



Weber County Planning Division

To: Ogden Valley Planning Commission
From: Ben Hatfield
801-399-8766
Date: March 24, 2015
Subject: Amenities and phasing of Edgewater Beach Resort PRUD

As you may be aware progress in construction has been going very well on the Edgewater Beach site this fall and winter. Staff has worked with the applicant on minor alterations with the designs and colors of the dwelling units. Building permits have been issued for 3 of the residential buildings in phase 1. Plans have already been submitted for review of phase 2, and look to be complete with what was to be expected based on the phasing plan.

Some questions have arisen regarding how much of the phase 1 improvements and amenities are required to be installed and complete prior to proceeding with phase 2. The applicant is requesting clarification from the Planning Commission of what the intent was in the recommendation for approval.

There were many items being proposed in phase 1. Some of which is under construction. Those items being:

- Two commercial buildings with six individual units (C1-C6)-(not started),
- A storage barn divided into seven spaces (S1-S7)-(not started),
- A 4 unit condominium (units 101-104)-(Completed with old project),
- A pool and pool house (Plans approved but delayed due to weather),
- Common areas with private streets, parking stalls, trails, and landscaping, (Streets under construction only),
- 2 tri-plexes, a du-plex, and one single family dwelling (only 6 units with permits issued).

Two large additional improvements were required outside of phase 1 with the sewer lift station and storm water retention facilities for the project.

As there were many amenities and items placed early in the project, the applicant is requesting that those items be left to be constructed as demand for the commercial space is needed. Staff agrees that some flexibility in the completion of the items is needed. However staff is concerned with the following issues:

- This project is in the CVR-1 Zone and was approved that way due to plans for the area to be a resort which would utilize the many amenities in the Ogden Valley with its convenient access to local ski areas and Pineview Reservoir. The CRV-1 Zone has additional design requirements that 10% of the project be commercial space and uses in scale with the amenities of the resort. By shifting the commercial buildings to later phases such as phases 3 or 4 further put off the ability to scale commercial uses with additional dwelling units. Will this just become another multi-family development or will this match the intent of the CVR-1 Zone?
- In reviewing the 4 phase plan, many costly amenities have been proposed with each phase. With these additional items, will each phase be able to develop in a cost efficient and timely manner? The phasing plan was laid out so that there could be a balance of amenities with each phase. The standard of practice is to require essential and costly items in earlier phases so that later phases will be more profitable and likely completed.
- Phase 2 will have additional requirements for widening Highway 39 which are outside of the project. To allow for the additional units in phase 2, UDOT has required that turn lanes be put in at the entrance. This additional cost should be considered in phase 2. However, phase 2 will have 20 dwelling units while phase 1 had 9 units. During phase 2 more units can be sold to offset the cost of amenities and improvements. Staff suggests that all improvements including the construction of both commercial buildings be complete at the end of phase 2.



Weber County Planning Division

Attached to this memo is the request that was emailed to staff from the applicant and two response emails from staff regarding the request. The four staff reports approving the CUP and phase 1 with the according minutes have also been supplied for reference. All reports stated that the amenities and improvements were to be completed phase by phase, particularly phase 1. The approved phasing plan and the landscaping plan for phase 1 were also attached for reference of the items included in the phase.

Ben Hatfield

Planner

Weber County

Planning Division

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Attachments:

Recent email correspondence with applicant (3 emails)

Staff Reports and minutes of:

- OVPC 3-27-2012 CUP approval

- WCC 4-10-2012 CUP approval

- OVPC 9-25-2012 phase 1 final approval

- WCC 9-9-2015 phase 1 final approval w/ escrow for roads and landscaping of \$576,872.84

Phasing plan (4 phases)

Phase 1 Landscaping plan

Hatfield, Ben

From: Wayne Reaves [wayne@jfcapital.com]
Sent: Wednesday, March 11, 2015 11:08 AM
To: Hatfield, Ben
Cc: Wilkinson, Sean; Chad Bessinger
Subject: Edgewater - PC Meeting Request

Ben,

We appreciate you taking the time to meet with us yesterday about the Edgewater project. It was helpful to have our obligations for phase 1 explained and what would be required to start phase 2. As we explained in our meeting, the requirement to complete the commercial build out in phase 1 at this point will create a hardship that we fear will jeopardize the progress of the project. Our ultimate goal is to create commercial property that is sustainable and will contribute to the welfare of the community. We would appreciate the opportunity to meet with the Planning Commission March 24th to discuss this issue and hopefully come to a resolution that will benefit us all. Please let us know if this will be possible.

Thanks,

L. WAYNE REAVES, LAND DEVELOPMENT MANAGER



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Hatfield, Ben

From: Hatfield, Ben
Sent: Wednesday, March 11, 2015 11:39 AM
To: 'Wayne Reaves'
Cc: Wilkinson, Sean
Subject: RE: Edgewater - PC Meeting Request

Wayne,

Thank you for the request. Is there any information that you would like to provide to the Planning Commission to consider? Such as progress on improvements and amenities in phase 1, and any plan at which point in the phasing those must receive final occupancy.

