAIL BOX STRUCTURE

(3) 18" PIPELINE NORTH TO RIVER

(3) BARRIAGE WALL

(3) WIRE STRIKE POINT

(3)

CALCULATED SOUTHWEST CORNER
 OF THE NORTHEAST QUARTER
 OF THE SOUTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 6 NORTH, RANGE 1 WEST
 SALT LAKE BASE & MERIDIAN

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: OCTOBER 24, 2011

Re: SAL - PEERY CAMP

SW 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN

I certify that the latitude of N 41°14'23.16", and the longitude of W 111°54'18.29", are accurate to within 15 feet horizontally and the site elevation of 4641.21 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Richard W. Miller, Utah LS no. 155641



VERIZON WIRELESS
9658 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

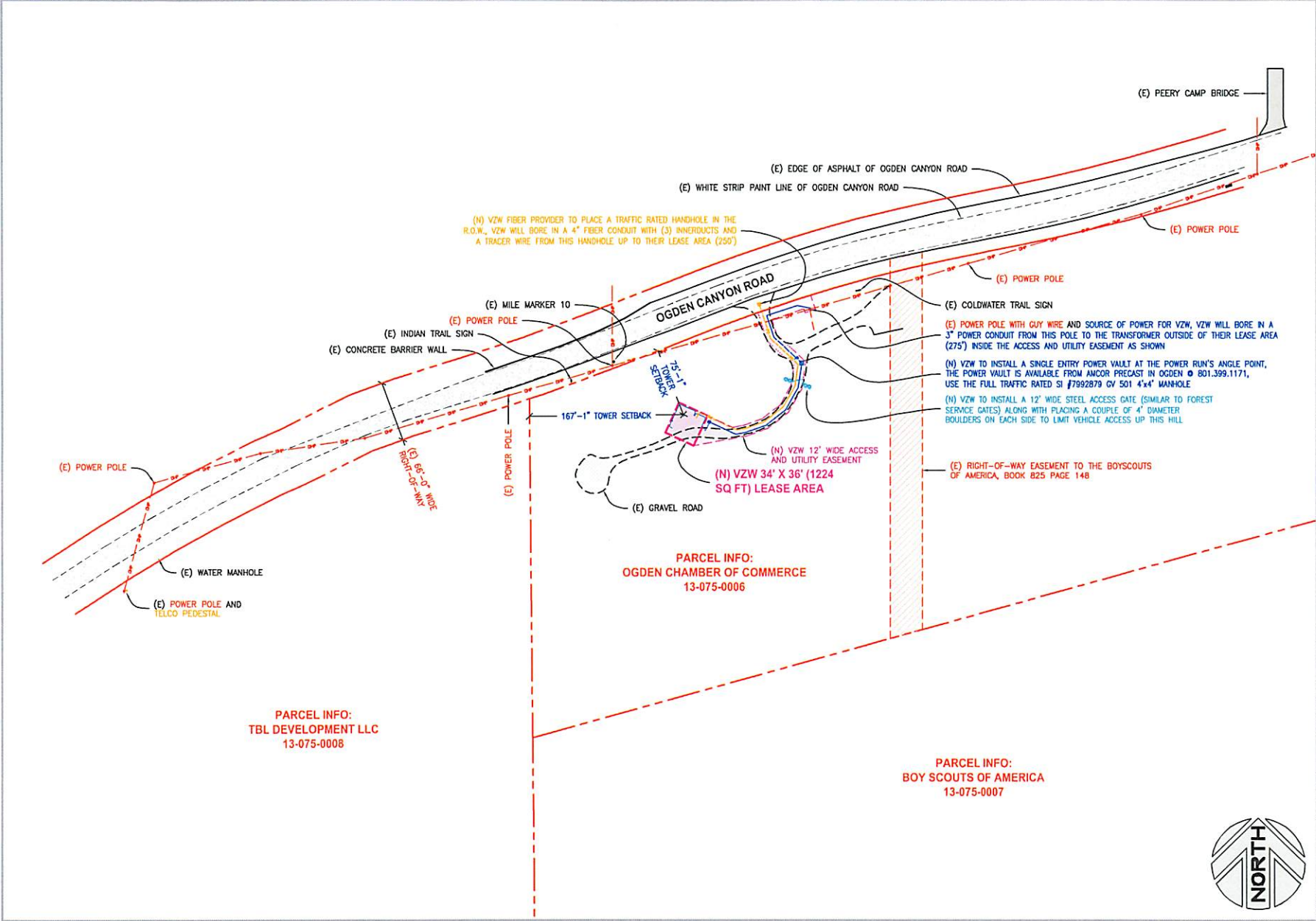
CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

