



Weber County Planning Division

To: Ogden Valley Planning Commission
From: Ronda Kippen
Date: January 27, 2015
Subject: File# CUP 2014-34 Blacksmith Garage CUP

Follow-up:

During the January 6, 2015 Ogden Valley Planning Commission meeting, the request for a conditional use permit for a classic/vintage car dealership known as Blacksmith Garage in the Blacksmith Village located at 2143 North 5500 East Eden, UT, was removed from the consent agenda at the request of a neighboring property owner. The neighboring property owner identified himself as Stephen Robins and stated he was concerned about the lack of fencing/screening around the development known as the "Blacksmith Village Phase I" per a requirement entered into during the rezoning of the subject property. A condition was added to the approval of the Blacksmith Garage CUP by the Ogden Valley Planning Commission to ensure that Mr. Robins concern was addressed. The condition was: *"Screening of the property as required in the Zoning Development Agreement will be installed per the agreement"*.

The agreement referenced by Mr. Robins was entered into by Weber County and the property owner in 2008 and amended as late as July 2013. The agreement stipulated 12 conditions that must be adhered to, one of which being: *"Year round landscape or other permanent screening will be used along all project boundaries that are adjacent to parcels with existing homes"*.

Per the agreement, the landscaping/screening is only applicable when the project is adjacent to parcels with existing homes. The property owner has provided adequate fencing and copious amounts of year round landscaping that will provide additional screening along the northern property line of the development (see Exhibit "A") that abuts the property owned by Fred & Anita Robins Trust. The landscaping was installed late fall of 2014 and has not had adequate time to grow to an acceptable level of maturity and infill. The property owner has invested a substantial amount of money to plant the area for a quick infill. Upon further development of the site, additional screening/fencing will continually be installed along the northern property line reaching Mr. Robins property (see Exhibit "B").

After completing the site visit, evaluating the landscaping plan and taking in to consideration the needed time allowance for the infill of vegetation, it has been determined that the property owner is in compliance with the conditions of the development agreement. Attempts have been made to contact Mr. Robins to inform him of the requirements per the agreement. Attempts will continue until contact has been made.

Exhibits:

- A. Landscaping Plan and site photos
- B. Neighborhood Layout

Respectfully,

Ronda Kippen

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Stephen Robins property will
be screened as part of
Blacksmith Village Phase II

Vanhoutte Spirea

- *10 feet height
- *20 feet wide

Snowmound

- *4 feet height
- *5 feet spread

Miss Kim

- *4-9 feet height
- *5-7 feet spread

Exhibit A

Summit Ash
55' Tall
50' Wide

Vanhoutte Spirea
10 feet height
20 feet wide

Miss Kim
4-9 feet height
5-7 feet spread

Summit Ash
55' Tall
50' Wide

Snowmound
4 feet height
5 feet spread

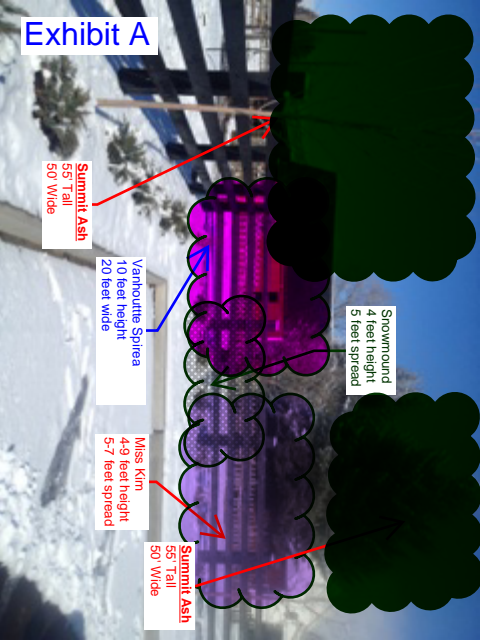


Exhibit A

Miss Kim
4-9 feet height
5-7 feet spread

Vanhoutte Spirea
10 feet height
20 feet wide

Snowmound
4 feet height
5 feet spread

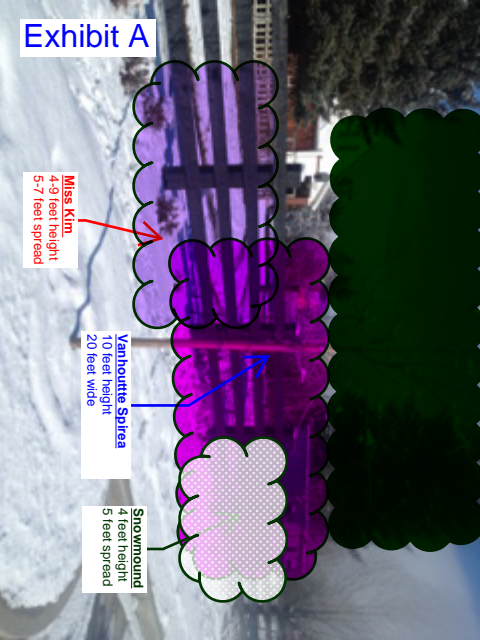


Exhibit A -Ground Cover

Vanhoutte Spirea

10 feet height
20 feet wide

Snowmound

4 feet height
5 feet spread

Miss Kim

4-9 feet height
5-7 feet spread

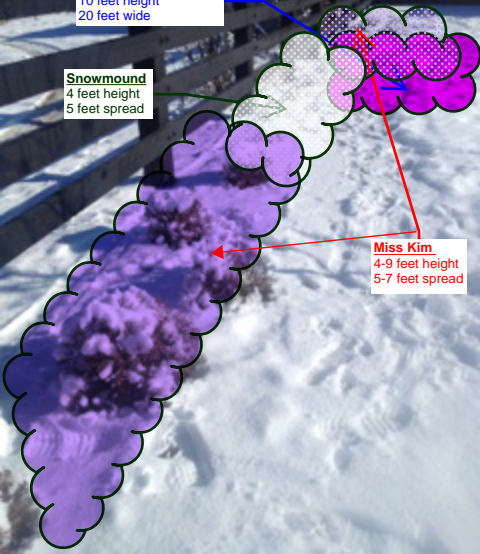


Exhibit B



Stephen Robins property will be screened as part of Blacksmith Village Phase II

Area required to be screened per condition #11 of Development Agreement

Blacksmith Village Phase I

Fred & Anita Robins property required screening installed per Development Agreement

