



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on a request for a six month time extension for an approved conditional use permit for a condominium project (Pine Canyon Lodge) in the CVR-1 Zone, including lockout rooms and an average building height of 46 feet.
<b>Agenda Date:</b>	Tuesday, February 23, 2016
<b>Type of Decision:</b>	Administrative
<b>Applicant:</b>	Skyline Mountain Base, LLC
<b>File Number:</b>	CUP2014-29

### Property Information

<b>Approximate Address:</b>	3567 Nordic Valley Way Eden, UT 84310
<b>Project Area:</b>	Approximately 3.2 acres
<b>Zoning:</b>	CVR-1/FV-3
<b>Existing Land Use:</b>	Ski Resort and Recreation area
<b>Proposed Land Use:</b>	Ski Resort and Recreation area
<b>Parcel ID:</b>	22-023-0086
<b>Township, Range, Section:</b>	T7N, R1E, Section 29

### Adjacent Land Use

<b>North:</b>	Forest Residential and Agricultural	<b>South:</b>	Forest Residential
<b>East:</b>	Forest Residential and Open Space	<b>West:</b>	Ski Resort and Private Campground

### Staff Information

<b>Report Presenter:</b>	<b>Ronda Kippen</b> rkippen@co.weber.ut.us 801-399-8768
<b>Report Reviewer:</b>	JG

## Background and Summary

The applicant received approval of a conditional use permit by the Ogden Valley Planning Commission on March 24, 2015, for a 54 unit condominium with 54 lockout rooms and an average building height of 46 feet to be located at 3567 E Nordic Valley Way, Eden. The approval was granted after being reviewed by the Planning Commission and receiving public comment on December 2, 2014, January 6, 2015 and March 24, 2015.

Conditional use permits expire within a maximum period of one year if substantial action is not taken on behalf of the applicant. The applicant has submitted a request for consideration of a six month time extension (see Exhibit A). The Uniform Land Use Code of Weber County, Utah (LUC) §108-4-8 allows for the land use authority to grant a maximum extension of six months. The extension will be contingent upon adherence to all of the conditions of approval by the Ogden Valley Planning Commission (see Exhibit B for the original Notice of Decision and Exhibit C for the final staff report).

## Staff Recommendation

The Planning Division recommends approval of file# CUP 2014-29, allowing for a six month time extension for a an approved conditional use permit for a condominium project (Pine Canyon Lodge) in the CVR-1 Zone, including lockout rooms and an average building height of 46 feet for the property located at 3567 E Nordic Valley Way, Eden. This recommendation for approval is subject to all review agency requirements and with the following condition:

1. All conditions of approval for the 54 unit condominium with 54 lockout rooms and an average building height of 46 feet heard by the Ogden Valley Planning Commission on March 24, 2015, will be in place and adhered to, on or before September 24, 2016 or the conditional use permit will permanently expire per LUC §108-4-8.

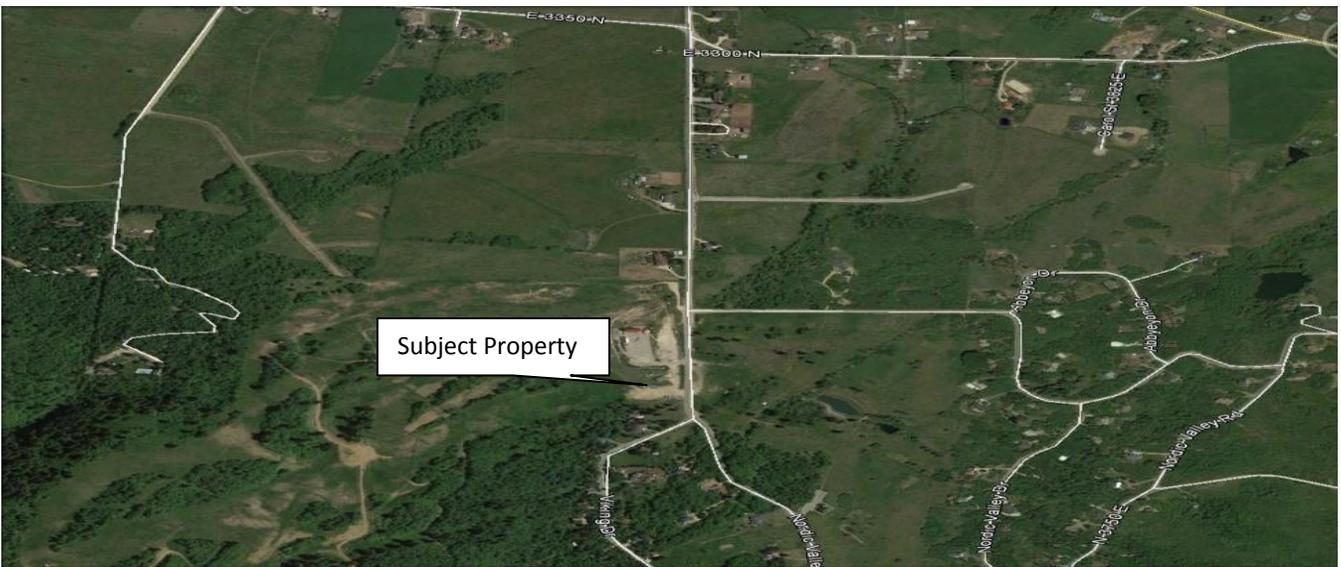
This recommendation is based on the following findings:

1. The proposed use conforms to the goals, objectives and policies of the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
3. The proposed building and uses are proportionately sized to the recreational amenities for which they provide goods and services.
4. The additional building height will allow for a smaller building footprint, reducing storm runoff and overall soil disturbance.
5. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.

## Exhibits

- A. Time Extension Request
- B. Notice of Decision
- C. Final Staff Report

### Map 1



### Map 2

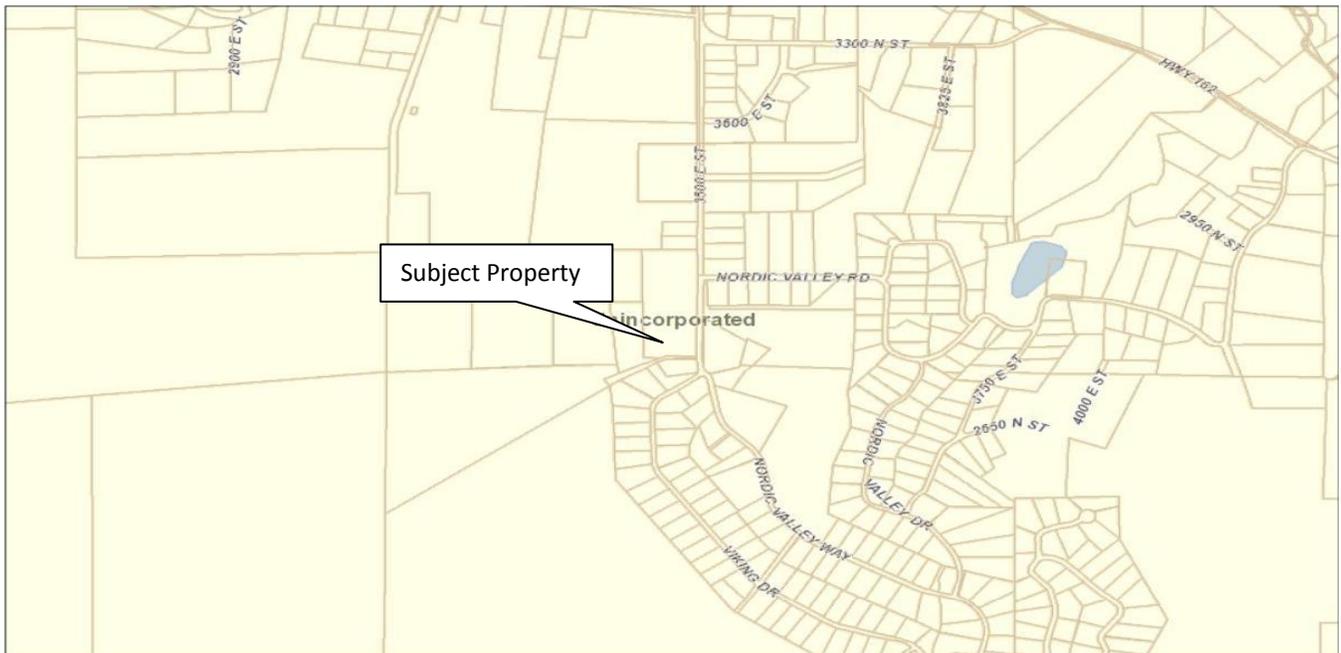


Exhibit A: Time Request



Eden, January 26, 2016

Weber County Planning Division  
Miss Ronda Kippen, Planner II  
2380 Washington Blvd, Suite 240,  
Ogden, Utah, 84401-1473

Attention: M. Ronda Kippen

Concern: Conditional Use Permit 2014-29

Dear Miss Kippen,

On March 25, 2015, Skyline Mountain Base LLC received, from the Ogden Valley Township Planning Commission a Conditional Use Permit for the building of a 54 unit condominium.

We are requesting an extension of this permit for 6 months.

Please accept this letter as an extension request, and place us on the next planning commission for a six months' extension.

Thank you and sincerely,

Francois-Michel Giocanti



President

Skyline Mountain Base LLC, 3567 Nordic Valley Way, Po Box 689, Eden, Utah 84310 – [nordicvalley.com](http://nordicvalley.com)



**Weber County**

**Exhibit B: Notice of Decision**

Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

**Ogden Valley Township Planning Commission  
NOTICE OF DECISION**

March 25, 2015

Skyline Mountain Base, LLC  
c/o Josh Richards  
3567 North Nordic Valley Way  
Eden, UT 84310

Case No.: Conditional Use Permit 2014-29

You are hereby notified that your conditional use permit application for a 54 unit condominium with 54 lockout rooms and an average building height of 46 feet located at 3567 E Nordic Valley Way, Eden, was heard and approved by the Ogden Valley Township Planning Commission in a public meeting held on March 24, 2015, after due notice to the general public. The approval was granted subject to the following conditions:

1. The conditional use permit will be contingent on the approval and recordation of a condominium subdivision plat.
2. The maximum average height as measured from the natural existing grade to the highest point on the roof line shall not exceed 46'.
3. All windows, glass store fronts and metal roof areas will consist of non-reflective material.
4. Adequate shielding of all outdoor lighting will be provided in order to conform to LUC §108-16 pertaining to the Ogden Valley Lighting requirements.
5. Minor site plan alterations may be approved by the Planning Director but none so much that will surpass the approvals made by the Planning Commission.
6. Requirements of the Weber County Building Division.
7. Requirements and recommendations of the Weber Fire District.
8. Requirements of the Weber County Engineering Division.
9. Requirements of the Weber-Morgan Health Department.

This recommendation is based on the following findings:

1. The proposed use conforms to the goals, objectives and policies of the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
3. The proposed building and uses are proportionately sized to the recreational amenities for which they provide goods and services.
4. The additional building height will allow for a smaller building footprint, reducing storm runoff and overall soil disturbance.
5. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [rkippen@co.weber.us.ut](mailto:rkippen@co.weber.us.ut) or 801-399-8768.

Respectfully,

*Ronda Kippen*

Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.



## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Consideration and action on a conditional use permit for a condominium project (Pine Canyon Lodge) in the CVR-1 Zone, including lockout rooms and an average building height of 46 feet.
<b>Agenda Date:</b>	Tuesday, March 24, 2015
<b>Applicant:</b>	Skyline Mountain Base, LLC
<b>File Number:</b>	CUP2014-29

#### Property Information

<b>Approximate Address:</b>	3567 Nordic Valley Way Eden, UT 84310
<b>Project Area:</b>	Approximately 3.2 acres
<b>Zoning:</b>	CVR-1/FV-3
<b>Existing Land Use:</b>	Ski Resort and Recreation area
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<b>Parcel ID:</b>	22-023-0086
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#### Adjacent Land Use

<b>North:</b>	Forest Residential and Agricultural	<b>South:</b>	Forest Residential
<b>East:</b>	Forest Residential and Open Space	<b>West:</b>	Ski Resort and Private Campground

#### Staff Information

<b>Report Presenter:</b>	<b>Ronda Kippen</b> rkippen@co.weber.ut.us 801-399-8768
<b>Report Reviewer:</b>	SW

### Type of Decision

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are conditional use permits, design reviews, flag-lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

### Background

The request for approval of a conditional use permit for a condominium project consisting of 54 condominium units and 54 lockout rooms with an average building height of 54 feet was presented during the December 2, 2014 Ogden Valley Planning Commission meeting. After receiving public comment on the item, and followed by discussion from the Planning Commission, the request was tabled by the Ogden Valley Planning Commission with direction given to the applicant and staff for the additional needed information.

The request was brought back to the Ogden Valley Planning Commission on January 6, 2015. After receiving additional public comment on the item, and followed by discussion from the applicant and the Planning Commission, the applicant requested the item to be tabled to allow for the redesign of the condominium project in an attempt to address the concerns of the Planning Commission as well as the affected property owners.

### Summary

The owners of Nordic Valley Ski Resort, located at 3567 East Nordic Valley Drive, are requesting approval of a conditional use permit for a condominium project consisting of 54 units with 54 lockout rooms. The proposed condominium project is conditionally allowed as a "Condominium rental apartment, including lockout rooms" in the Commercial Valley Resort Recreation (CVR-1) Zone per the Uniform Land Use Code of Weber County, Utah (LUC) §104-11-4. The applicant is requesting as part of the conditional use permit, an average building height of 46 feet as conditionally allowed in the CVR-1 Zone per LUC §104-11-4 and defined by the LUC §101-1-7.

The applicant received approval for the first stage of a transitional process of the ski resort in September of last year. If the Planning Commission approves the request for a condominium project and the requested building height, the applicant will begin the process for a condominium subdivision as required in the LUC §106-3.

Conditional use permits should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, must review and approve the general site and architectural design of the building, the layout of the parking areas and the landscaping.

The following analysis will address the redesigned condominium project conformance to the Ogden Valley General Plan and the LUC. The evaluation of the request will highlight the applicable changes from the initial design and the new design being forwarded for consideration and action.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by “preserving the Valley’s rural character” in the following ways:

- Protecting Sensitive Lands (*page 9-12 of the Ogden Valley General Plan*):
  - The proposed location of the structure is away from steep or unstable slopes.
  - The proposed location is not along a “prominent ridgeline”.
  - The proposed location is outside of the “Important Wildlife Habitat Areas”.
  - The proposal is not visible from the designated “Scenic and Entry Corridor”.
  - The proposed location meets the adopted requirements pertaining to stream corridors, wetlands and shorelines.
- Encouraging commercial development in the Ogden Valley within established commercial areas by developing commercial “nodes” within existing communities rather than commercial “strips” along major thoroughfares. The County also supports the continued development of resort-related commercial areas (*page 13 of the Ogden Valley General Plan*).
- The Ogden Valley General Plan Recreation Element identifies the development potential of the Nordic Valley Resort as well as the “need for a variety of progressive resort developments” in the Ogden Valley. The recommended policies throughout the Recreation Element are to “encourage quality resort and recreation development”, support nodal development as opposed to sprawl development in an effort to “protect as much open space as possible” and “encourage existing resorts to expand in order to generate economic benefits for Weber County as well as to pull densities from other parts of the Ogden Valley into the expanded resort. The result would be development concentrated in the expanded resorts with other areas left permanently undeveloped across Ogden Valley.” (*See pages 40-44, 61-67, 115-118, 152-160 of the Ogden Valley General Plan Recreation Element Oct 2005*).

**Zoning:** The intent and purpose of the CVR-1 Zone per the LUC §104-11-1 is:

*“(a) The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.”*

The CVR-1 Zone allows for condominium rental apartments, including lockout rooms. A condominium rental apartment has been defined in the LUC §101-1-7 as:

*“Condominium rental apartment (condo-tel): The term “condominium rental apartment (condo-tel)” means a condominium residential project in which the units, when not occupied by the owner, may be placed in a management rental pool for rent as transient living quarters similar to a motel operation. Because of the transient rental characteristics, a condominium rental apartment is classified as a use category separate and distinct from a condominium dwelling unit.”*

The CVR-1 Zone has specific standards identified in the LUC §104-11-6 that shall be met as part of the development process. Those standards are as follows:

- Minimum lot area: 2.5 acre site, with the following minimum area requirement for uses within that site:
  - Condominium rental apartments require, per building, 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two dwelling units.
  - Lockout sleeping room, 500 square feet.