SAL - PEERY CAMP
SW SEC 24, T6N, R1W
83 OGDEN CANYON ROAD
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100.1



PARCEL INFO:
OGDEN CHAMBER OF COMMERCE
13-075-0006

PARCEL INFO:
TBL DEVELOPMENT LLC
13-075-0008

PARCEL INFO:
BOY SCOUTS OF AMERICA
13-075-0007



VERIZON WIRELESS
8558 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

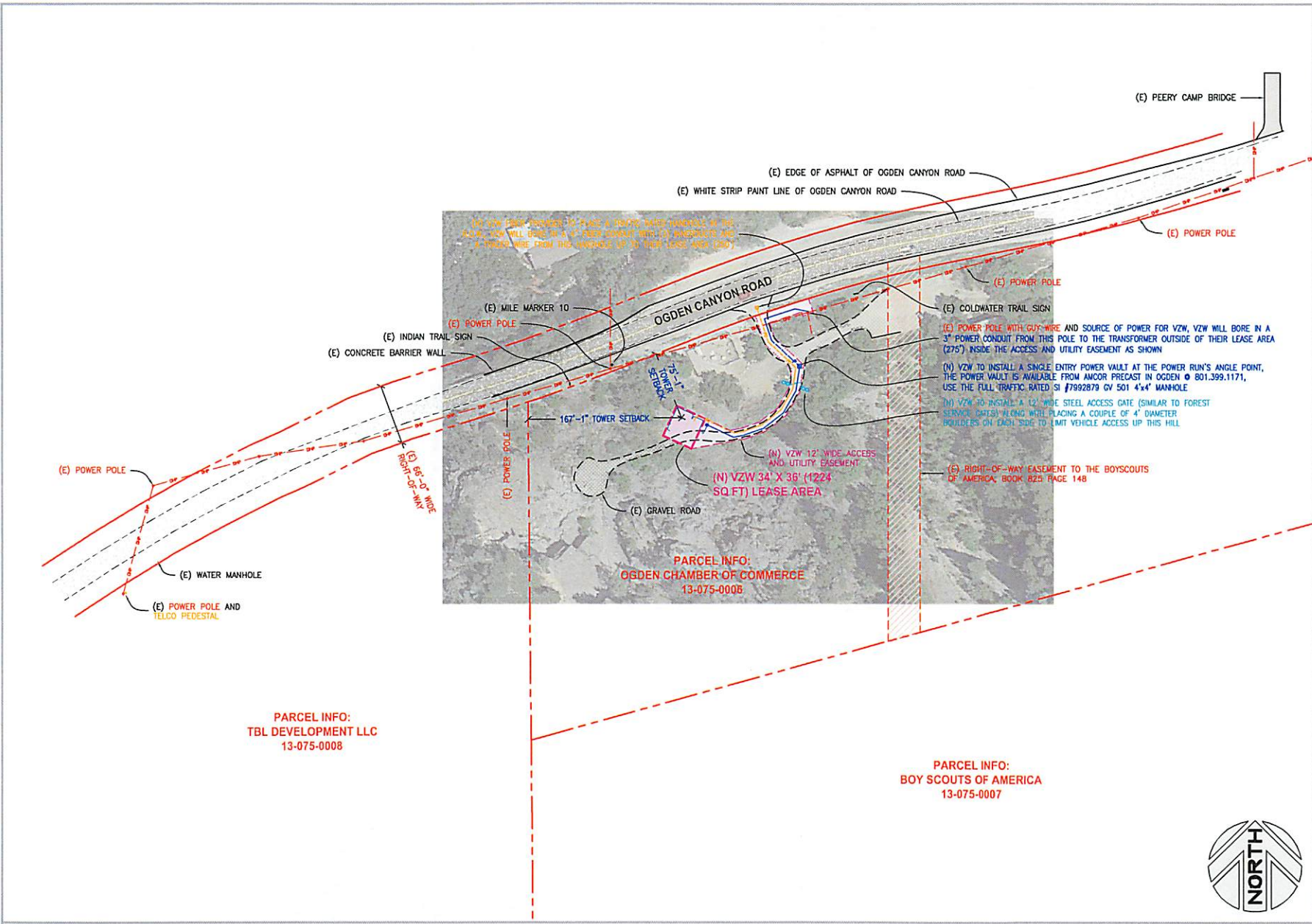
DRAWN BY: JAY C
CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

SAL - PEERY CAMP
SW SEC 24, T6N, R1W
83 OGDEN CANYON ROAD
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN
WITH AERIAL PHOTO
UNDERLAY