Doug Rich has asked me to send over the minutes and information that you needed. I will have that sometime this afternoon. A key there was the staff report present with this project stated that those major improvements were to be done with phase 1. I have periodically reminded those representing the project of this obligation.

In looking at the phasing plan, each phase had significant improvements and amenities that were proposed. It makes it difficult to determine when those in phase 1 go in. Since phase 2 will have the two pavilions, lawn and volleyball area, horses and bocce ball areas, 21 storage units, three road segments, and all of the UDOT improvements. Phase 2 does have twice as many residences, but still significant improvements.

I don't see them wanting to recommend the phase 1 improvements slide beyond phase 2. Particularly when the CVR-1 Zone is a commercial zone tailored for a resort. Thus far this project has slowly lost its resort aspects. The Planning Commission has been working with other projects in this zone and have had particular interest in the commercial areas being utilized by the resort.

Has this project become just a multifamily housing area or is it still a resort where guest will want to come to stay or buy into? Edgewater Beach Resort PRUD has not been approved as just a regular subdivision development, and shouldn't be viewed that way.

These are all questions that may come from the public or Planning Commission and it would be good to be prepared for them. I do think that the Planning Commission will want to know ahead of the meeting what your plan or request is for. As I said in the meeting I will crunched with time to get that information to them and would need it well before the end of the week to get on the March 24th meeting. Please let me know if you have any questions and we can talk through them. I would like to see you succeed with this project and can do what I can to help you.

BEN HATFIELD

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From: Wayne Reaves [<mailto:wayne@jfcapital.com>]
Sent: Wednesday, March 11, 2015 11:08 AM
To: Hatfield, Ben

Hatfield, Ben

From: Hatfield, Ben
Sent: Wednesday, March 11, 2015 1:04 PM
To: 'Doug Rich'
Cc: Wilkinson, Sean; 'Wayne Reaves'
Subject: Edgewater Beach phase 1 amenities and improvements
Attachments: CoComm report CUP 2012-02 Edgewater Beach PRUD.pdf; CUP 2012-02 Edgewater Beach PRUD.pdf; min_04102012.pdf; min_09092014.pdf; Ogden_Valley_March_27,_2012.pdf; Ogden_Valley_September_25,_2012.pdf; OVPC phase 1 Edgewater Beach Condo_PRUD.pdf; Staff Report CoComm.pdf

Doug,

I've dug around the files and have found several times in the staff reports where we referred to the items that were included with phase 1. Although they were always shown in detail in the plans for the PRUD, I have attached the base four staff report that were for phase 1. (CUP w/ PC & CC, and Sub w/ PC & CC) I highlighted in those reports were it called out what went with phase 1. It may be helpful for the new owners to review these reports to better understand what the Commissions have seen and were expecting.

As you may recall we talked about the need for a water and sewer service letter. I going through the files again I read the letters that came in for phase 1. They were specific on what was available and had requirements that needed to be accomplished for phase 2. Since we are now at that point, it is needed to work with the provider to ensure service for phase 2.

If you have any questions for me please let me know.

BEN HATFIELD

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Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to amend the Edgewater Beach Resort PRUD (CUP 2003-12) site plan with CUP 2012-02.

Agenda Date: Tuesday, March 27, 2012

Applicant: Celtic Bank

File Number: CUP 2012-2

Property Information

Approximate Address: 6350 East Highway 39

Project Area: 13.08 Acres

Zoning: Commercial Valley Resort Recreation Zone (CVR-1)

Existing Land Use: PRUD Development

Proposed Land Use: PRUD Development

Parcel ID: 20-013-0020 and 20-134-0005

Township, Range, Section: T6N, R1E, Section 13

Adjacent Land Use

North:	Pineview Reservoir	South:	Residential
East:	Residential	West:	Agriculture

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 9C (CVR-1 Zone)
- Weber County Zoning Ordinance Chapter 22C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 18C (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Zoning Ordinance Chapter 22D (Planned Residential Unit Development)
- Weber County Zoning Ordinance Chapter 24 (Parking)
- Weber County Zoning Ordinance Chapter 32B (Ogden Valley Signs)
- Weber County Zoning Ordinance Chapter 39 (Ogden Valley Lighting)
- Weber County Zoning Ordinance Chapter 43 (Ogden Valley Sensitive Lands)

Background

The Edgewater Beach Resort PRUD was approved as a conditional use in 2003 (CUP 2003-12). Since that time, the Planning Commission and County Commission have approved major and minor amendments to the original approval. The applicant is now requesting another major amendment to the existing approval. The Weber County Zoning Ordinance (Chapter 22D) states, "Once the overall development plan showing details of buildings, structures and uses has been approved by the County Commission, after recommendations of the Planning Commission, no changes or alterations to said development plan or uses shall be made without first obtaining the approval of the Planning Commission and County Commission."

The Edgewater Beach Resort PRUD is located in the CVR-1 zone which allows for a mix of selected commercial uses with a variety of housing types. At the entry of this project will be 5,300 square feet of commercial space in two buildings. A proposal of uses and expected parking has been shown in exhibit D-6. Four storage barns will also be constructed for the storage of personal items of owners within the property. A four stall garage will be built for the existing 4-plex building. The multi-family dwelling units consist of three triplex buildings and eight duplex buildings. There are also 28 single family units. The larger multi unit buildings have been located toward the center of the project with the single units around the periphery. Building designs, layouts, and profiles have been provided with the site plans in exhibit C.