- Other uses: none.
- Minimum lot width: 150 feet minimum frontage.
- Minimum yard setbacks:
  - Front: 30 feet minimum.
  - Side: 20 feet minimum, except as otherwise required by this or any other county ordinance.
  - Rear: 20 feet minimum, except as otherwise required by this or any other county ordinance.
- Building height: Conditional use permit is required if over 25 feet in height.

*Lot area, lot width, and yard setbacks:* The subject property will be divided as part of the platting process required for condominium projects and will consist of approximately 3.2 acres. The acreage requirement has been established by the CVR-1 Zone which requires 7,500 square feet for the first 2 units, 2,000 square feet for each additional unit and 500 square feet for each lock-out room. The proposal adheres to the required lot area, lot width and setbacks.

*Building height:* In order to reduce the buildings footprint the applicant initially requested an average building height of 54 feet; however, after receiving direction from the Planning Commission as well as input from the affected property owners, the applicant has redesigned the building. The redesign has allocated approximately half of the parking outside and modified the building layout to locate the majority of the height toward the rear of the building instead of along the public right of way. The redesign is an attempt to satisfy the Planning Commission’s desire to soften the effect of the proposed structure (see Exhibit A). The visual impact and height of the condominium project are considerations of the Planning Commission and will require approval.

The revised request is for consideration of an average building height of 46 feet, which is allowed by a conditional use permit and defined in the LUC §101-1-7 as:

*“Building, height of: The term “height of building” means the vertical distance from the average of the highest natural grade and the lowest natural grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest point of the ridge of a pitch or hip roof.”*

The applicant’s requested average building height of 46 feet is based on measurements ranging from the highest natural grade line on the North Elevation (71’11”) and lowest natural grade line on the South Elevation (20’7”) as measured to the highest point on the roof line (see Exhibit B-1 & B-2 (A201)). In reviewing the proposal, an overall average building height measured from the highest and lowest natural grade line to the highest point on the roof line, using the combined measurements from all elevations provided, is 45’4” and has been verified by both the architect and County staff.

In comparison to the initial request by the applicant for an average building height of 54’, a range from 44’ at the lowest natural grade to 64’ at highest point of the building as measured along Nordic Valley Way was utilized due to this area being considered the most impactful to the surrounding property owners; however based on an overall range from 12’9” at the lowest natural grade to 64’ the at highest point of the building, an initial overall average was determined by staff to be 45’5”(see Exhibit B-3).

Based on these comparisons, the actual average building height has technically not been reduced; however, the applicant has adequately addressed the concerns of the Planning Commission and the public by moving the majority of the height away from the Nordic Valley Way corridor. The new proposal reflects a reduced average building height along Nordic Valley Way of approximately 10’, measuring 44’6” with ranges from 38’ 9” at the lowest natural grade to 50’ at the highest point of the building.

The actual building height as measured from the new finished grade ranges from 34’4” at the lowest point to 78’2” at the highest point of the building (see Exhibit C-2 (A201)). The initial request reflected an actual building height as measured from the finished grade ranging from 26’ at the lowest point to 71’ at the highest point of the building (see Exhibit B-3).

*Additional design standards:* The CVR-1 Zone also requires additional design standards including a minimum of ten percent commercial uses other than the condominium rental apartments per LUC §104-11-5. The commercial amenities that have been proposed include office space, retail and restaurant located on the lower level (see Exhibit C-2 (A101)). These amenities will provide 11,778 sq. ft. of commercial use, meeting the required ten percent.

**In approving the site plan, the Planning Commission will need to find that the proposed building and uses are sized in proportion to the recreational amenities for which they will provide goods and services.**

**Conditional Use Review:** The proposed uses are conditionally allowed in the CVR-1 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental

effects. As a requirement of the conditional use permit, the applicant has provided a “Will-Serve Letter” from Nordic Mountain Water Inc. (see Exhibit E) for water services and a “Will-Serve Letter” from Wolf Creek Water and Sewer Improvement District (see Exhibit F) for the waste disposal. The applicant has provided the required material to facilitate a review of the proposed project including grading, drainage, and a geotechnical report.

The Engineering Division reviewed the initial civil engineering drawings and conditionally approved the proposal. The most recent proposal is in the process of being reviewed by the Engineering Division and is anticipated to receive a conditional approval based on more detailed plans to be provided with the required subdivision process. As part of this process, the recommendations that have been identified in the Geotechnical Report will need to be identified on the subdivision plans and followed throughout the development of the site.

The Weber Fire District reviewed the initial proposal and conditionally approved the proposal. As with the Engineering Division, a new review is in process with the conditional approval based on more detailed plans to be provided with the required subdivision process.

A condition of approval has been made part of the Planning Division’s recommendations to ensure that any conditions of the Engineering Division and Weber Fire District are strictly adhered to.

**Design Review:** The CVR-1 Zone and the proposed conditional use, mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the building shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. Additional design reviews may be required as the commercial uses within the development are identified to ensure that adequate parking as required by the LUC §108-8 is available and that any proposed signage conforms to the LUC §110-2. 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:

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes improvements for the widening of the existing abutting street together with sidewalk, curb and gutter and adequate drive approaches for the ingress and egress to the site and the building along Nordic Valley Way. The applicant has provided 121 parking spaces on the site plan, of which 62 parking spaces are provided as underground parking. The underground parking has been reduced to allow for the reduction in building height. Parking requirements for the future uses of the development will be evaluated as part of the required design review process for the new commercial uses. The underground parking will provide adequate parking for the 106 sleeping units in the building per LUC §108-8-4 which requires one space per two sleeping units. This determination is based on the transient nature of the condo-tel that is defined in the LUC §101-1-7 as:

*“... Because of the transient rental characteristics, a condominium rental apartment is classified as a use category separate and distinct from a condominium dwelling unit.”*

Due to the distinct separation of the condo-tel from a condominium dwelling unit, the standards of LUC§108-8-2 do not apply here as earlier thought. The additional requirements for the commercial parking are being proposed as part of the additional 59 outdoor parking stalls located in the future storm detention area (see Exhibit C-1 & C-2 (AS101 & A101)) as permitted by LUC §108-8-7(a) which states:

*“Parking space location: Parking space(s) as required by this chapter shall be on the same lot with the main building or, in the case of buildings other than dwellings, may be located no farther than 500 feet therefrom.”*

It appears that all the proposed parking meets the parking standards as outlined in LUC §108-8-7(c) as well as the surface lighting of the off street parking as outlined in LUC §108-2-6 & §108-16.

2) *Considerations relating to outdoor advertising.* The applicant received approval for a monument sign as allowed in LUC §110-2-5 in September of this year. As part of the review, the Planning Division took into consideration the architectural renderings including the location, color, lighting and size of the monument sign for the ski resort. The location of the monument sign has been identified on the site plan as #15 on sheet AS101 (also identified as Exhibit C-1).

3) *Considerations relating to landscaping, screening and buffering.* The applicant has been able to adequately address the minimum landscaping requirements of the Design Review as outlined in LUC §108-1-4(3) and the Ogden Valley Architectural, Landscape and Screening Design Standards as outlined in LUC §108-2-5 and §108-2-9 (see Exhibit G (L101 & L102)) as well as adequate screening of the trash dumpster and all outdoor parking.

When long expanses of building walls and other barriers are part of a proposal as they are with this application, taller trees can be required as part of the landscaping plan to create a softening effect as allowed in LUC §108-2-5(j)(4). If the Planning Commission feels additional landscaping, screening and buffering measures need to be implemented; a specific condition of approval will need to be added.

4) *Considerations relating to buildings and site layout.* The following percentages have been calculated based on the proposed final lot size of 3.2 acres. The proposed condominium project will have an area footprint of 35,213 sq. ft.; which is a reduction of 18,790 sq. ft. from the initial design of 54,003 sq. ft. This decrease is due to the reduction in the underground parking area and the removal of the outdoor pool and plaza area. The footprint will cover 24.5% of the final site; a reduction of 13.5% from the initial design coverage of 38% of the final site. The hard surface paving will cover 18.6% which is a 13.6% increase from the initial proposal of 5% hard surface paving. The landscaping will cover 56.8% which is a minor decrease from the initial proposal 57% of the final site (see Exhibit C-1 (AS101)).

The proposed building has an exterior finish consisting of predominantly natural, muted earth tone colors of hardi-plank batten board, hardi-board tongue and groove, stone veneer, timber and asphalt/metal roofing materials. The metal roof areas, aluminum windows and glass store front must be non-reflective. The proposed colors for the external surfaces are found on sheet A201 (see Exhibit B-1) and identified as follows:

1. "Driftwood" Asphalt Shingles
2. "Earthen Jug" Hardi-Plank Batten Board
3. "Dark Bronze" Standing Seam Metal Roof
4. "Cottonwood" Stone Veneer
5. "Cinnamon" Stained Timber
6. "Coconut Husk" Hardi-Board T&G Beveled
7. "Dark Bronze" Flashing

The exterior lighting will consist of one 20' parking lot light pole (277 V., 10,000 lumens) located at the underground parking entrance and multiple 42" high light bollard area lights (277 V., 1,000 lumens @ 15.5 watts) located along the improved pathways around the building (see Exhibit C-1 (AS101)). The proposed outdoor lighting must be partially or fully shielded as required in LUC §108-16 in order to comply with the Ogden Valley Lighting requirements. As part of the redesigned building, there has been a sizable reduction in windows and window size in an attempt to protect the night sky from interior light pollution. If the Planning Commission feels that additional measures need to be taken to ensure adequate protection of the night sky, a condition of approval will need to be added.

The building and site layout have been reviewed against the design criteria of the CVR-1 Zone in the LUC §104-11, the Design Review in the LUC §108-1, and the Ogden Valley Architectural, Landscape and Screening Design Standards in the LUC §108-2-4. It appears that the proposal meets the minimum requirements of the applicable areas of the Uniform Land Use Code of Weber County.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant has provided civil engineered drawings (see Exhibit D) that identify the existing and proposed topography, contour lines, utilities, easements and drainage. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage including retention facilities by providing more detailed drawings as part of the subdivision process.

6) *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 Planning Division is unaware of prior development conceptual plans as part of any rezoning agreement that may have been approved for the subject property by Weber County; therefore, considerations pertaining to this portion of the code are not applicable at this time.

**Public Notice:** To ensure adequate time has been allotted to the affected property owners, a third series of notices have been mailed out to all property owners within 500 feet of the subject property on March 17, 2015 for the March 24, 2015 Ogden Valley Planning Commission meeting.

## Summary of Planning Commission Considerations

LUC §108-4-4 states:

*“Conditional Uses shall be approved on a case-by case basis. The planning commission shall not authorize a conditional use permit unless evidence is present to establish:*

- 1. 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.*
- 2. That the proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards of use.”*

The Planning Commission will need to determine if the proposed condominium project 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:

- Are the proposed building and uses sized in proportion to the recreational amenities for which they will provide goods and services?
- Could the additional height of the condominium project be harmful to the adjacent property owners? If yes, what conditions could be put in place to mitigate detrimental effects?
- Does the submittal meet the architectural detail standards required by LUC §108-1 & §108-2? If no, then what conditions/architectural details could be added in order to comply?
- Does additional landscaping and screening need to be implemented to add a softening effect to the structure in order to fully comply with the requirements of LUC §108-1 (Design Review) and §108-2 (Ogden Valley Architectural Standards)?
- Have the “Criteria for Issuance of Conditional Use Permit” and other applicable ordinances been met?

## Staff Recommendation

The Planning Division recommends approval of file# CUP 2014-29, a conditional use permit request for a 54 unit condominium with 54 lockout rooms and an average building height of 46 feet as conditionally allowed in the CVR-1 Zone for the property located at 3567 E Nordic Valley Way, Eden. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The conditional use permit will be contingent on the approval and recordation of a condominium subdivision plat.
2. The maximum average height as measured from the natural existing grade to the highest point on the roof line shall not exceed 46’.
3. All windows, glass store fronts and metal roof areas will consist of non-reflective material.
4. Adequate shielding of all outdoor lighting will be provided in order to conform to LUC §108-16 pertaining to the Ogden Valley Lighting requirements.
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6. Requirements of the Weber County Building Division.
7. Requirements and recommendations of the Weber Fire District.
8. Requirements of the Weber County Engineering Division.
9. Requirements of the Weber-Morgan Health Department.

This recommendation is based on the following findings:

1. The proposed use conforms to the goals, objectives and policies of the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
3. The proposed building and uses are proportionately sized to the recreational amenities for which they provide goods and services.
4. The additional building height will allow for a smaller building footprint, reducing storm runoff and overall soil disturbance.
5. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.

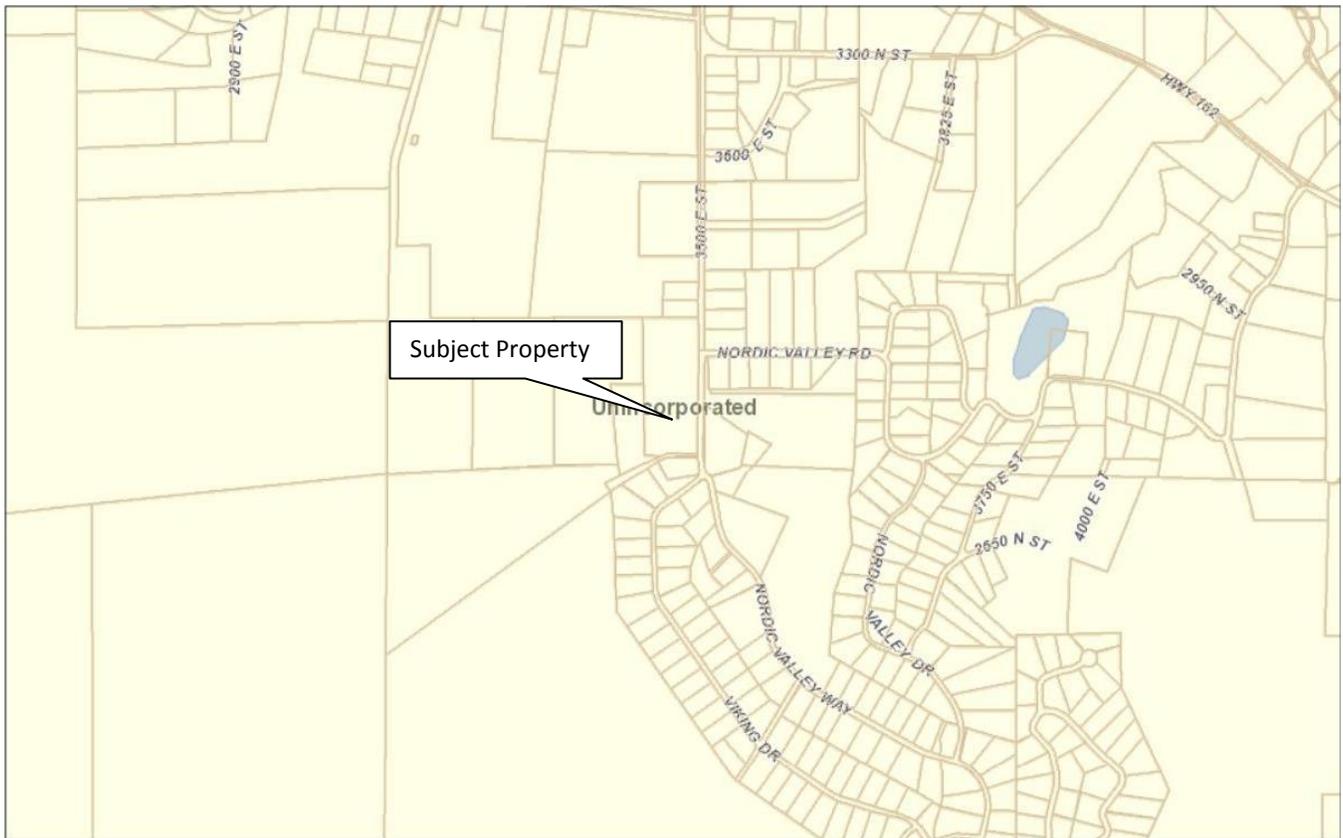
## Exhibits

- A. Original/revised building comparison
- B. Architectural Elevations
  - 1. A201 (Architectural Renderings)
  - 2. A201 (Exterior Building Elevations)
  - 3. Original Elevations
- C. Architectural Site Plan
  - 1. AS101 (Site Plan)
  - 2. A101 (Lower Level Floor Plan & Parking)
  - 3. A102 (Second Level Floor Plan)
  - 4. A103 (Third Level Floor Plan)
  - 5. A104 (Fourth Level Floor Plan)
  - 6. A105 (Fifth Level Floor Plan)
  - 7. A106 (Sixth Level Floor Plan)
- D. Civil Drawings
- E. Culinary Water Will-Serve Letter
- F. Sanitary Will-Serve Letter
- G. Landscape & Irrigation Plans