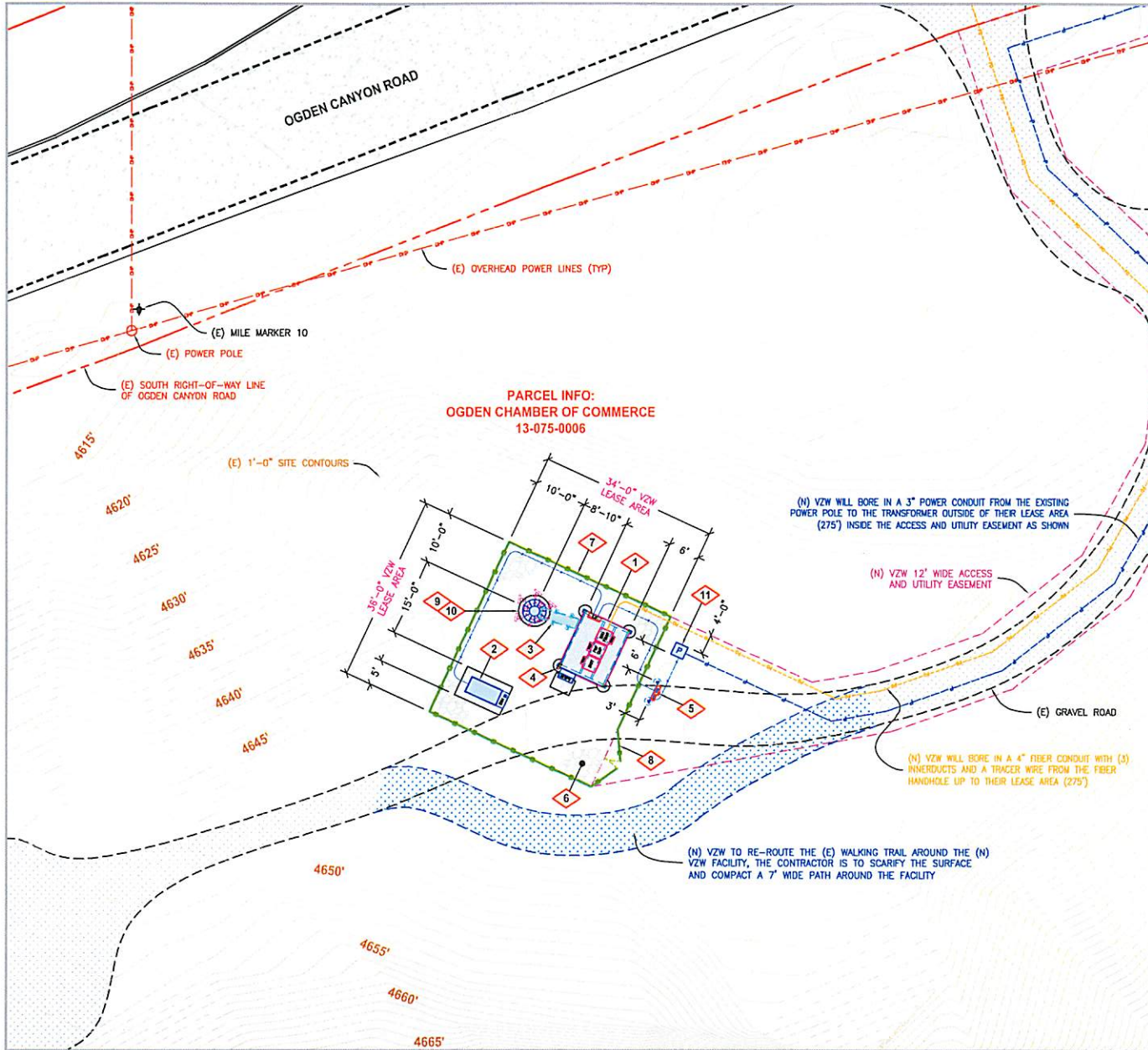
SHEET NUMBER
C100.2



PARCEL INFO:
TBL DEVELOPMENT LLC
13-075-0008

PARCEL INFO:
BOY SCOUTS OF AMERICA
13-075-0007

PARCEL INFO:
OGDEN CHAMBER OF COMMERCE
13-075-0008



PARCEL INFO:
 OGDEN CHAMBER OF COMMERCE
 13-075-0006

KEYED NOTES

- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6" CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
- 2 VZW S0030 30KW EXTERNAL DIESEL GENERATOR (8'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE TO BE INSTALLED UPON A 6' X 8'-6" CONCRETE FOUNDATION, SEE C302/2. THE VZW CONTRACTOR WILL NEED TO RUN A 3/4" AND 2" CONDUIT FROM THE ILC CABINET TO THE GENERATOR FOR ALARMS AND POWER, SEE E202/1. THE CONTRACTOR WILL ALSO NEED TO INSTALL A SHIELDED ALARM CABLE FROM THE GENERATOR TO THE ILC CABINET (3/4" CONDUIT), THEN ONTO THE ALARM BLOCK IN THE BBU CABINET.
- 3 VZW ICE BRIDGE, SEE C300/3 AND E200.
- 4 VZW GPS ANTENNA TO BE MOUNTED TO ONE OF THE SOLAR SHIELD SUPPORT LEGS, SEE C300/1 AND E200.
- 5 VZW UTILITY RACK, SEE C302/1.
- 6 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 7 VZW 8' TALL CEDAR FENCING.
- 8 VZW 6' WIDE BY 6' TALL CEDAR GATES, (2) TOTAL.
- 9 VZW 40' TALL FLANGED MONOPOLE (24" MAX) WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 10 VZW 6' TALL FLUSH MOUNT ANTENNAS, (2) PER SECTOR (4 TOTAL) AT A 36" CENTERLINE TO BE MOUNTED TO MONOPOLE USING A VALMONT R05-23072 ANTENNA MOUNT (OR EQUAL), REFER TO VZW RF CONFIGURATION SHEET.
- 11 VZW REMOTE RADIO HEADS (8 TOTAL) AND RAYCAP OVP BOXES (2 TOTAL) AND ARE TO BE MOUNTED TO MONOPOLE USING A VALMONT R05-23072 ANTENNA MOUNT (OR EQUAL) AT A 27" CENTERLINE.

