

Ogden, Aerie #2472, Fraternal Order of the Eagles

Weber County – Conditional Use Permit (CUP)

This proposal is to update the agreement presented to the planning commission on November 9, 1971. The campground is zoned F5 Chapter 104-9 and is governed by Chapter 108-20 Forest Campground and Chapter 110-2 Ogden Valley Sign.

Access to the campground: Year round access to the property for cleanup, maintenance and improvements. There are many trees in the campground and with the winds in the canyon, we need to be able to keep the roads clear of debris and repair damage caused by downed trees. Keeping in mind there will be no camping trailers allowed, only maintenance equipment. The Aerie will be mindful of the neighbors and keep the maintenance to business hours of 8:00 am to 6:00 pm during this cleanup/maintenance timeframe.

Early Access: Allow the campground manager and the assistant manager to bring their camp trailers into the campground April 1st so they can start with the preparation for the upcoming camping season.

Camping Season: The camping season will begin the last Friday in April through October 31st. Many of our members pay monthly trailer storage fees and would have to pay for another full month if they can't pull the "camper" out of storage before May 1st. All trailers must be removed from the Aerie campground at the end of the camping season by 1:00 PM on October 31st per Chapter 108-20-60.

Recreational vehicles size: Per the State of Utah code Title 41 Chapter 1a Part 1 (11) defines a trailer as: *"Camper" means a structure designed, used, and maintained primarily to be mounted on or affixed to a motor vehicle that contains a floor and is designed to provide a mobile dwelling, sleeping place, commercial space, or facilities for human habitation or for camping.* The Aerie would like to incorporate the same definition as the State of Utah for our trailer size. As an Aerie, we will ensure when assigning a campsite for the "camper", that it doesn't encroach into common areas and there is sufficient room for vehicles (including emergency vehicles) to maneuver. There are pictures of the typical trailer and motorhome campsites under "site plan".

Number of campsites: The Aerie would like 145 campsites based upon Chapter 108-20-80 of five campsites per acre of land designated and developed for camping purposes. The Aerie has 61.15 acres of land.

Shed: A shed is needed to securely store yard/maintenance equipment needed to keep the campsite in good repair. There are pictures of three (3) different types of approved sheds attached under "building renderings". Metal, wood and plastic. Chapter 108-20-126.

Plastic storage cabinet: One storage cabinet per campsite to protect personal belongings. There are two (2) different types of approved plastic storage cabinets under "building renderings".

Wood Shelter: Wood shelters are needed to keep wood contained and dry without having unsightly tarps cover the wood.

Fences: When turnover occurs, restrict the new campsite tenant to fences that are temporary (can be removed easily without harm to the property) and made of semi-transparent material. No permanent (cemented in posts) or solid fences will be allowed. There are pictures of five (5) different types of approved fences attached under “landscaping plan”. Metal, cinder block and redwood timbers, wire and lattice (wood or plastic).

Future Enhancements

Upgrade Master Plan: The Aerie would like to upgrade the electrical outlets to 50 AMP and place meters at each campsite outlet. This will need to be done overtime. Water system line upgrade is also desired.

Pavilion: Replace the soft top that is worn with a hard permanent roof that will withstand the weather. The Aerie will obtain the needed permits before construction begins with the plans and dimensions.

Cook Shack: Build a permanent cooking facility. The Aerie will obtain the needed permits before construction begins with the plans and dimensions.

Maintenance Shed: Extend the current maintenance shed to accommodate more maintenance equipment. The Aerie will obtain the needed permits before construction begins with plans and dimensions.

Event Parking: Allow parking as well inside the front fence when there is an event. No overnight parking will be allowed in the front fence area.

This document will be reviewed annually by the Ogden Eagles FOE trustees or when a new trustee is elected.