Map 1



Map 2

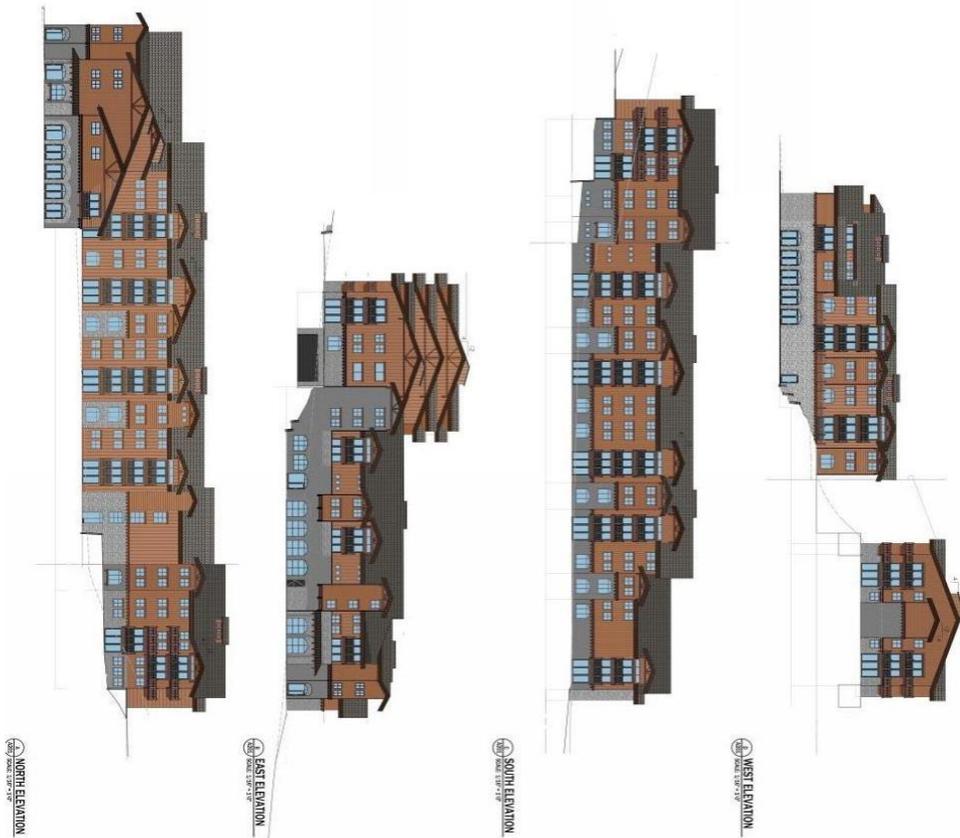


**Exhibit A- Original/Revised Building Comparison**

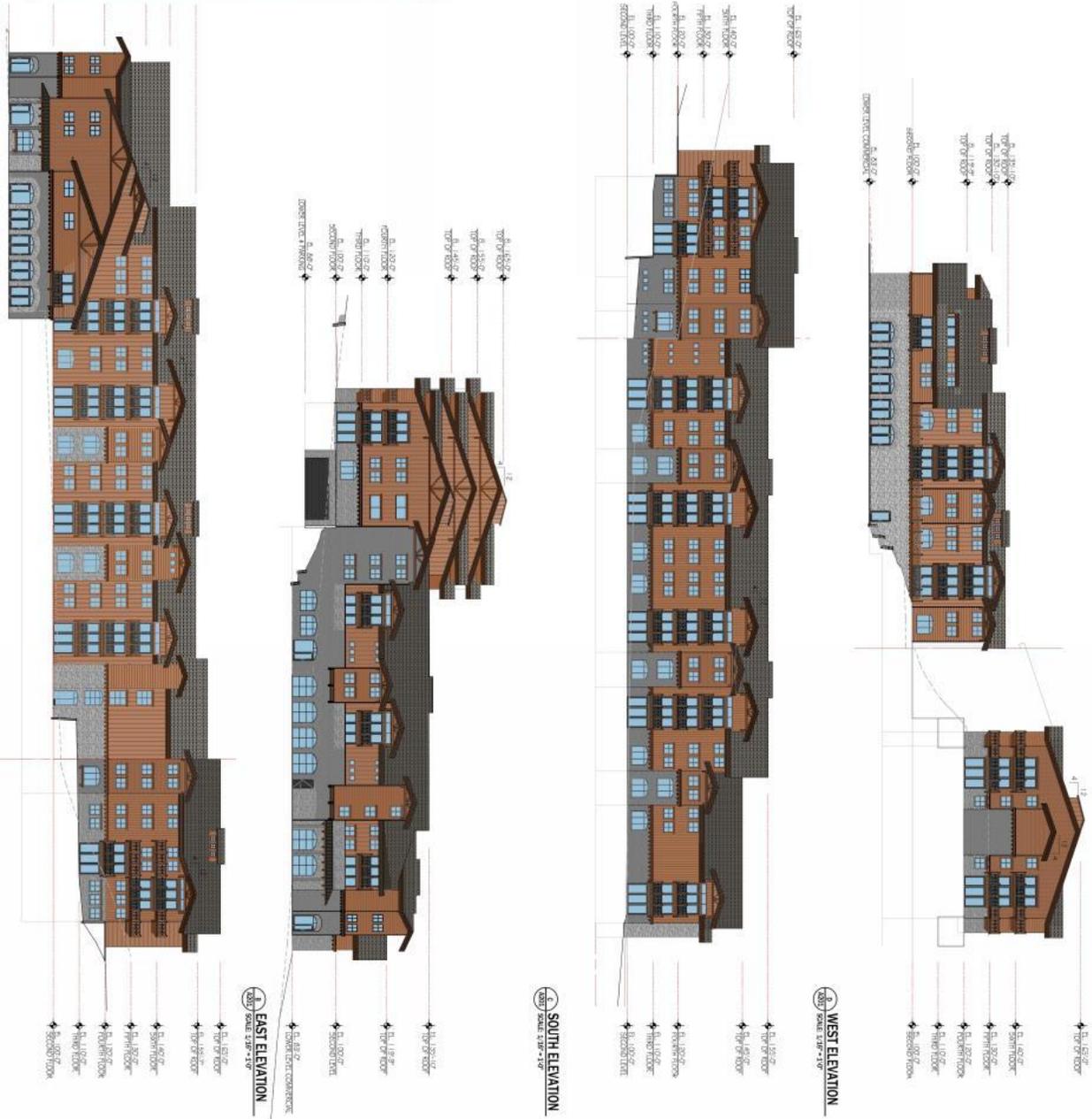
Original Proposal



Revised Proposal



# Exhibit B-1 Architectural Renderings



- ELEVATION KEYNOTES:**
1. TRUSS RAFTERS
  2. ALUMINUM WINDOW
  3. ALUMINUM SCREENED
  4. ALUMINUM SCREENED
  5. RESINID LETTER, 1 1/2" HIGH
  6. LAMINATED BLACK ENAMEL PAINT
  7. LAMINATED BLACK ENAMEL PAINT
  8. CONCRETE FINISHING WALL
  9. 4" X 8" GIBBS RAIL
  10. CONCRETE FINISHING WALL

**EXTERIOR FINISH MATERIALS**

AREA	FINISH MATERIAL	COLOR
WALLS	CONCRETE	CONCRETE
ROOF	ASPH/FLT	ASPH/FLT
CEILING	CONCRETE	CONCRETE
FLOOR	CONCRETE	CONCRETE
WALLS	CONCRETE	CONCRETE
ROOF	ASPH/FLT	ASPH/FLT
CEILING	CONCRETE	CONCRETE
FLOOR	CONCRETE	CONCRETE

**AVERAGE HEIGHT ABOVE EXISTING GRADE**

DIRECTION	AVERAGE HEIGHT
WEST	36'-3"
SOUTH	42'-2"
EAST	44'-2"
NORTH	49'-11"
TOTAL AVERAGE	42'-2"

**OWNER:** PINE CANYON LODGE  
**PROJECT:** PINE VALLEY CONDOMINIUMS  
**LOCATION:** 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

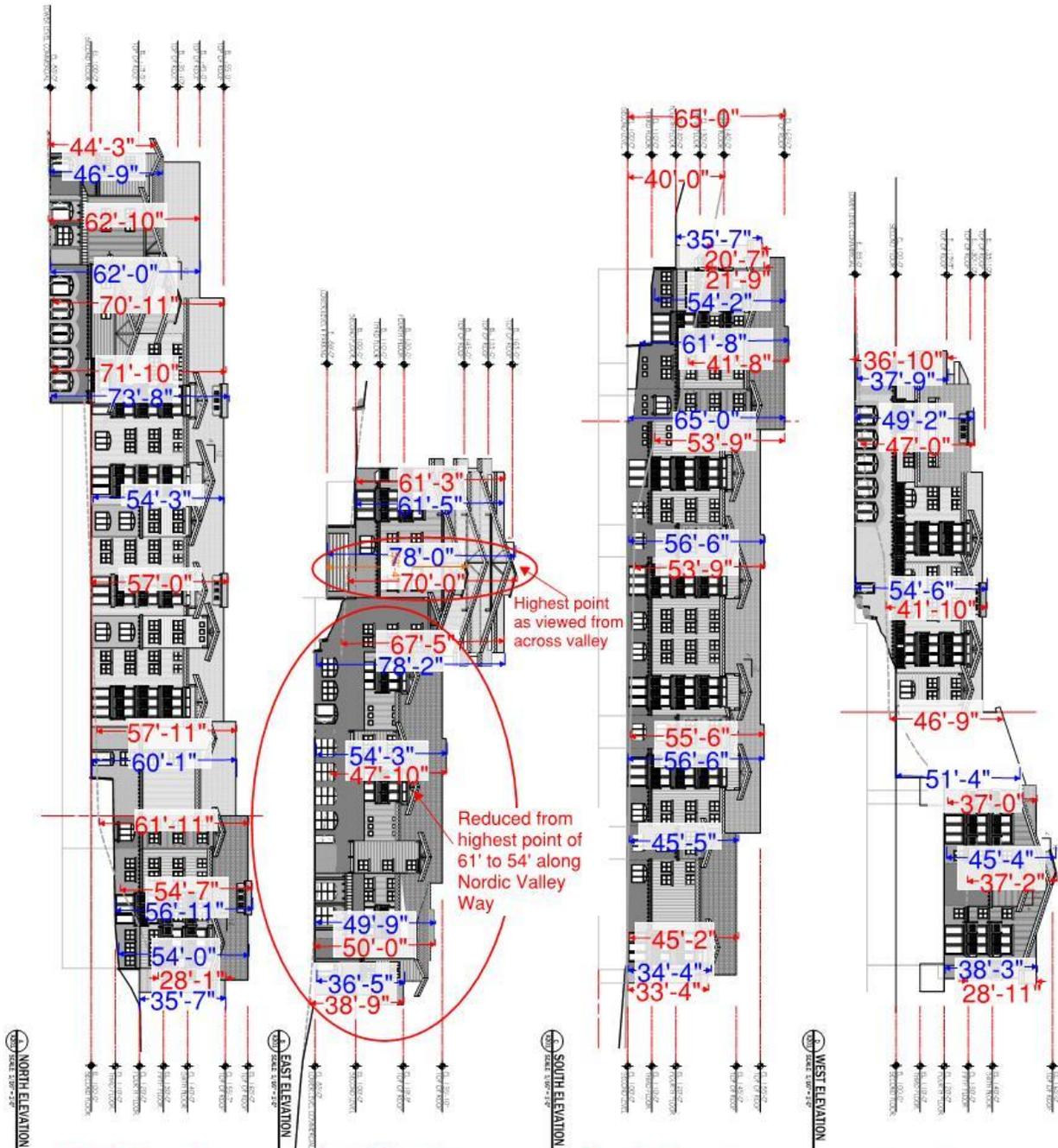
**DATE:** 3/11/13  
**SHEET NUMBER:** A201

**PROJECTED:** LHM  
**DRAWN BY:** TCO  
**CHECKED BY:** [Signature]

**vanZellen Architecture**  
 3567 Nordic Valley Way, Eden, Utah 84310  
 Phone: 435.426.1111  
 Fax: 435.426.1112  
 Email: info@vanzellen.com

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**Exhibit B-2 Exterior Building Elevations**



**North Elevation**  
Avg: 49'11"

**East Elevation**  
Avg: 44'6"

**South Elevation**  
Avg: 46'8"

**West Elevation**  
Avg: 38'3"

EXTERIOR FINISH MATERIALS		AVERAGE HEIGHT ABOVE FINISHED GRADE	
WEST	36'-7"	SOUTH	46'-8"
EAST	44'-6"	NORTH	49'-11"
TOTAL AVERAGE	45'-4"		

**\*Existing Grade Average Height: 45'4"**  
**\*Finished Grade Average Height: 51'11"**

**ELEVATION NOTES:**

1. THREE WAYS
2. SECTION THROUGH DOORS
3. SECTION THROUGH WINDOWS
4. SECTION THROUGH ROOF
5. SECTION THROUGH WALLS
6. SECTION THROUGH FLOORS
7. SECTION THROUGH CEILING
8. SECTION THROUGH STAIRS
9. SECTION THROUGH BALCONIES
10. SECTION THROUGH TERRACES
11. SECTION THROUGH PORCHES
12. SECTION THROUGH PATIOS
13. SECTION THROUGH DRIVEWAYS
14. SECTION THROUGH GARAGES
15. SECTION THROUGH ATTIC
16. SECTION THROUGH BASEMENT
17. SECTION THROUGH FOUNDATION
18. SECTION THROUGH RETAINING WALLS
19. SECTION THROUGH CURBS
20. SECTION THROUGH DRIVEWAYS

**OWNER:** PINE CANYON LODGE  
**PROJECT:** PINE VALLEY CONDOMINIUMS  
**LOCATION:** 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