(N) VZW WILL BORE IN A 3" POWER CONDUIT FROM THE EXISTING POWER POLE TO THE TRANSFORMER OUTSIDE OF THEIR LEASE AREA (275') INSIDE THE ACCESS AND UTILITY EASEMENT AS SHOWN

(N) VZW 12' WIDE ACCESS AND UTILITY EASEMENT

(N) VZW WILL BORE IN A 4" FIBER CONDUIT WITH (3) INNERDUCTS AND A TRACER WIRE FROM THE FIBER HANDHOLE UP TO THEIR LEASE AREA (275')

(N) VZW TO RE-ROUTE THE (E) WALKING TRAIL AROUND THE (N) VZW FACILITY, THE CONTRACTOR IS TO SCARIFY THE SURFACE AND COMPACT A 7' WIDE PATH AROUND THE FACILITY



TAEC
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TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
 5710 SOUTH GREEN STREET
 SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
 3115 SOUTH MELROSE DRIVE, SUITE #110
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
 CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

SAL - PEERY CAMP
 SW SEC 24, T6N, R1W
 83 OGDEN CANYON ROAD
 OGDEN, UTAH 84401
 -- RAWLAND SITE --

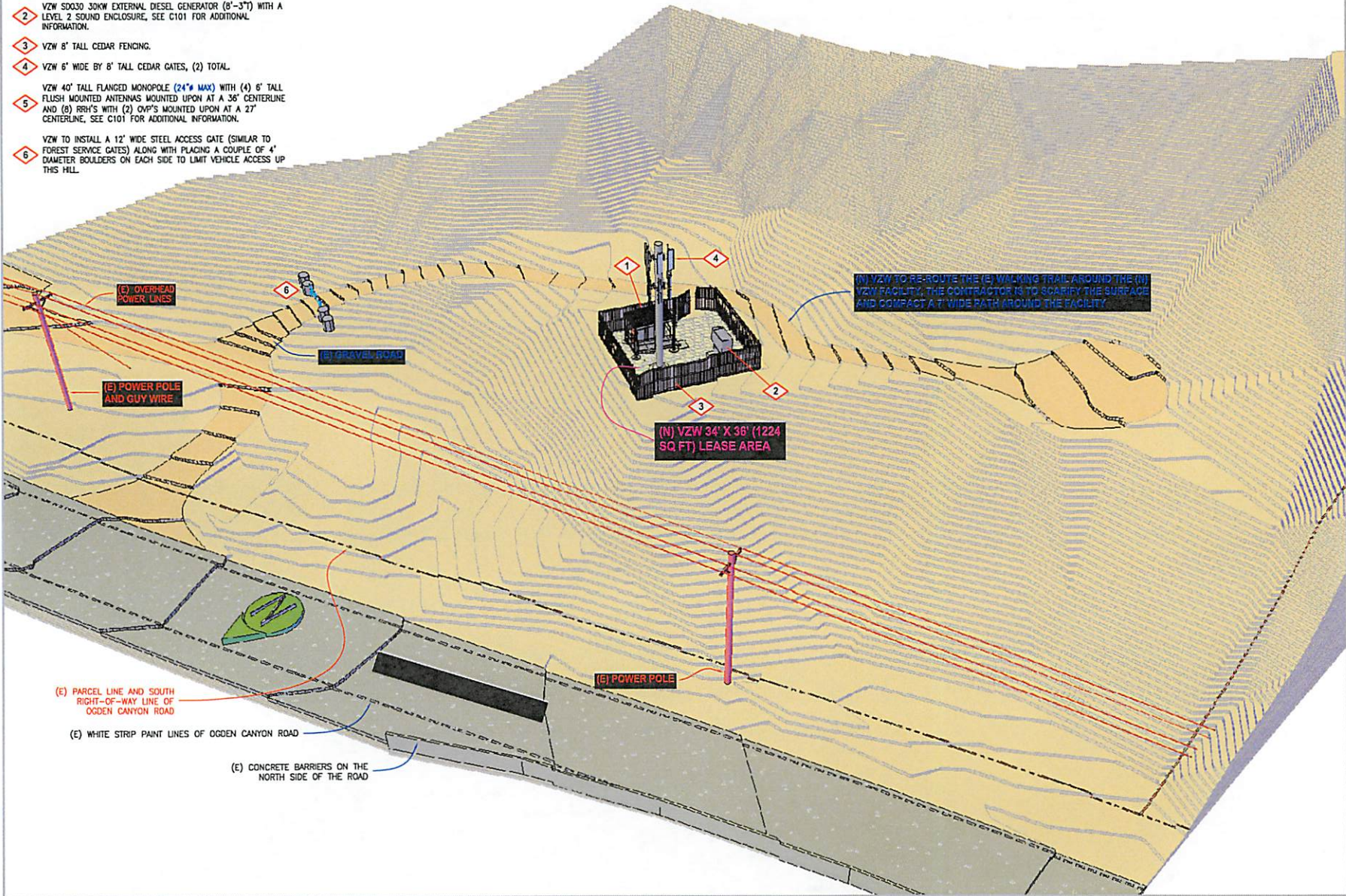
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101



KEYED NOTES

- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM, SEE C101 FOR ADDITIONAL INFORMATION.
- 2 VZW SDQ30 30KW EXTERNAL DIESEL GENERATOR (6'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE, SEE C101 FOR ADDITIONAL INFORMATION.
- 3 VZW 8' TALL CEDAR FENCING.
- 4 VZW 6' WIDE BY 8' TALL CEDAR GATES, (2) TOTAL.
- 5 VZW 40' TALL FLANGED MONOPOLE (24" MAX) WITH (4) 6' TALL FLUSH MOUNTED ANTENNAS MOUNTED UPON AT A 36' CENTERLINE AND (8) RRH'S WITH (2) OMP'S MOUNTED UPON AT A 27' CENTERLINE, SEE C101 FOR ADDITIONAL INFORMATION.
- 6 VZW TO INSTALL A 12' WIDE STEEL ACCESS GATE (SIMILAR TO FOREST SERVICE GATES) ALONG WITH PLACING A COUPLE OF 4" DIAMETER BOULDERS ON EACH SIDE TO LIMIT VEHICLE ACCESS UP THIS HILL.