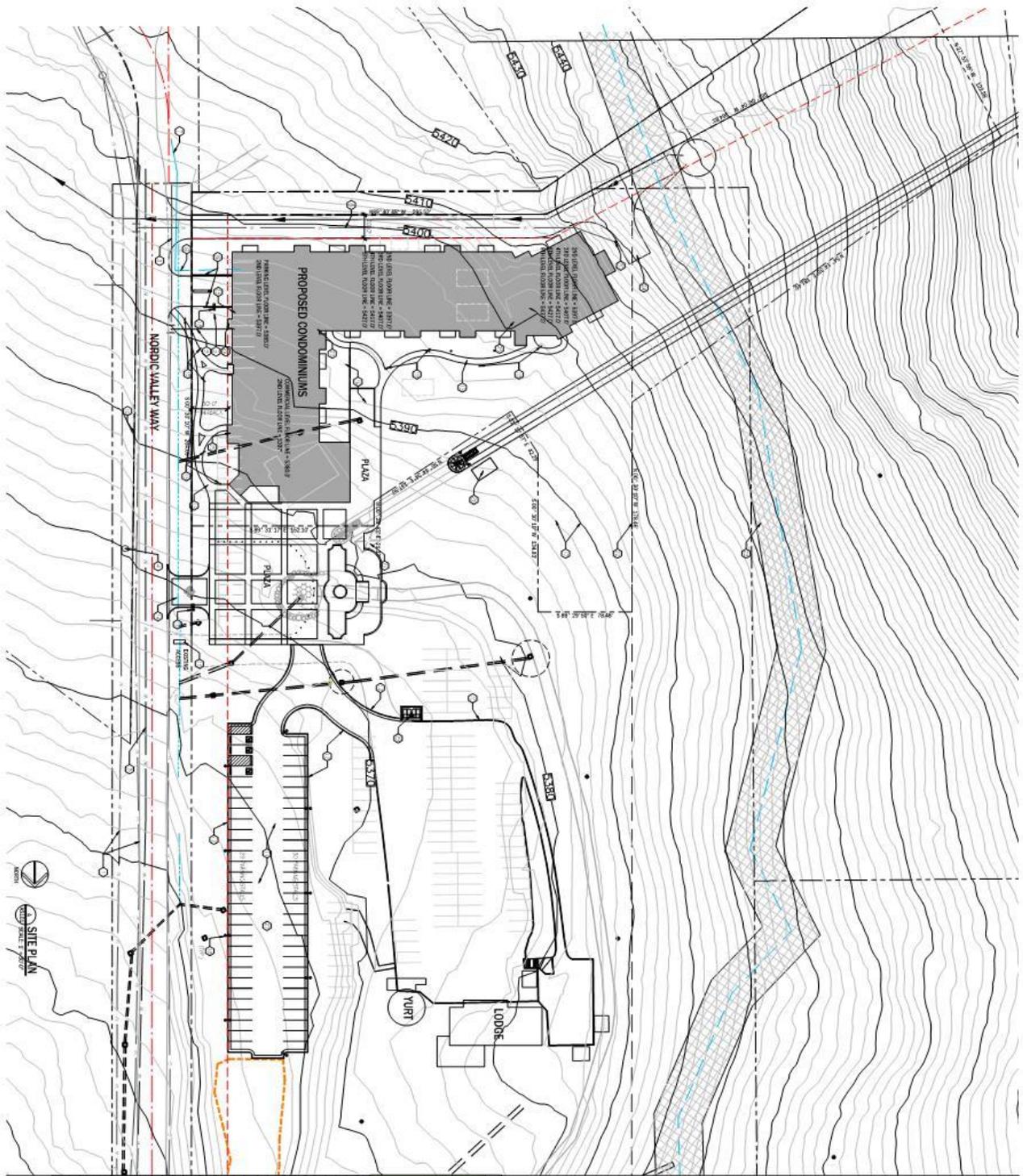
**DATE:** 3/3/15  
**SHEET NUMBER:** A201

**EXTERIOR BUILDING ELEVATIONS**

**WAVZEBEN ARCHITECTURE**  
3567 NORDIC VALLEY WAY, EDEN, UTAH 84310  
PHONE: 435-468-1111  
WWW.WAVZEBEN.COM



**Exhibit C-1 (AS101 Site Plan)**



**SITE PLAN NOTES:**

1. EXISTING EASEMENTS SHALL BE MAINTAINED.
2. EXISTING EASEMENTS SHALL BE MAINTAINED.
3. EXISTING EASEMENTS SHALL BE MAINTAINED.
4. EXISTING EASEMENTS SHALL BE MAINTAINED.
5. EXISTING EASEMENTS SHALL BE MAINTAINED.
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20. EXISTING EASEMENTS SHALL BE MAINTAINED.
21. EXISTING EASEMENTS SHALL BE MAINTAINED.
22. EXISTING EASEMENTS SHALL BE MAINTAINED.
23. EXISTING EASEMENTS SHALL BE MAINTAINED.
24. EXISTING EASEMENTS SHALL BE MAINTAINED.
25. EXISTING EASEMENTS SHALL BE MAINTAINED.
26. EXISTING EASEMENTS SHALL BE MAINTAINED.
27. EXISTING EASEMENTS SHALL BE MAINTAINED.
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29. EXISTING EASEMENTS SHALL BE MAINTAINED.
30. EXISTING EASEMENTS SHALL BE MAINTAINED.

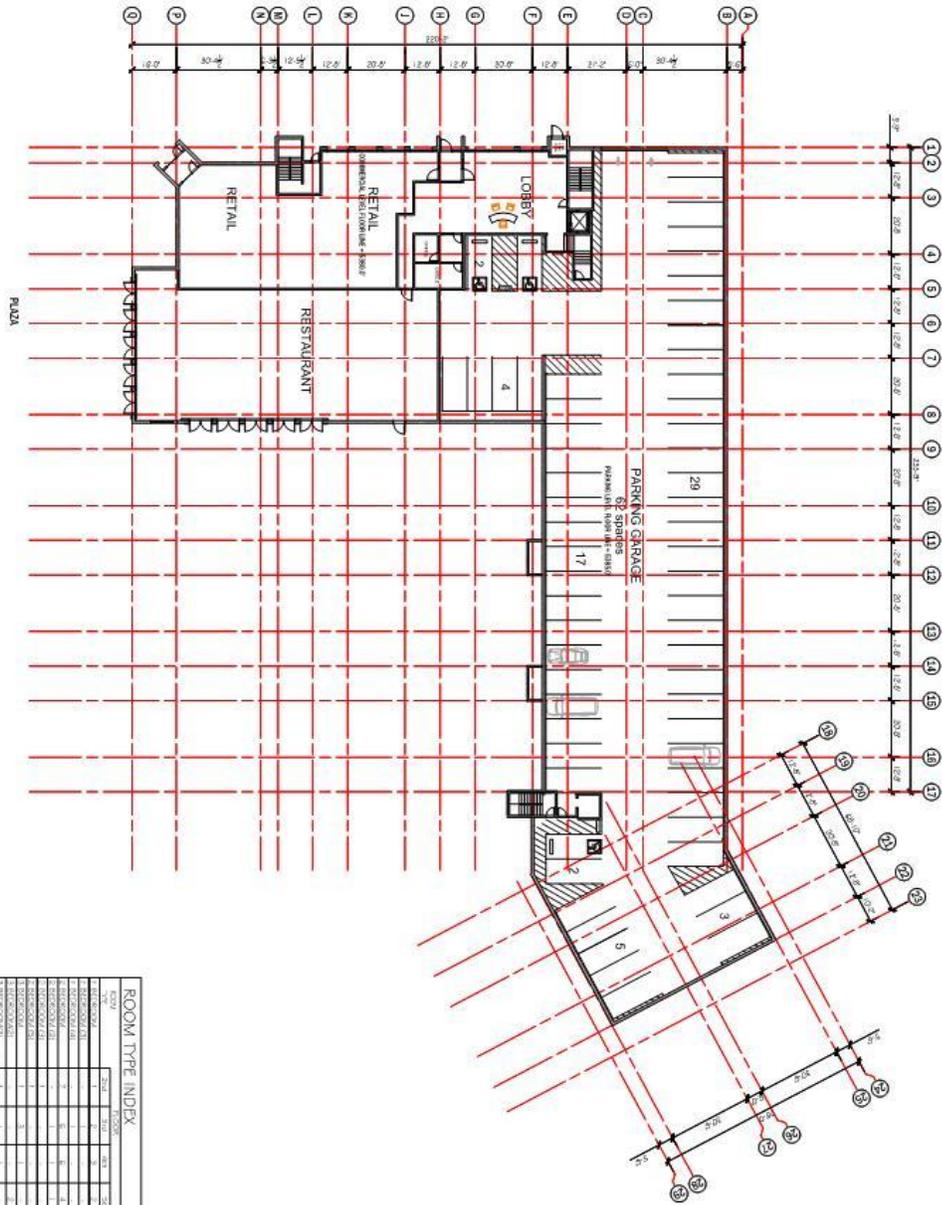
**SCHEMATIC FINANCING REQUIREMENTS**

TYPE	GENERAL
CONDOMINIUM	120 MONTHS
RESIDENTIAL	180 MONTHS
COMMERCIAL	240 MONTHS
INDUSTRIAL	360 MONTHS
AGRICULTURAL	360 MONTHS
MANUFACTURING	360 MONTHS
MINING	360 MONTHS
RECREATION	360 MONTHS
OTHER	360 MONTHS

**OWNER:** PINE CANYON LODGE  
**PROJECT:** PINE VALLEY CONDOMINIUMS  
**LOCATION:** 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

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**Exhibit C-2 (A101 Lower Level Floor Plan & Parking)**

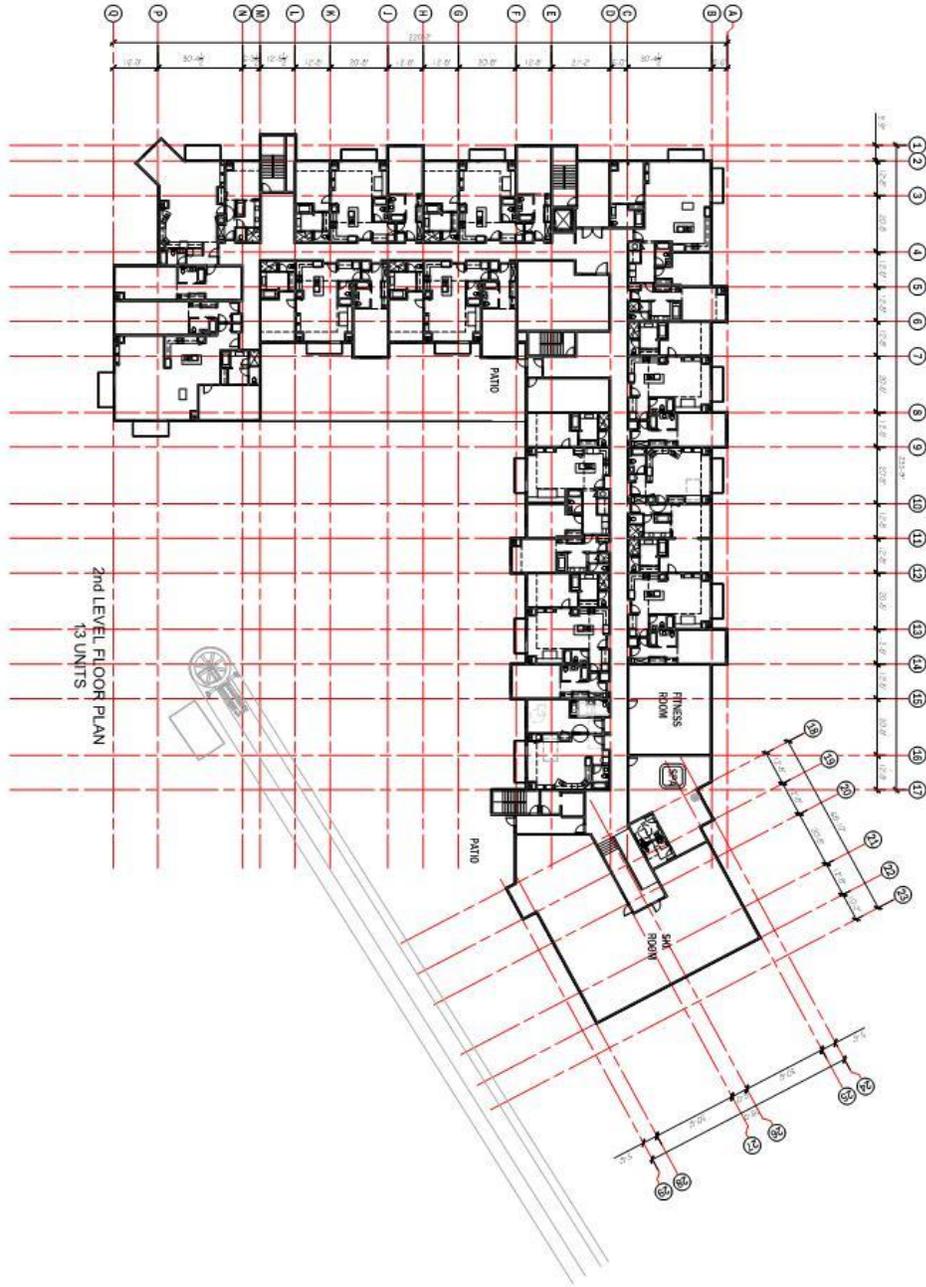


ROOM TYPE INDEX										
ROOM	NO.	AREA	PERCENT	NO.	AREA	PERCENT	NO.	AREA	PERCENT	TOTAL
LOBBY	1	1,100	1.1	2	1,100	1.1	3	1,100	1.1	3,300
RESTAURANT	4	1,100	1.1	5	1,100	1.1	6	1,100	1.1	3,300
RETAIL	7	1,100	1.1	8	1,100	1.1	9	1,100	1.1	3,300
PARKING GARAGE	10	1,100	1.1	11	1,100	1.1	12	1,100	1.1	3,300
PLAZA	13	1,100	1.1	14	1,100	1.1	15	1,100	1.1	3,300
MECHANICAL	16	1,100	1.1	17	1,100	1.1	18	1,100	1.1	3,300
STAIR	19	1,100	1.1	20	1,100	1.1	21	1,100	1.1	3,300
MECHANICAL	22	1,100	1.1	23	1,100	1.1	24	1,100	1.1	3,300
MECHANICAL	25	1,100	1.1	26	1,100	1.1	27	1,100	1.1	3,300
MECHANICAL	28	1,100	1.1	29	1,100	1.1	30	1,100	1.1	3,300
MECHANICAL	31	1,100	1.1	32	1,100	1.1	33	1,100	1.1	3,300
MECHANICAL	34	1,100	1.1	35	1,100	1.1	36	1,100	1.1	3,300
MECHANICAL	37	1,100	1.1	38	1,100	1.1	39	1,100	1.1	3,300
MECHANICAL	40	1,100	1.1	41	1,100	1.1	42	1,100	1.1	3,300
MECHANICAL	43	1,100	1.1	44	1,100	1.1	45	1,100	1.1	3,300
MECHANICAL	46	1,100	1.1	47	1,100	1.1	48	1,100	1.1	3,300
MECHANICAL	49	1,100	1.1	50	1,100	1.1	51	1,100	1.1	3,300
MECHANICAL	52	1,100	1.1	53	1,100	1.1	54	1,100	1.1	3,300
MECHANICAL	55	1,100	1.1	56	1,100	1.1	57	1,100	1.1	3,300
MECHANICAL	58	1,100	1.1	59	1,100	1.1	60	1,100	1.1	3,300
MECHANICAL	61	1,100	1.1	62	1,100	1.1	63	1,100	1.1	3,300
MECHANICAL	64	1,100	1.1	65	1,100	1.1	66	1,100	1.1	3,300
MECHANICAL	67	1,100	1.1	68	1,100	1.1	69	1,100	1.1	3,300
MECHANICAL	70	1,100	1.1	71	1,100	1.1	72	1,100	1.1	3,300
MECHANICAL	73	1,100	1.1	74	1,100	1.1	75	1,100	1.1	3,300
MECHANICAL	76	1,100	1.1	77	1,100	1.1	78	1,100	1.1	3,300
MECHANICAL	79	1,100	1.1	80	1,100	1.1	81	1,100	1.1	3,300
MECHANICAL	82	1,100	1.1	83	1,100	1.1	84	1,100	1.1	3,300
MECHANICAL	85	1,100	1.1	86	1,100	1.1	87	1,100	1.1	3,300
MECHANICAL	88	1,100	1.1	89	1,100	1.1	90	1,100	1.1	3,300
MECHANICAL	91	1,100	1.1	92	1,100	1.1	93	1,100	1.1	3,300
MECHANICAL	94	1,100	1.1	95	1,100	1.1	96	1,100	1.1	3,300
MECHANICAL	97	1,100	1.1	98	1,100	1.1	99	1,100	1.1	3,300
MECHANICAL	100	1,100	1.1	101	1,100	1.1	102	1,100	1.1	3,300



	OWNER: PINE CANYON LODGE, INC.	
	PROJECT: PINE CANYON CONDOMINIUM	
	LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310	
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**Exhibit C-3 (A102 Second Level Floor Plan)**

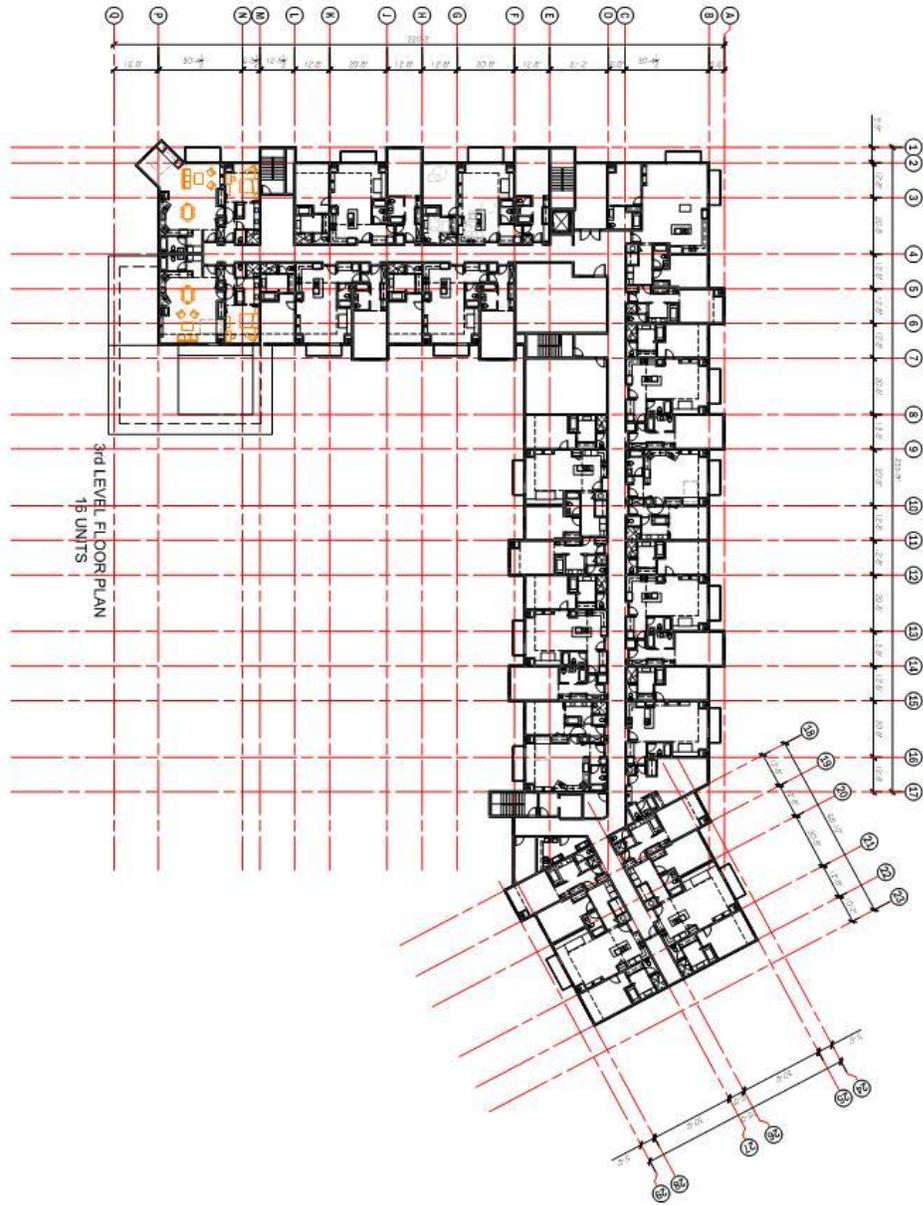


**SECOND LEVEL FLOOR PLAN**

SHEET NUMBER <b>A102</b> DATE: 3/2/13	SECOND LEVEL FLOOR PLAN		OWNER: PINE CANYON LODGE, INC. <b>PROJECT: PINE CANYON CONDOMINIUM</b> LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310 <small>©vanZeebe Architecture. This drawing shall not be reproduced without consent of vanZeebe Architecture, nor shall it be used for any project other than the originally intended project.</small>	<table border="1"> <tr> <td>DATE: 3/2/13</td> <td>DESIGNED BY: JACOB</td> </tr> <tr> <td>DRAWN BY: JACOB</td> <td>CHECKED BY: JACOB</td> </tr> <tr> <td>SCALE: AS SHOWN</td> <td>PROJECT: PINE CANYON CONDOMINIUM</td> </tr> </table>	DATE: 3/2/13	DESIGNED BY: JACOB	DRAWN BY: JACOB	CHECKED BY: JACOB	SCALE: AS SHOWN	PROJECT: PINE CANYON CONDOMINIUM	
DATE: 3/2/13	DESIGNED BY: JACOB										
DRAWN BY: JACOB	CHECKED BY: JACOB										
SCALE: AS SHOWN	PROJECT: PINE CANYON CONDOMINIUM										

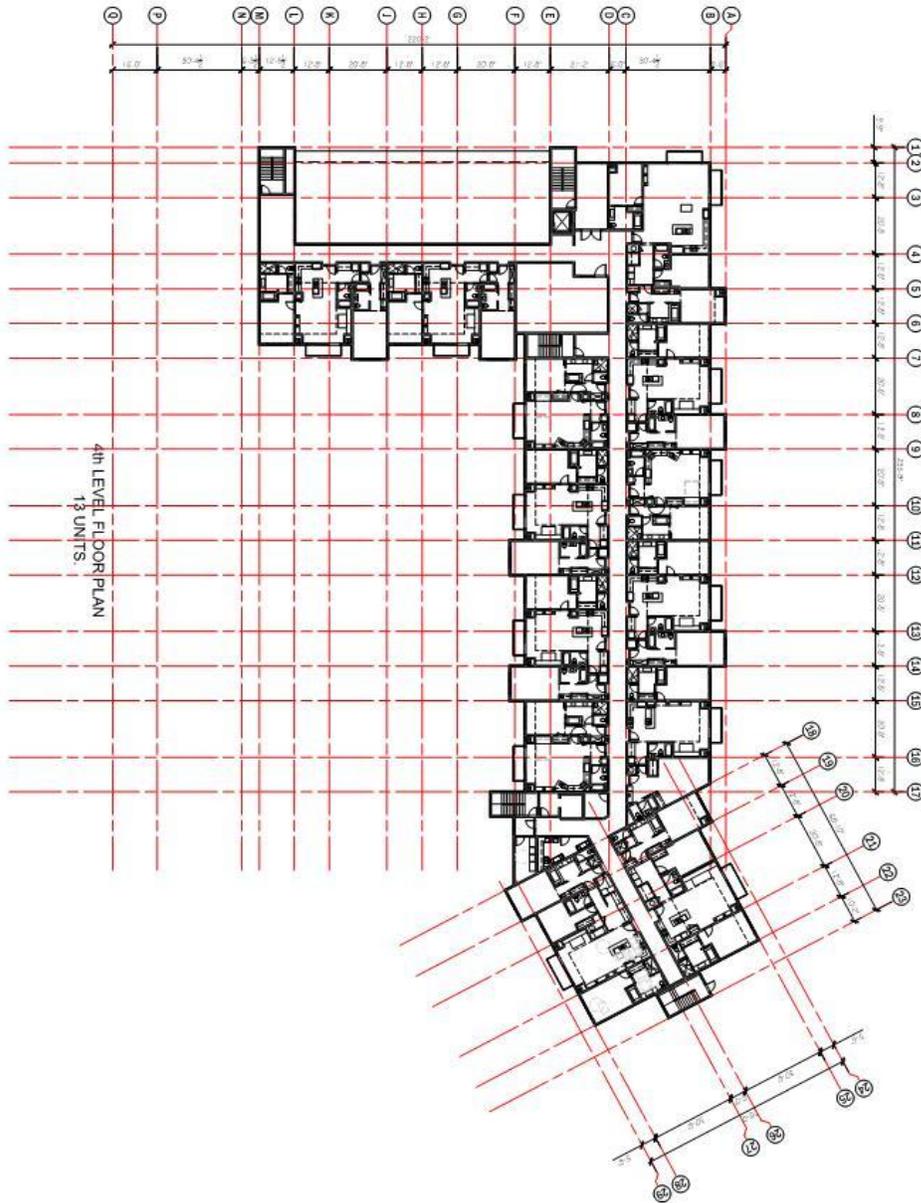
**Exhibit C-4 (A103 Third Level Floor Plan)**



THIRD LEVEL FLOOR PLAN  
A103

DATE: 3/20/15 SHEET NUMBER: <b>A103</b> THIRD LEVEL FLOOR PLAN		OWNER: PINE CANYON LODGE, INC. PROJECT: PINE CANYON CONDOMINIUM LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310	ARCHITECT: VANZELEN ARCHITECTS, INC. 1000 N. 1000 E. SUITE 100 EDEN, UTAH 84310 PH: 435.438.1111 WWW.VANZELENARCHITECTS.COM
		©vanZelen Architects. This drawing shall not be reproduced without consent of vanZelen Architects, nor shall it be used for any project other than the originally intended project.	

**Exhibit C-5 (A104 Fourth Level Floor Plan)**

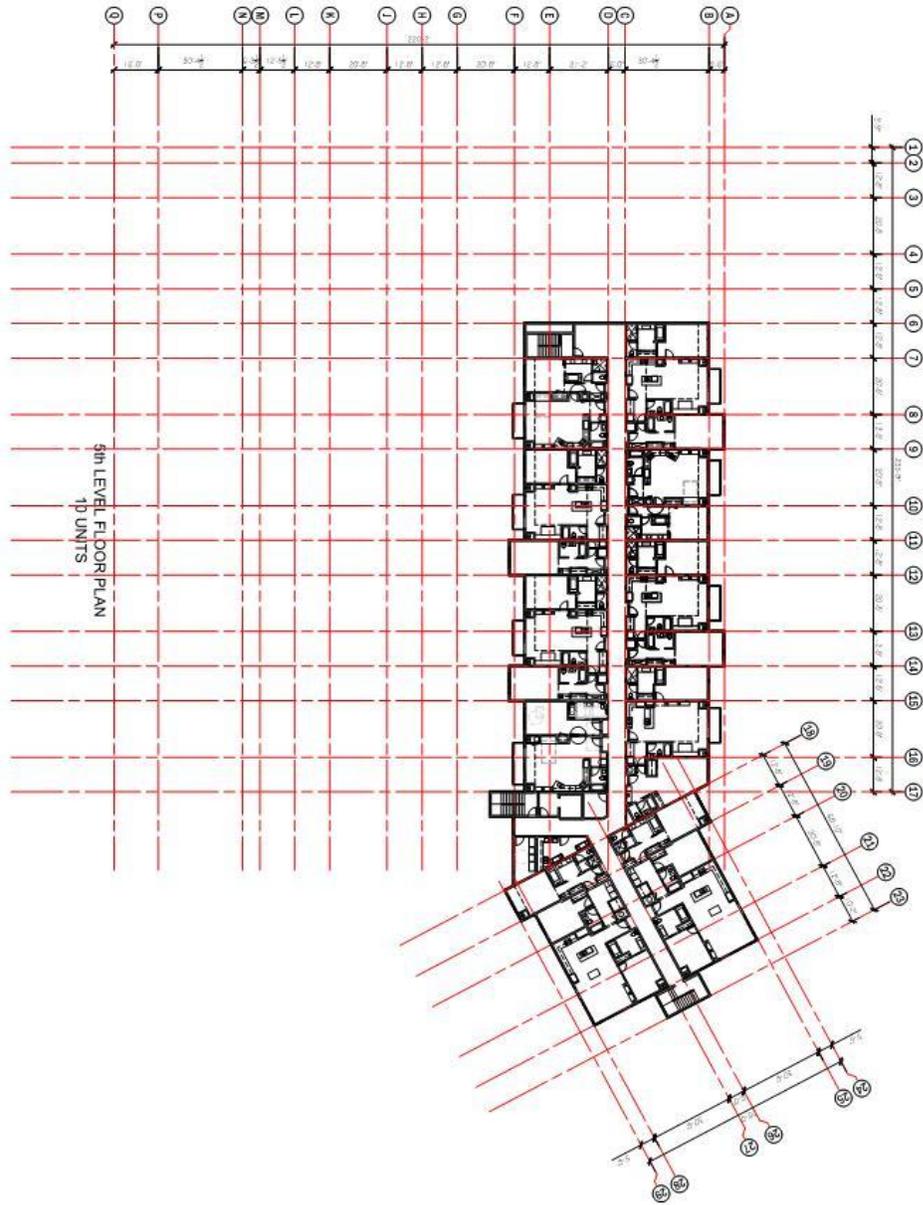


**FOURTH LEVEL FLOOR PLAN**

SHEET NUMBER <b>A104</b> DATE: 3/20/13	FOURTH LEVEL FLOOR PLAN		OWNER: PINE CANYON LODGE, INC. <b>PROJECT: PINE CANYON CONDOMINIUM</b> LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310 <small>©vanZeeb Architecture. This drawing shall not be reproduced without consent of vanZeeb Architecture, nor shall it be used for any project other than the originally intended project.</small>	PROJECT NO.: 2008 DRAWN BY: JNC CHECKED BY: JNC	
			<small>vanZeeb Architecture          1000 East 1000 North          Suite 100          Provo, Utah 84601          Phone: 801.733.8888          Fax: 801.733.8889          Email: info@vanzeeb.com</small>		

**Exhibit C-6 (A105 Fifth Level Floor Plan)**



BETHLEVEL FLOOR PLAN  
SHEET NUMBER  
A105

DATE: 3/20/15  
SHEET NUMBER  
A105

BETHLEVEL  
FLOOR PLAN

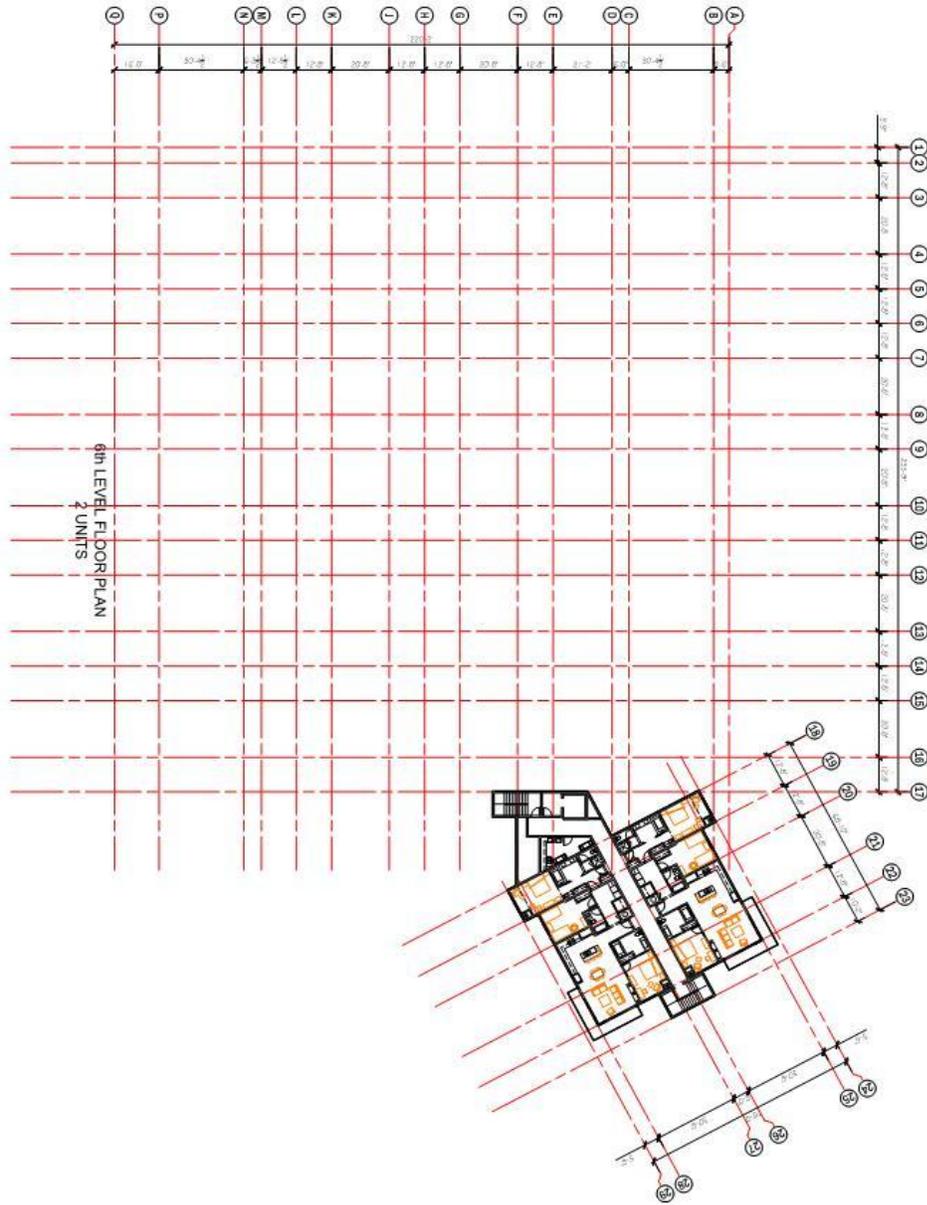


OWNER: PINE CANYON LODGE, INC.  
PROJECT: PINE CANYON CONDOMINIUM  
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