(N) VZW TO RE-ROUTE THE (E) WALKING TRAIL AROUND THE (N) VZW FACILITY. THE CONTRACTOR IS TO SCARIFY THE SURFACE AND COMPACT A 7' WIDE PATH AROUND THE FACILITY

(N) VZW 34' X 38' (1224 SQ FT) LEASE AREA



VERIZON WIRELESS
9556 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
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TECHNOLOGY ASSOCIATES

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SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

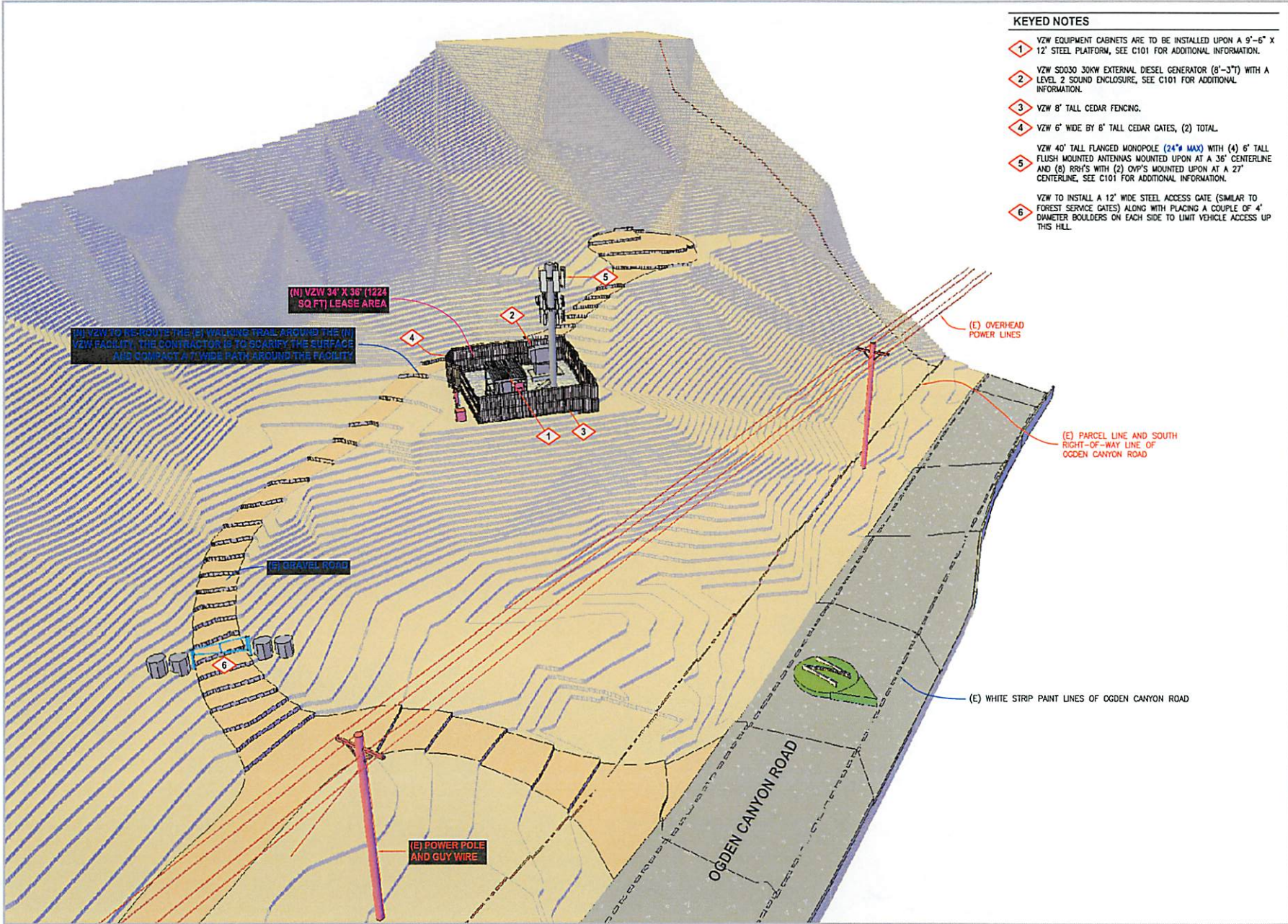
DRAWN BY: JAY C
CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

SAL - PEERY CAMP
SW SEC 24, T6N, R1W
83 OGDEN CANYON ROAD
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
**SOUTHEASTERLY
SITE ELEVATION**

SHEET NUMBER
C200



KEYED NOTES

- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM, SEE C101 FOR ADDITIONAL INFORMATION.
- 2 VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE, SEE C101 FOR ADDITIONAL INFORMATION.
- 3 VZW 8' TALL CEDAR FENCING.
- 4 VZW 6' WIDE BY 8' TALL CEDAR GATES, (2) TOTAL.
- 5 VZW 40' TALL FLANGED MONOPOLE (24" MAX) WITH (4) 6' TALL FLUSH MOUNTED ANTENNAS MOUNTED UPON AT A 36" CENTERLINE AND (8) RRH'S WITH (2) OVP'S MOUNTED UPON AT A 27" CENTERLINE, SEE C101 FOR ADDITIONAL INFORMATION.
- 6 VZW TO INSTALL A 12' WIDE STEEL ACCESS GATE (SIMILAR TO FOREST SERVICE GATES) ALONG WITH PLACING A COUPLE OF 4" DIAMETER BOULDERS ON EACH SIDE TO LIMIT VEHICLE ACCESS UP THIS HILL.