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	ARCHITECT vanZEBEN ARCHITECTS, INC. 3567 NORDIC VALLEY WAY EDEN, UTAH 84310 PHONE: 435.426.1234 FAX: 435.426.1235 WWW.VANZEBENARCHITECTS.COM
--	--

**Exhibit C-7 (A106 Sixth Level Floor Plan)**

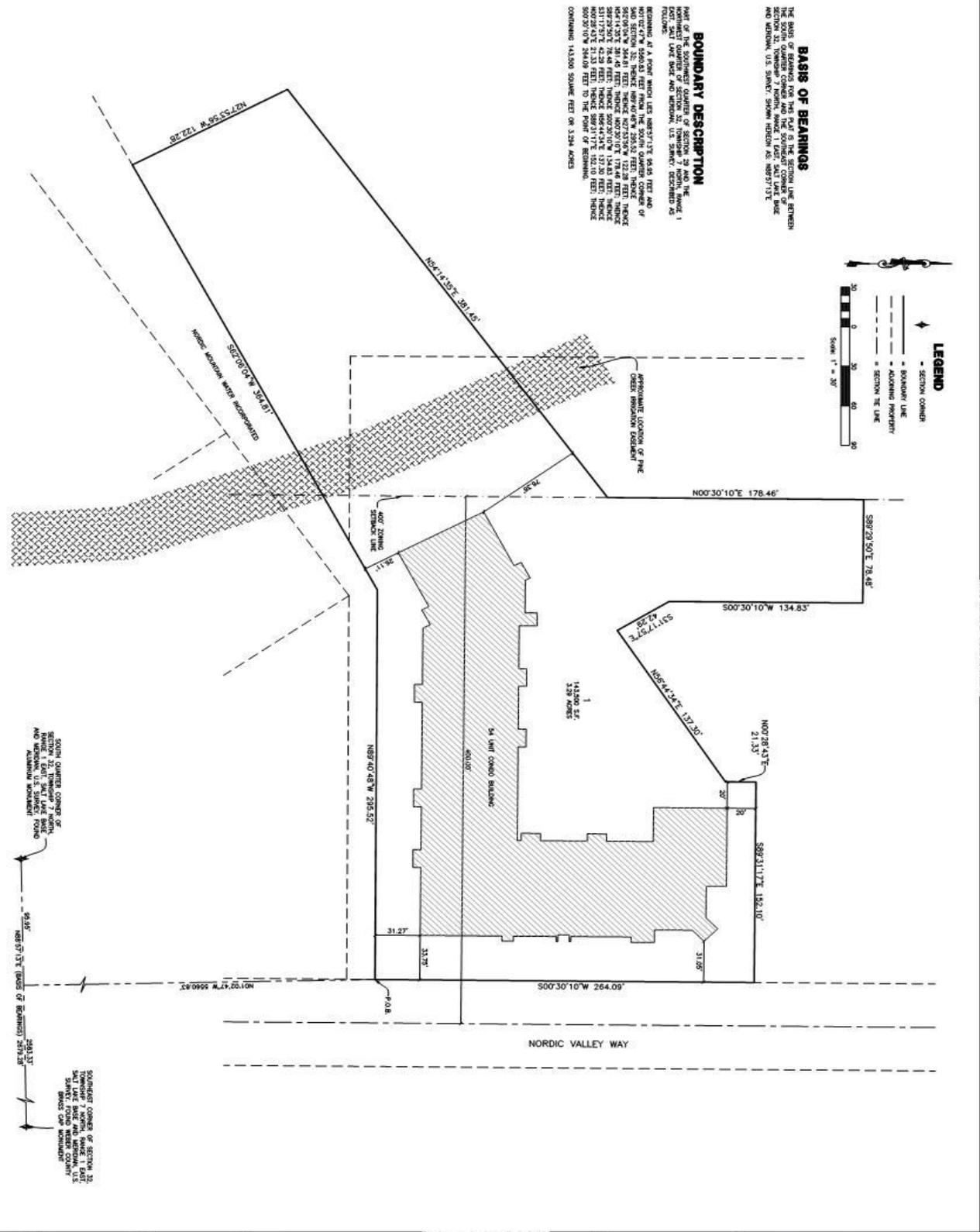


  
 SIXTH LEVEL FLOOR PLAN

DATE: 3/20/13 SHEET NUMBER: <b>A106</b>	 FIFTH LEVEL FLOOR PLAN	OWNER: PINE CANYON LODGE, INC. <b>PROJECT: PINE CANYON CONDOMINIUM</b> LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310 <small>©vanZeebe Architecture. This drawing shall not be reproduced without consent of vanZeebe Architecture, nor shall it be used for any project other than the originally intended project.</small>	 vanZeebe ARCHITECTURE <small>3567 Nordic Valley Way          Eden, Utah 84310          Phone: 435.426.1111          Fax: 435.426.1112</small>
---	---	---	---

**Exhibit D Civil Drawings**



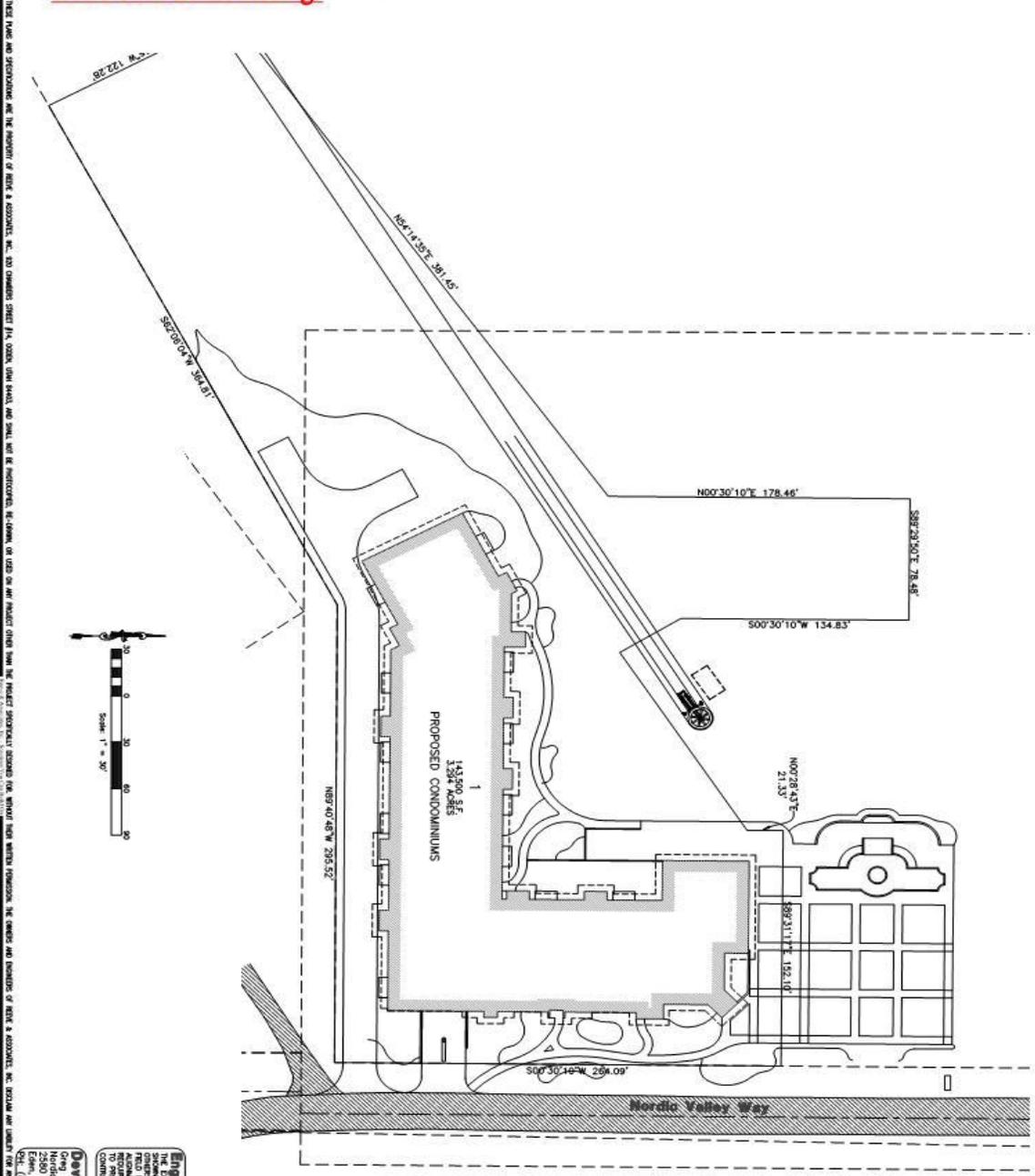
<p><b>PROJECT INFO</b></p> <p>Client: REEVE &amp; ASSOCIATES</p> <p>Map Date: 10/10/14</p> <p>Scale: 1"=30'</p> <p>Revision: 1-01</p> <p>Author: LACOSTE</p> <p>Checker: MERRILL</p>	<p><b>PRELIMINARY PLAN</b></p> <p>WEBER COUNTY, UTAH</p> <p><b>PINE CANYON CONDO - BUILDING 1</b></p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION							<p><b>Reeve &amp; Associates, Inc.</b></p> <p>222 CHANDLER STREET SUITE 111 SALT LAKE CITY, UT 84143 TEL: (801) 461-2222 FAX: (801) 461-2222 WWW.REEVEANDASSOCIATES.COM LAND SURVEYING • CIVIL ENGINEERING • UTILITY DESIGN PLANNING • TRAFFIC ENGINEERING • ENVIRONMENTAL SCIENCE</p>
DATE	DESCRIPTION										

**Exhibit D Civil Drawings**

- Project Narrative/Notes/Revisions**
- 1) 10/10/14 RM - COMPLETED DESIGN FOR CLIENT REVIEW.
  - 2) 10/23/14 RM - REVISION PLANS FOR ARCHITECT CHANGES.
  - 3) 11/2/14 RM - REVISION PLANS FOR ARCHITECT CHANGES.
  - 5) 2/26/15 RM - REVISION PLANS FOR ARCHITECT CHANGES.
  - 6) 3/10/15 RM - REVISION PLANS FOR ARCHITECT CHANGES.

**PINE CANYON CONDOMINIUMS**

**Site Plans**  
EDEN, WEBER COUNTY, UTAH  
OCTOBER 2014



- Sheet Index**
- Sheet 1 - Cover/Index Sheet
  - Sheet 2 - Notice & Legend Sheet
  - Sheet 3 - Existing Site Plan
  - Sheet 4 - Demolition Plan
  - Sheet 5 - Proposed Site Plan
  - Sheet 6 - Grading Plan
  - Sheet 7 - Utility Plan
  - Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
  - Sheet 9 - Storm Water Pollution Prevention Plan Details

**Engineer's Notice To Contractors**

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. NO CHANGES SHOULD BE MADE OR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED FOR WHICH THEY WERE PREPARED. THE OWNER AND ENGINEER OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR ADDITIONS MADE TO THESE PLANS BY THE DESIGN PROFESSIONAL PRIOR TO THEIR COMPLETION.

**Developer's Contact:**  
Reeve & Associates, Inc.  
2500 North Highway 102  
Eden, UT 84301-2014

**Site Contact:**  
Reeve & Associates, Inc.  
1-800-662-4111  
The Wechsler Drive Office

Revised: 3-10-15

PROJECT TITLE	Pine Canyon Condominiums
CLIENT	EDEN, WEBER COUNTY, UTAH
DATE	OCTOBER 2014
SCALE	AS SHOWN
DESIGNER	REEVE & ASSOCIATES, INC.
CHECKED BY	REEVE & ASSOCIATES, INC.
DATE	OCTOBER 2014
PROJECT NO.	143500
SHEET NO.	9
TOTAL SHEETS	9



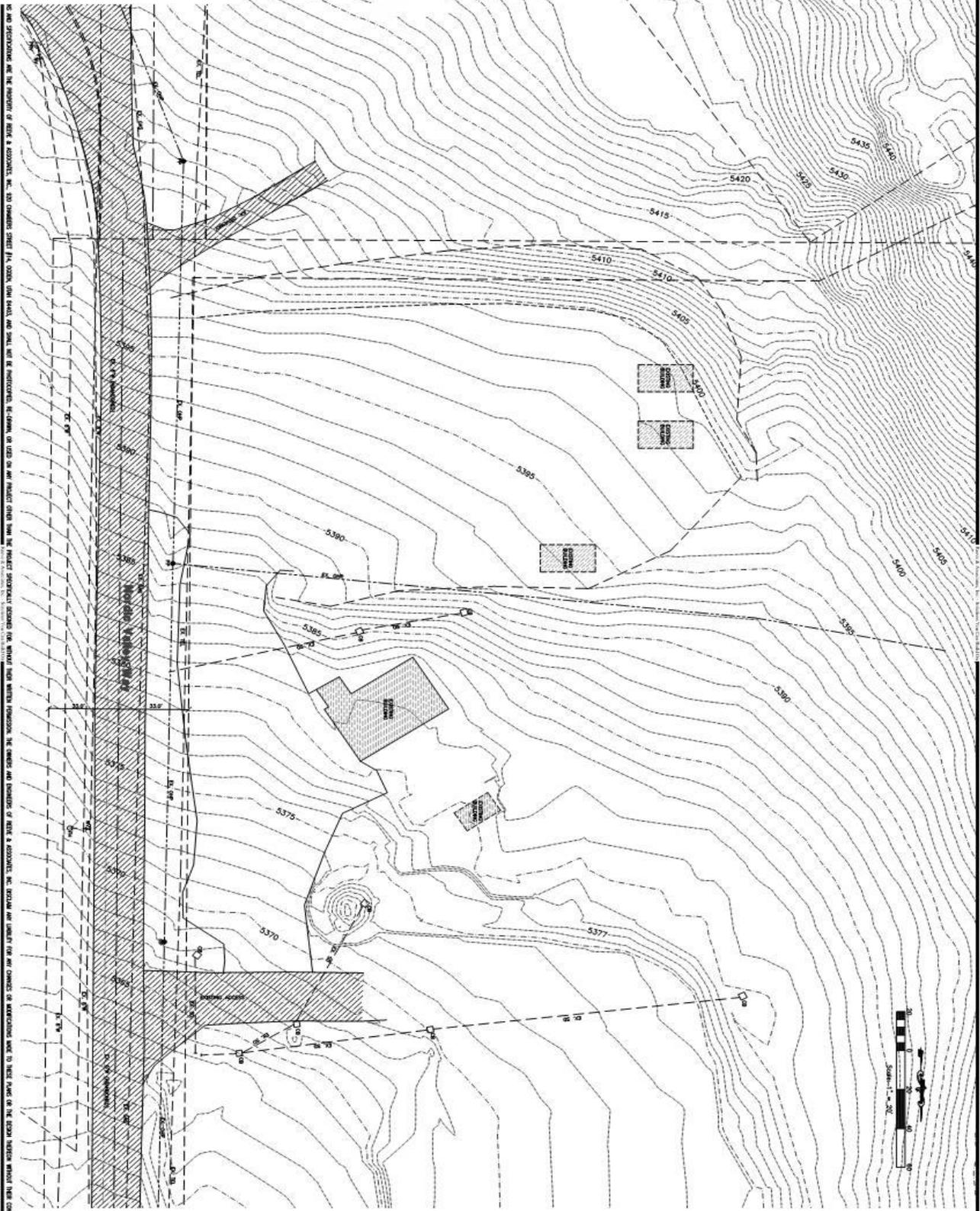
**Pine Canyon Condominiums**  
EDEN, WEBER COUNTY, UTAH

**Cover/Index Sheet**

DATE	DESCRIPTION
11-21-14	RM Architect Changes
1-30-15	RM Architect Changes
2-2-15	RM Architect Changes
2-24-15	RM Architect Changes
3-10-15	RM Architect Changes

**Reeve & Associates, Inc.**  
2500 NORTH HIGHWAY 102, EDEN, UT 84301  
TEL: 801-662-4111 FAX: 801-662-4111  
WWW.REEVE-ASSOCIATES.COM





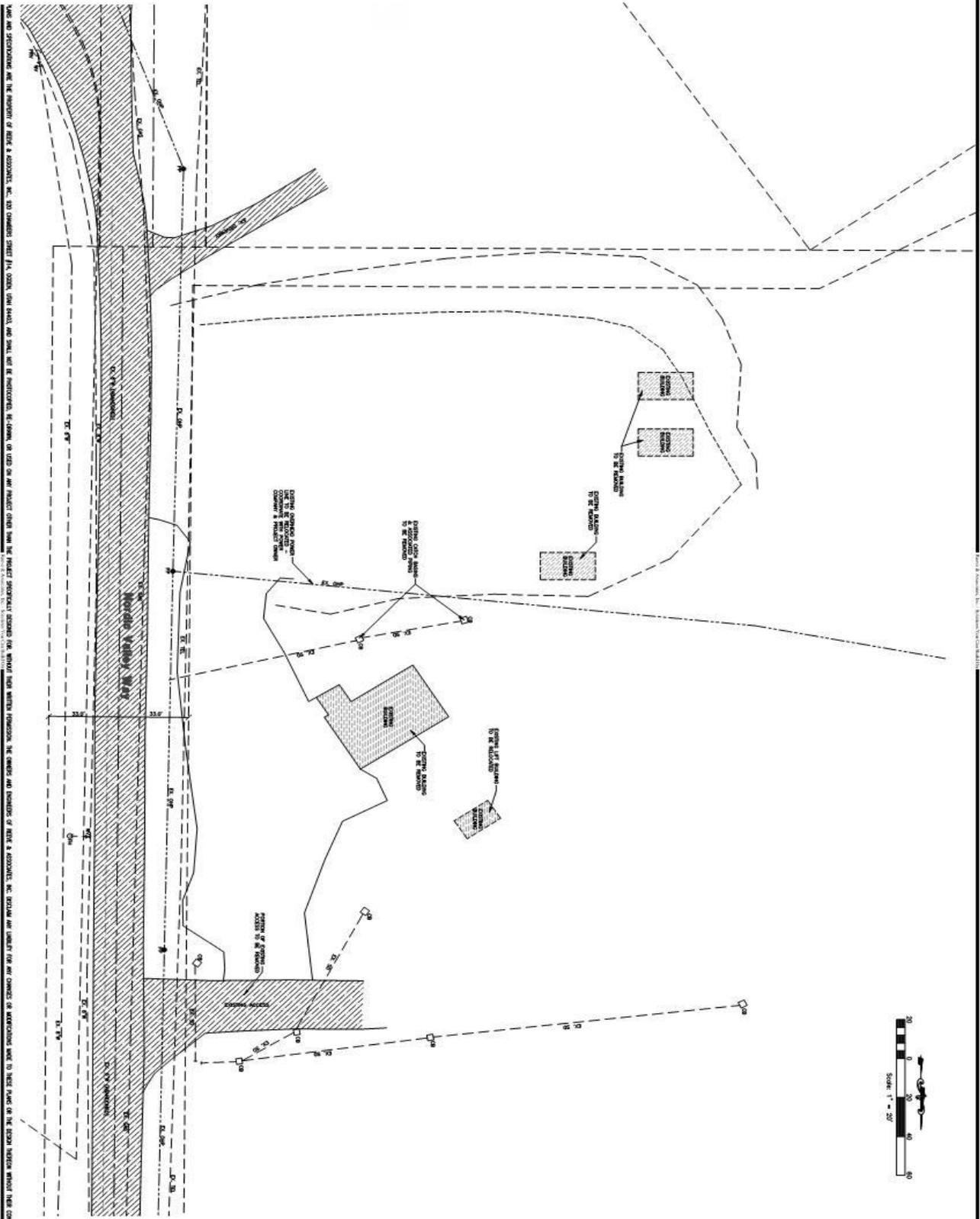
Revised: 3-10-15

**PROJECT DATA**  
 PROJECT: PINE CANYON CONDOMINIUMS  
 CLIENT: REEVE & ASSOCIATES, INC.  
 DESIGNER: REEVE & ASSOCIATES, INC.  
 DATE: OCTOBER 8, 2014  
 SHEET: 3 OF 9

**Pine Canyon Condominiums**  
 EDEN, WEBER COUNTY, UTAH  
**Existing Site Plan**

DATE	DESCRIPTION
11-01-14	RH Architect Changes
1-30-15	RH Architect Changes
2-2-15	SM Architect Changes
2-24-15	RH Architect Changes
3-10-15	RH Architect Changes

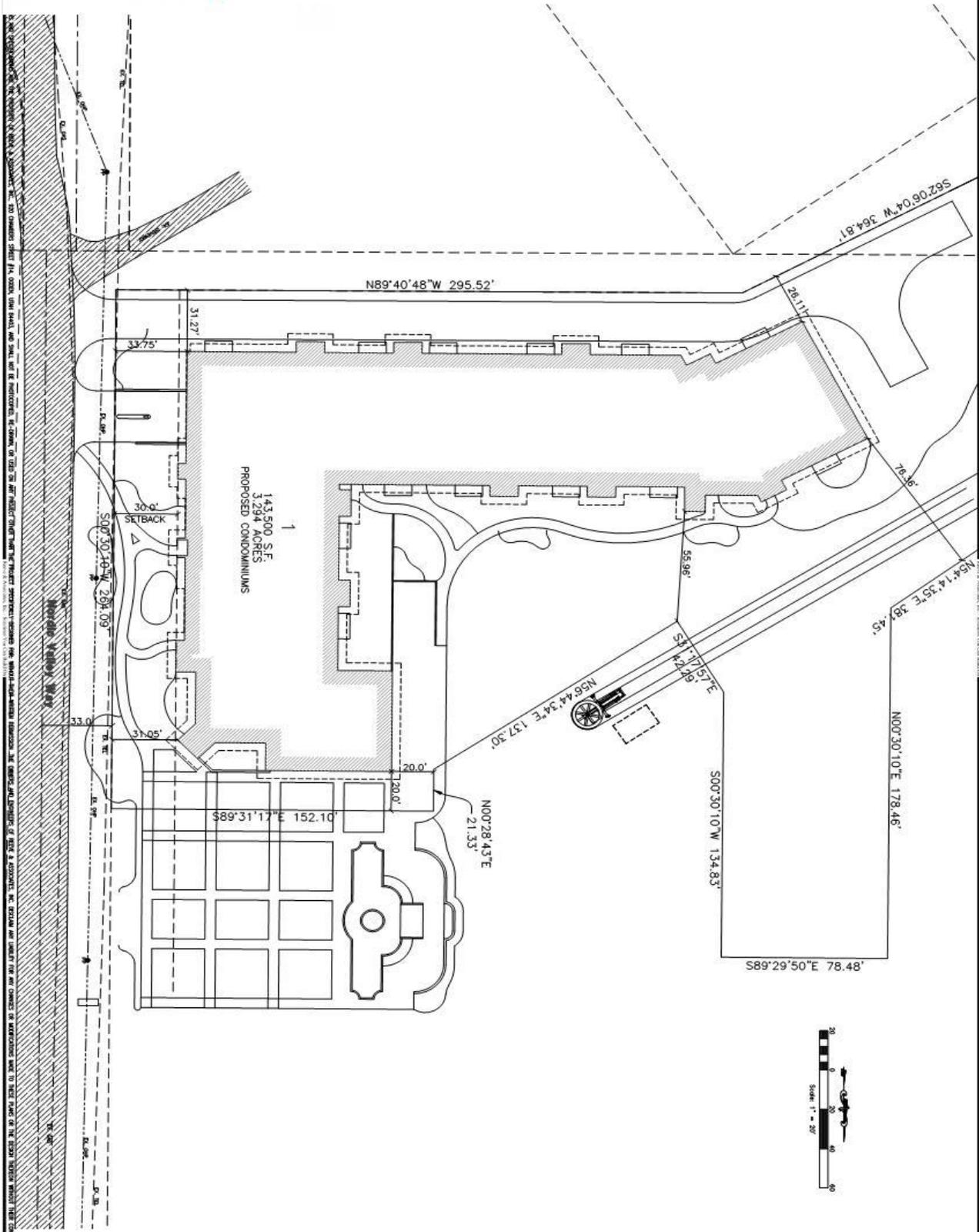
**RA** **Reeve & Associates, Inc.**  
 200 CHIMNEY ROCK DRIVE, SUITE 14, EDEN, UTAH 84202  
 TEL: (435) 621-2300 FAX: (435) 621-2308  
 WWW.REEVE-ASSOCIATES.COM  
 ARCHITECTS • ENGINEERS • LANDSCAPE ARCHITECTS



**Revised: 3-10-15**

<p>PROJECT NO. 11-01-14                  DATE: 11-01-14                  DRAWN BY: [Name]                  CHECKED BY: [Name]                  DATE: [Date]</p>	<p><b>Pine Canyon Condominiums</b>                  EDIN, WEBER COUNTY, UTAH</p> <p><b>Demolition Plan</b></p>	<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>11-01-14</td> <td>RH Architect Changes</td> </tr> <tr> <td>1-30-15</td> <td>RH Architect Changes</td> </tr> <tr> <td>2-3-15</td> <td>RH Architect Changes</td> </tr> <tr> <td>2-24-15</td> <td>RH Architect Changes</td> </tr> <tr> <td>3-10-15</td> <td>RH Architect Changes</td> </tr> </tbody> </table>	DATE	DESCRIPTION	11-01-14	RH Architect Changes	1-30-15	RH Architect Changes	2-3-15	RH Architect Changes	2-24-15	RH Architect Changes	3-10-15	RH Architect Changes	<p><b>Reeve &amp; Associates, Inc.</b>                  800 CHIMNEY HILL, SUITE 14, EDIN, UTAH 84101                  TEL: (801) 621-2280 FAX: (801) 621-2288                  WWW.REEVE-ASSOCIATES.COM                  ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS</p>
DATE	DESCRIPTION														
11-01-14	RH Architect Changes														
1-30-15	RH Architect Changes														
2-3-15	RH Architect Changes														
2-24-15	RH Architect Changes														
3-10-15	RH Architect Changes														

**Exhibit D Civil Drawings**



Revised: 3-10-15

Sheet	9
Of	5
Drawn by	RA
Checked by	RA
Designed by	RA
Date	October 8, 2014
Project Name	Pine Canyon Condominiums
Location	Eden, Weber County, Utah
Scale	1" = 20'

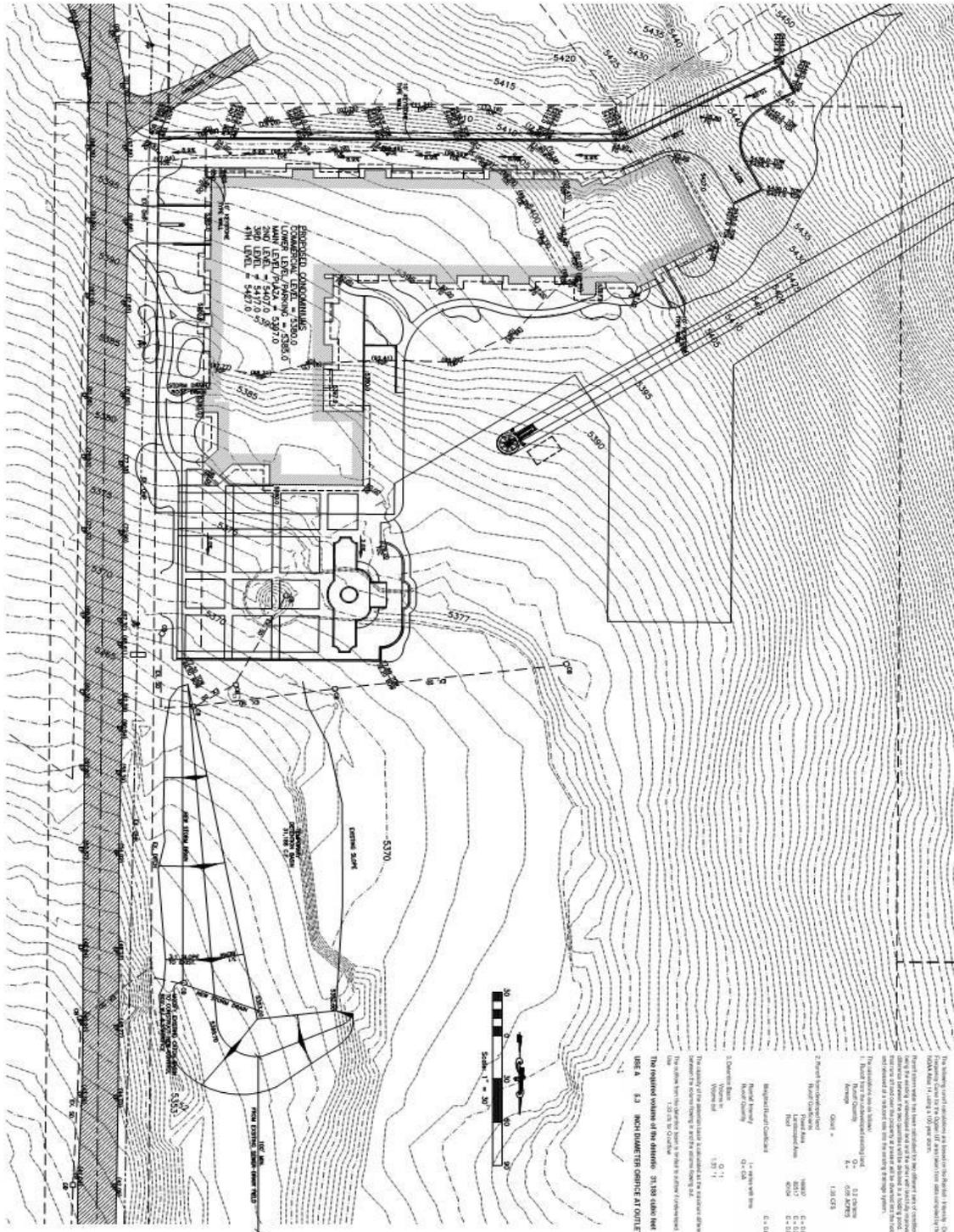


**Pine Canyon Condominiums**  
EDEN, WEBER COUNTY, UTAH

**Proposed Site Plan**

**RA & Associates, Inc.**

300 CHURCH STREET, SUITE 114, EDEN, UTAH 84401  
TEL: 801-421-2300 FAX: 801-421-2300 WWW.RA-UTAH.COM  
1000 FARMERS + FISHER BLVD. SUITE 100, WASHINGTON, UT 84791  
DAVID SANDERS • BRUCE SANDERS • LANDSCAPE ARCHITECT