(N) VZW 34' X 36' (1224 SQ. FT) LEASE AREA

(N) VZW TO RE-ROUTE THE (E) WALKING TRAIL AROUND THE (N) VZW FACILITY. THE CONTRACTOR IS TO SCARIFY THE SURFACE AND COMPACT A 7' WIDE PATH AROUND THE FACILITY

(E) GRAVEL ROAD

(E) POWER POLE AND GUY WIRE

(E) OVERHEAD POWER LINES

(E) PARCEL LINE AND SOUTH RIGHT-OF-WAY LINE OF OGDEN CANYON ROAD

(E) WHITE STRIP PAINT LINES OF OGDEN CANYON ROAD

OGDEN CANYON ROAD

verizon wireless
 VERIZON WIRELESS
 9656 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84088

TAEC
 Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
 UTAH MARKET OFFICE
 5710 SOUTH GREEN STREET
 SALT LAKE CITY, UTAH 84123
 CORPORATE OFFICE
 3115 SOUTH MELROSE DRIVE, SUITE #110
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
 CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

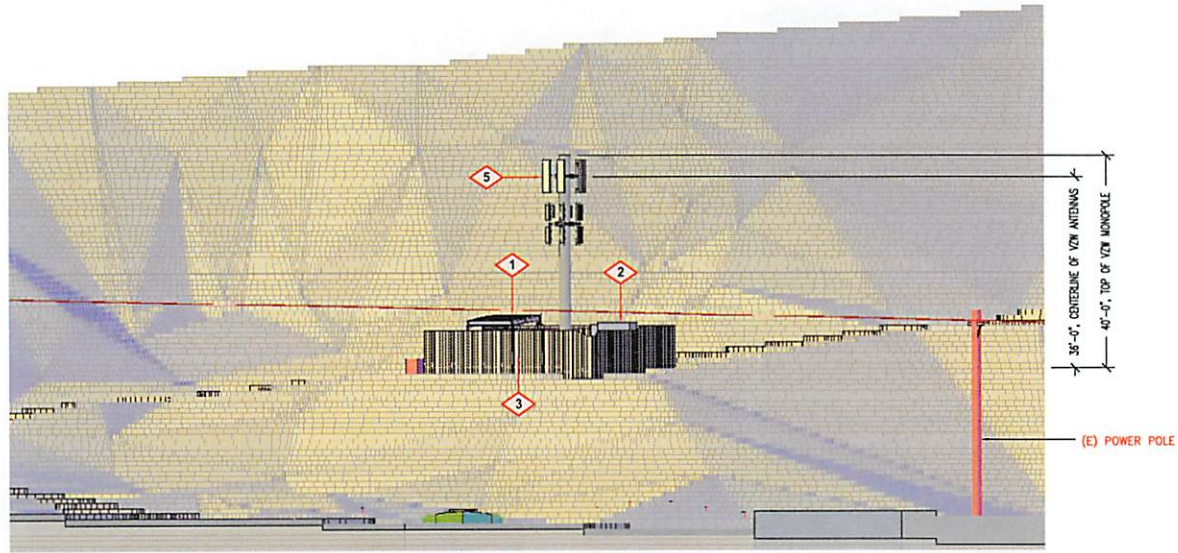
SAL - PEERY CAMP
 SW SEC 24, T6N, R1W
 83 OGDEN CANYON ROAD
 OGDEN, UTAH 84401
 -- RAWLAND SITE --

SHEET TITLE
 SOUTHWESTERLY
 SITE ELEVATION

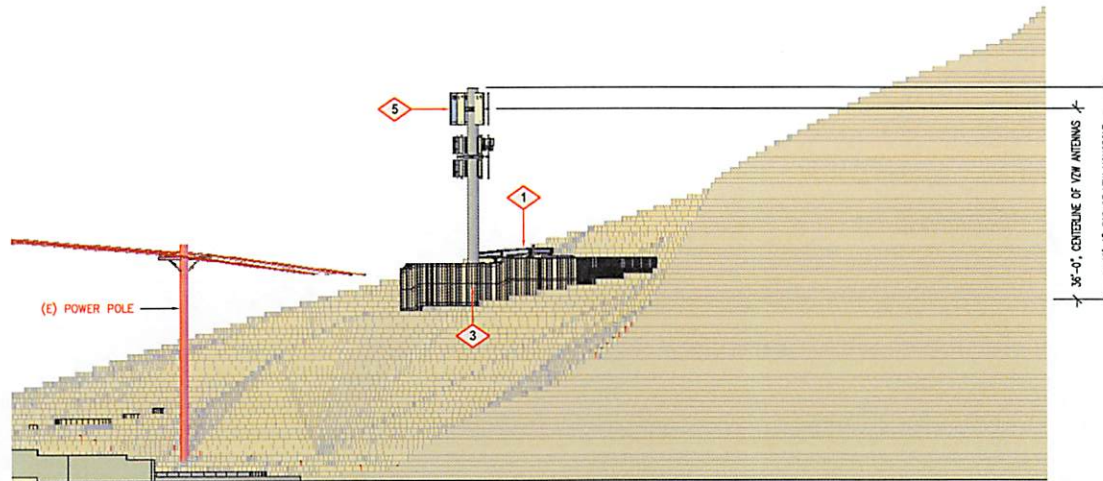
SHEET NUMBER
C201

KEYED NOTES

- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 6'-6" X 12' STEEL PLATFORM, SEE C101 FOR ADDITIONAL INFORMATION.
- 2 VZW SDQ30 30KW EXTERNAL DIESEL GENERATOR (6'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE, SEE C101 FOR ADDITIONAL INFORMATION.
- 3 VZW 8' TALL CEDAR FENCING.
- 4 VZW 6' WIDE BY 8' TALL CEDAR GATES, (2) TOTAL.
- 5 VZW 40' TALL FLANGED MONOPOLE (24" MAX) WITH (4) 6' TALL FLUSH MOUNTED ANTENNAS MOUNTED UPON AT A 36' CENTERLINE AND (8) RRH'S WITH (2) OVP'S MOUNTED UPON AT A 27' CENTERLINE, SEE C101 FOR ADDITIONAL INFORMATION.
- 6 VZW TO INSTALL A 12' WIDE STEEL ACCESS GATE (SIMILAR TO FOREST SERVICE GATES) ALONG WITH PLACING A COUPLE OF 4' DIAMETER BOULDERS ON EACH SIDE TO LIMIT VEHICLE ACCESS UP THIS HILL.



SITE ELEVATION - LOOKING SOUTH



SITE ELEVATION - LOOKING EAST



VERIZON WIRELESS
9856 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
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SAL - PEERY CAMP
SW SEC 24, T6N, R1W
83 OGDEN CANYON ROAD
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
**SOUTH AND EAST
SITE ELEVATIONS**

SHEET NUMBER

C202



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: Applicability (§108-2-3) and Ogden Valley Recreation and Resort Zone (§108-8-5 and §108-8-13) to allow the Land Use Authority to modify the applicability of certain provisions of the Land Use Code in the Ogden Valley Destination and Recreation Resort Zone, where a master plan has been approved.

Agenda Date: Tuesday, October 24, 2017
Staff Report Date: Tuesday, October 17, 2017
Applicant: Weber County Planning Division
File Number: ZTA 2017-12

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766
Report Reviewer: CE

Applicable Ordinances

- Weber County Land Use Code, Title 108, Chapter 2 (Ogden Valley Architectural, Landscape and Screening Design Standards).
- Weber County Land Use Code, Title 108, Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations).

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

Sections of the Ogden Valley Architectural, Landscape and Screening Design Standards (§108-2) and the Parking and Loading Space, Vehicle Traffic and Access Regulations (§108-8) allow the Planning Commission to modify the applicability of provisions of the chapters, only in the DRR-1 Zone where a master plan has been approved by the planning commission. The planning commission can modify the applicability of the provisions by approving an alternative plan created by the developer, if the commission determines that the plan is consistent with the approved master plan.

The proposed text amendment would continue to allow the Planning Commission to modify the applicability of the provisions of the two chapters as well as the Planning Director in the case of certain design review applications, allowing for a more efficient administration of the Land Use Code.

Policy Analysis

The way the current code is written appears to allow the land use authority to modify the law. That is not the case. The land use authority should only have the authority to modify the way the law is applied when there are other mechanisms in place that better provide for the desired outcome, such as a development agreement.

Allowing the "land use authority", whether it be the Planning Commission or the Planning Director, to modify the applicability of the provisions of the two chapters is consistent with the current Design Review chapter that allows the Planning Director to approve buildings with a total footprint of less than 75,000 square feet in the DRR-1 Zone. The proposed changes would only apply to master planned communities within the DRR-1 Zone, at an elevation of at least 6,200 feet above sea level.

Conformance to the General Plan

The Ogden Valley General Plan states that the County will continue to pursue recreational development opportunities with existing recreation resorts in the Ogden Valley planning area (Ogden Valley General Plan, Parks and Recreation Goal 2, Page 45). The proposed amendment will allow for a more efficient administration of the code, specifically for projects within the DRR-1 Zone.

Past Action on this Item

No action has occurred on this item.

Noticing Compliance

A hearing for this item was published in compliance with UCA §17-27a-205 and UCA §17-27a-502 in the following manners:

- Posted on the County's Official Website
- Posted on the Utah Public Notice Website
- Published in a local newspaper

Staff Recommendation

Staff recommends that the Ogden Valley Planning Commission recommend approval of the text included as Exhibit B and Exhibit C of this staff report based on the following findings:

1. The changes cause no adverse effect on the intent of the general plans.
2. The clarifications will provide for a more efficient administration of the Land Use Code.
3. The changes will enhance the general welfare of County residents.

Exhibits

- A. Key to Proposed Changes.
- B. Proposed Ordinance – Clean Copy.
- C. Proposed Ordinance – Track Change Copy.