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Revised: 3-10-15

**Pine Canyon Condominiums**  
 EDEN, WEBER COUNTY, UTAH  
**Grading Plan**

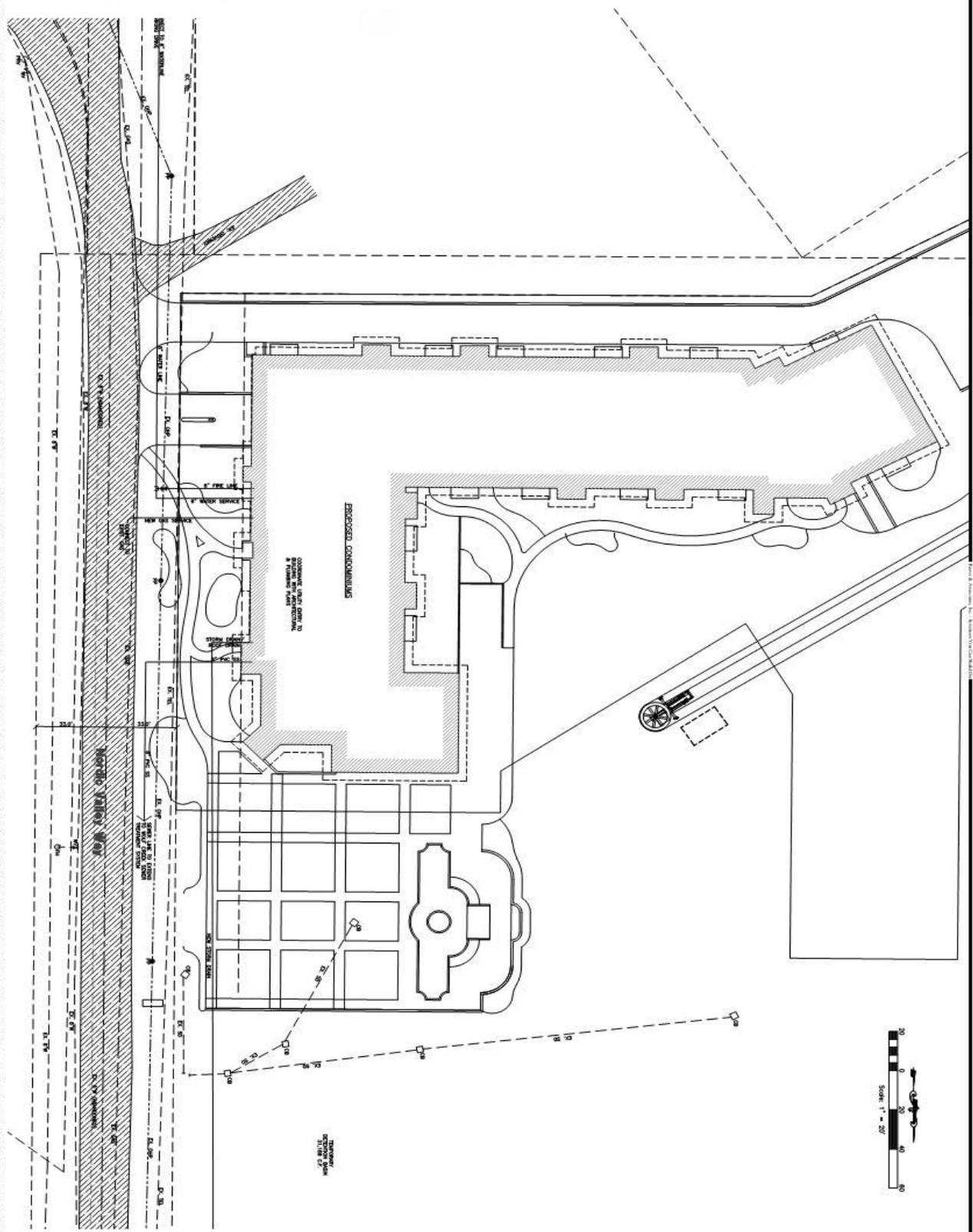
REVISIONS

DATE	DESCRIPTION
11-11-14	RH Architect Changes
1-30-15	RH Architect Changes
2-2-15	RH Architect Changes
2-24-15	RH Architect Changes
3-10-15	RH Architect Changes



**Exhibit D Civil Drawings**

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Revised: 3-10-15

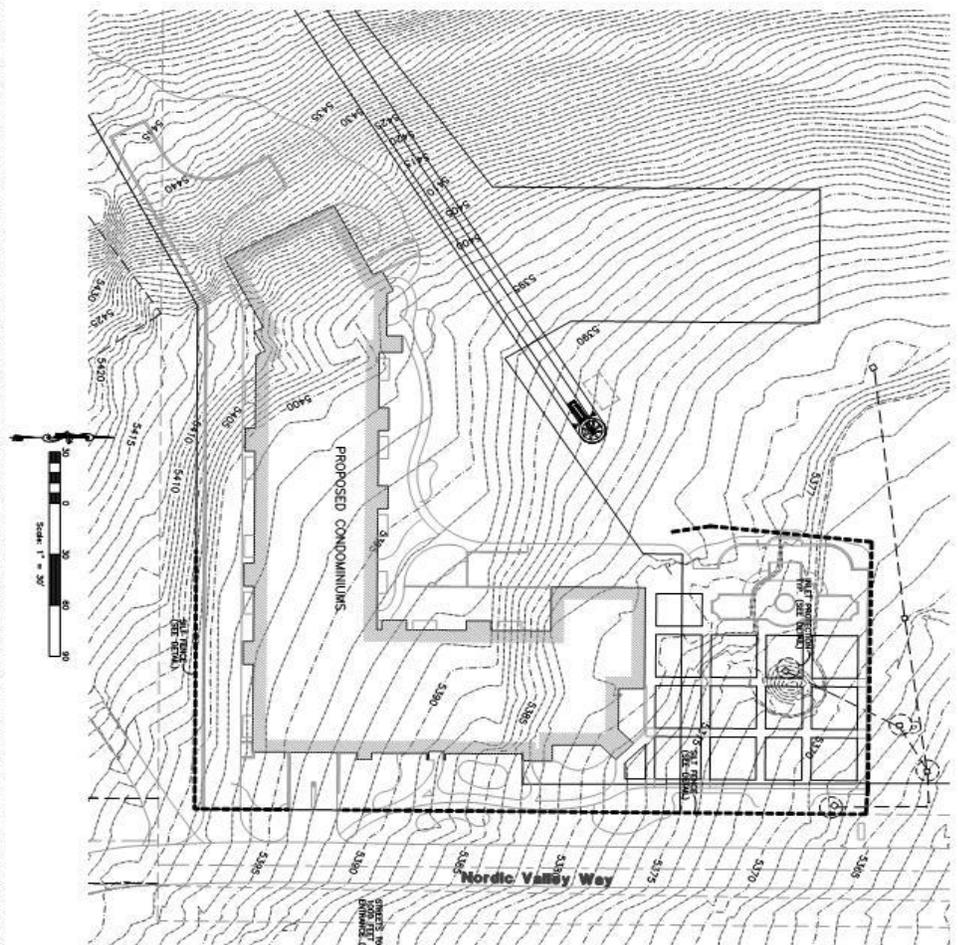
**PROJECT DATA**  
 PROJECT NAME: PINE CANYON CONDOMINIUMS  
 OWNER: REEVE & ASSOCIATES, INC.  
 DESIGNER: REEVE & ASSOCIATES, INC.  
 DATE: OCTOBER 8, 2014  
 SHEET NO.: 7 OF 9  
 SHEETS: 9

**Pine Canyon Condominiums**  
 EDNA, WEBER COUNTY, UTAH  
**Utility Plan**

DATE	DESCRIPTION
11-01-14	RH Architect Changes
1-30-15	RH Architect Changes
2-20-15	RH Architect Changes
2-24-15	RH Architect Changes
3-10-15	RH Architect Changes

**RA** **Reeve & Associates, Inc.**  
 333 CHANDLER STREET, SUITE 14, COON HARBOR, ME 04860  
 TEL: (207) 831-2300 FAX: (207) 831-2308  
 WWW.REEVE-ASSOCIATES.COM  
 ARCHITECTS • ENGINEERS • LANDSCAPE ARCHITECTS

Plan & Associates, Inc. - Solutions You Can Rely On



# PINE CANYON CONDOMINIUMS

## Storm Water Pollution Prevention Plan Exhibit

EDEN, WEBER COUNTY, UTAH  
OCTOBER 2014



**Construction Activity Schedule**

PROJECT LOCATION:	EDEN, WEBER COUNTY, UTAH
PROJECT RECORDS DATE: <td>OCTOBER 2014</td>	OCTOBER 2014
PROJECT RECORDS DRAWN BY: <td>DAVID ANDERSON</td>	DAVID ANDERSON
PROJECT RECORDS CHECKED BY: <td>DAVID ANDERSON</td>	DAVID ANDERSON
STORM WATER MANAGEMENT CONSULTANT / INSPECTOR: <td>DAVID ANDERSON (801) 791-9154</td>	DAVID ANDERSON (801) 791-9154
STORM WATER MANAGEMENT CONSULTANT / INSPECTOR: <td>DAVID ANDERSON (801) 791-9154</td>	DAVID ANDERSON (801) 791-9154
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Sheet	9
Sheets	8

**Revised: 3-10-15**

Plan & Associates, Inc. - Solutions You Can Rely On

**Pine Canyon Condominiums**  
EDEN, WEBER COUNTY, UTAH

**Storm Water Pollution Prevention Plan Exhibit**

**REVISIONS**

DATE	DESCRIPTION
11-21-14 RH	Architect Changes
1-30-15 RH	Architect Changes
2-3-15 RH	Architect Changes
2-24-15 RH	Architect Changes
3-10-15 RH	Architect Changes

**RA**  
Reeve & Associates, Inc.

800 CHURCH STREET, SUITE 110, EDEN, UTAH 84501  
TEL: 800-851-2348 FAX: 801-851-2888 www.reeveandassociates.com  
1000 EAST 1000 SOUTH, SUITE 100, WASHINGTON, UTAH 84799  
ARCHITECT • ENGINEER • LANDSCAPE ARCHITECT



Exhibit E Culinary Water "Will-Serve Letter"

Nordic Mountain Water Inc.

Pine Canyon Lodge Inc.  
54-Unit Pine Canyon Condominium Complex  
Liberty, Utah 84310

Ref: Reservation Service Agreement

Nordic Mountain Water Inc. (NMWI) agrees to provide water for to the 54-unit Pine Canyon Lodge Inc. Condominium Complex under the following Terms and Conditions:

- (1) A 10% Non-refundable deposit is required on the total number of connections reserved multiplied by the current Infrastructure Fee per unit rounded up to nearest full unit. (i.e. 54-units X 10% = 5.4 rounded up to 6 units)
  - a. Reservation of Service is guaranteed for one year at the Infrastructure Fee rate in affect on the date this Reservation Service Agreement is signed by both NMWI and its representatives.
  - b. Options after one year are:
    - i. Pay outstanding balance of total Infrastructure Fees outlined in paragraph c.
      1. A monthly Stand-by fee is in affect thereafter until physical water connection is made. Currently, the standby fee is \$20/condo per month and is subject to change.
    - ii. Forfeit Reservation, deposit is non-refundable, Service Agreement is nullified.
    - iii. Renegotiate this Reservation Service Agreement at the discretion of NMWI. Previous deposits will continue to be credited to balance due while this service agreement is valid.
  - c. Details
    - i. Total Connections 54 condominiums
    - ii. Total Infrastructure Fee is \$405,000 based on 54 units X \$7,500 per unit
    - iii. Initial required non-refundable deposit is \$45,000 based on 6 units @ \$7,500 each
    - iv. Final payment of \$360,000 due 1 year from date this agreement is signed by both parties and the full deposit is paid.
    - v. Monthly charge per condominium (at completion):
      1. \$51.25 based on \$37+\$14.25 for up to 7,500 gals/month.
      2. Overages will be charged incrementally per 1000 gallons for usage exceeding 7,500 gallons – TBD.
      3. Monthly rate guaranteed for 1 year from date this agreement is signed.
  - d. Restrictions
    - i. Any Home Owners Association (HOA) organized by Pine Canyon Condominium Complex or Pine Canyon after this agreement is in place cannot include any culinary water provided by NMWI.
    - ii. No extensions to the water system developed for the Pine Canyon Condominium Complex that includes water provided by NMWI will be allowed beyond the initial 54-condominum units.
    - iii. Pine Canyon cannot resale, manage, restrict, or charge any additional fees for water provided by NMWI under any circumstance.



**Exhibit E Culinary Water "Will-Serve Letter"**

- iv. The 5<sup>th</sup> unit Pine Canyon Condominium Complex is considered to have one voting membership in NMWI.
- (2) Developer pays all costs including required modifications to existing NMWI infrastructure necessary to provide NMWI water to this condominium complex. In addition, the resulting water line extension design and all associated construction is subject to the following:
  - a. Must meet all State, County, and County Fire District Specifications and requirements
  - b. Must meet Water System Specifications as identified by NMWI
  - c. All waterline construction must be inspected and approved by NMWI or its identified Agent during all water system construction and/or modification.
  - d. NMWI will take possession of the modified portion of the system at the time of completion.
    - i. Developer will provide a warranty bond to cover costs of the modification during construction and for 1 year following completion of modifications or from date NMWI takes possession, whichever date is later.
- (3) NMWI uses a gravity-flow distribution system. Since an engineering study has not been completed for the proposed Pine Canyon Condominium complex, NMWI cannot guarantee adequate water pressure.
- (4) This agreement is a good faith effort by NMWI and contains terms and conditions as set forth by the NMWI board of directors, however, it may be subject to change pending review by NMWI legal counsel.

If these conditions are acceptable, please submit the appropriate deposit and sign this agreement. We also require purchase of one Membership (see item d paragraph iv) in NMWI at the current rate of \$300 at the time the Infrastructure Fees are paid. If you have any questions, please feel free to contact Bill Green at (801) 791-3976 anytime or through our NMWI office.

Sincerely,

Bill D. Green  
President  
Nordic Mountain Water

Agreement of Addendum of October 9, 2014:  Date: 10-16-14  
Pine Canyon Representative: Josh Richards

Agreement of Addendum of October 9, 2014:  Date: 10/16/2014  
Nordic Mountain Water, Inc. Representative: Bill D. Green

*Addendum of October 9, 2014:*  
It is agreed that upon signature of Agreement of Terms above by both parties, this agreement is valid subject to NMWI receiving \$45,000 deposit on or before Oct. 21, 2014. If said deposit is not received by Oct. 21, 2014 this agreement shall become null and void.

Agreement of Addendum of October 9, 2014:  Date: 10-16-14  
Pine Canyon Representative: Josh Richards

Agreement of Addendum of October 9, 2014:  Date: 10/16/2014  
Nordic Mountain Water, Inc. Representative: Bill D. Green



*Wolf Creek Water and Sewer Improvement District*

P.O. Box 658  
3632 N. Wolf Creek Dr.  
Eden, Utah 84310  
(801) 745-3435  
Fax (801) 745-3454

October 7, 2014

Pine Canyon Lodge, Inc.  
Attention: Jackson Stevens

Subject: Nordic Valley Area Wastewater Treatment Request

Wolf Creek Water and Sewer Improvement District (WCWSID) on 7 October, 2014 this letter is to notify Pine Canyon Lodge, Inc. that WCWSID has the waste water capacity and CAN and WILL serve 56 additional sewer connections from the Nordic Valley Area as requested.

Pine Canyon Lodge, Inc. will be responsible for all associated costs for all required engineering, impact fees, construction drawings, piping installation and all permit approval cost for delivering waste water to the WCWSID treatment plant as approved by WCWSID. Specific terms and conditions to be negotiated in a separate agreement.

Wolf Creek Water and Sewer Improvement District

  
Robert Thomas, General Manager

# Exhibit G Irrigation Plans (L101)