Exhibit A: Key to proposed changes

Key to reading track changes:

Three periods (...) indicates that there are codes sections that have been left out of the proposed changes. These code sections will remain unchanged.

Language that has been added is shown in blue underline

~~Language that has been moved to a new location is shown in green double strikeout~~

~~Language that has been deleted is shown in red strikeout~~

Language that has been moved from an old location is shown in green double underline

1 TITLE 108 - STANDARDS

2 ...

3 CHAPTER 2. - OGDEN VALLEY ARCHITECTURAL, LANDSCAPE AND SCREENING
4 DESIGN STANDARDS

5 ...

6 **Sec. 108-2-3. - Applicability.**

7 (a) The architectural, landscape and screening design standards, as set forth in this
8 chapter, shall apply to all commercial, industrial, manufacturing, public or quasi-
9 public uses. They shall apply to multi-family dwellings of three or more units,
10 including townhouses, condominiums, apartments and bed and breakfast inns.
11 Single-family residential use and its approved accessory uses, agricultural uses,
12 including agri-tourism, parking or vehicular uses which are under, on, or within
13 buildings, and parking areas serving single-family and duplex uses shall be
14 exempt.

15 (b) Yurts are exempt from the requirements of section 108-2-4(2), Minimum
16 standards; architectural, Exposed fronts and street sides of buildings , but shall
17 meet all other requirements of this chapter.

18 (c) In the Ogden Valley Destination and Recreation Resort Zone at elevations of at
19 least 6,200 feet above sea level, where a master plan has been approved by the
20 planning commission, the land use authority may modify the applicability of any
21 provision of this chapter by approving a landscape, buffering, and screening plan
22 created by the developer if the land use authority determines that the plan is
23 consistent with the approved master plan. For the purposes of this section, the
24 term "developer" refers to the signatory, successors, or assigns of a
25 development agreement, or as otherwise defined in an applicable development
26 agreement.

27 ...

28 CHAPTER 8. - PARKING AND LOADING SPACE, VEHICLE TRAFFIC AND ACCESS
29 REGULATIONS...

30 **Sec. 108-8-5. - Adjustments for unusual and unique conditions.**

31 The planning commission may adjust the required number of spaces listed in this
32 chapter if it determines that unusual or unique circumstances or conditions relating to
33 the operational characteristics of the use exist in a manner or to such a degree that
34 such adjustment is equitable and warranted. This section does not apply to the
35 circumstances described in section 108-8-13.

36 ...

37

38 **Sec. 108-8-13. - Ogden Valley Destination and Recreation Resort Zone.**

39 Within the Ogden Valley Destination and Recreation Resort Zone at elevations of
40 at least 6,200 feet above sea level, where a master plan has been approved by the
41 planning commission, the land use authority may modify the applicability of any
42 provision of this chapter by approving a parking plan created by the developer if the
43 land use authority determines that the plan is consistent with the approved master
44 plan. Such plan shall include provisions applying sufficient mitigation for parking and
45 will provide a mechanism for revocation where the plan is not operating as presented.
46 For the purposes of this section, the term "developer" refers to the signatory,
47 successors, or assigns of a development agreement, or as otherwise defined in an
48 applicable development agreement.

49 ...

1 TITLE 108 - STANDARDS

2 ...

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4 DESIGN STANDARDS

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16 standards; architectural, Exposed fronts and street sides of buildings , but shall
17 meet all other requirements of this chapter.

18 (c) In the Ogden Valley Destination and Recreation Resort Zone ~~destination and~~
19 ~~recreation resort zone~~ at elevations of at least 6,200 feet above sea level, where
20 a master plan has been approved by the planning commission, the ~~planning~~
21 ~~commission~~ land use authority may modify the applicability of any provision of
22 this chapter by approving a landscape, buffering, and screening plan created by
23 the developer ~~(as defined in the applicable zoning development agreement)~~ if
24 the ~~planning commission~~ land use authority determines that the plan is consistent
25 with the approved master plan. For the purposes of this section, the term
26 "developer" refers to the signatory, successors, or assigns, of a development
27 agreement, or as otherwise defined in an applicable development agreement.

28 ...

29 CHAPTER 8. - PARKING AND LOADING SPACE, VEHICLE TRAFFIC AND
30 ACCESS REGULATIONS

31 ...

32 **Sec. 108-8-5. - Adjustments for unusual and unique conditions.**

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34 chapter if ~~in its determination~~ it determines that unusual or unique circumstances or
35 conditions relating to the operational characteristics of the use exist in a manner or to
36 such a degree that such adjustment is equitable and warranted. This section does not
37 apply to the circumstances described in section 108-8-13.

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Sec. 108-8-13. - Ogden Valley Destination and Recreation ~~and~~ Resort Zone.

Within ~~the any~~ Ogden Valley Destination and Recreation ~~and~~ Resort Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the ~~planning commission~~ land use authority may modify the applicability of any provision of this chapter by approving a parking plan created by the developer ~~(as defined in the applicable zoning development agreement)~~ if the ~~planning commission~~ land use authority determines that the plan is consistent with the approved master plan. Such plan shall include provisions applying sufficient mitigation for parking and will provide a mechanism for revocation where the plan is not operating as presented. For the purposes of this section, the term "developer" refers to the signatory, successors, or assigns, of a development agreement, or as otherwise defined in an applicable development agreement.

...