The architecture, material and colors comply with the requirements of chapter 18C, and include mountain rustic styles with elements of timber and stone in green and brown earth tones.

Many amenities have been planned for this development including a pool and pool house, open/common space with a sand volleyball court, areas for bocce ball and horseshoes, a smaller picnic pavilion, and a large reunion pavilion. At the rear of the property, with views of Pineview Reservoir, will be a lakeside fire pit and gathering area. Please refer to the applicant's narrative in exhibit B for more information.

Minimum setbacks requirements for the CVR-1 are 30 feet in the front, which has been met, and 20 feet in the rear and on the sides. However, as part of a PRUD some flexibility to these standards can be allowed if the proposed plan is found to have a superior design compared to a conventional layout of lots. The setback encroachments are on three units on the west side boundary, eight units on the north/ rear boundary, and two 2 units on the east boundary. There is a 100 foot minimum setback requirement from the high water mark (4900 FASL) of Pineview Reservoir, which runs roughly along the rear boundary line of the property. All structures must meet this requirement.

Summary of Planning Commission Considerations

Besides the typical questions about potential detrimental effects which are considered with conditional uses, when considering a proposed Planned Residential Unit Development, the Planning Commission shall consider the following:

1. The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.
2. Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking?
3. The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.
4. The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.
5. The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the Zoning Map or Master Plan proposals of Weber County as being a desirable future residential density.
6. The demonstrated ability of the proponents of the Planned Residential Unit Development to financially carry out the proposed project under total or phase development proposals within the time limit established.

The Planning Commission should consider these questions while comparing this plan to the previously approved plan.

Please refer to exhibit E in reviewing other uses on surrounding properties. The proposed property is bounded on two sides by Pineview Reservoir and public roads 6300 East and Hwy 39 on the other two sides. There are other uses and properties beyond the roadways that should be considered. The roads in the development will be private, with the primary access on to Hwy 39 and two other accesses on 6300 East. A review from UDOT and the county engineer's office has not been completed yet and may require improvements to Hwy 39. Exhibit D-6 is the applicant's review of proposed uses and reasoning for the number and location of off-street parking.

A landscaping plan has been proposed in exhibit C, although no outdoor lighting and signage has been proposed. The Planning Commission may find that it would be necessary considering the commercial uses and multi-family dwellings being proposed. Please refer to exhibit D for other reviews by planning staff and the applicant's responses.

There is a large difference in density between this property, zoned CVR-1, and those surrounding it zoned FV-3 and S-1. The density proposed is much less than what could be proposed in this zone. The density ratio proposed uses only about 7.11 acres while the property is about 13.08 acres. **There are 4 phases being proposed. Phase one includes all of the commercial buildings, the pool and pool house, and the 4-plex, two 3-plexes, a duplex and a single unit, along with the entry and highway improvements.**

In addition to the six question listed previously, the Planning Commission should address the following questions.

- Is the phasing plan appropriate?
- Is this new PRUD design better than the previously approved design?
- Are there any potential negative or detrimental effects that have not been considered and need to be addressed as a conditional use?
- Does the Planning Commission have other questions that have not been addressed?

Conformance to the General Plan

The existing site plan was approved in conformance with the Ogden Valley General Plan in 2003. These amendments reduce the overall density numbers for Ogden Valley and reduce the height and mass of the buildings located closest to the reservoir.

Conditions of Approval

- Requirements of the Weber County Zoning Ordinance
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the CVR-1 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met and the mitigation of potential detrimental effects has been accomplished.
- The proposed PRUD plan is found to have a superior design compared to the existing site plan or a conventional layout of lots.

Exhibits

- A. Existing site plan
- B. Applicant's project narrative
- C. New amended site plans and renderings of multi-family, commercial, and amenity buildings
- D. Project review's by planning staff and the applicant's responses
- E. Area map of uses and zones

Map 1



Minutes of the Ogden Valley Township Planning Commission meeting held **March 27, 2012**, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Kevin Parson, Chair; Pen Hollist, Greg Graves, John Howell, Laura Warburton, Dennis Montgomery, Ann Miller

Absent/Excused:

Staff Present: Rob Scott, Director; Jim Gentry, Planner; Ben Hatfield, Planner; Chris Allred, Legal Counsel; Sherri Sillitoe, Secretary

Pledge of Allegiance

Roll Call

1. Minutes:

- 1.1. Approval of the February 7, 2012 and March 6, 2012 work session minutes and the February 28, 2012 regular meeting minutes.

Commissioner Montgomery indicated that his address is 7800 E 1120 N; Commissioner Howell indicated that he wasn't at the 3/6/12 meeting but read the minutes and noticed that the it is Snowberry Inn and not Strawberry Inn as listed.

Chair Parson declared the minutes of the 2/7/12, 2/28/12, and 3/6/12 meeting minutes as amended.

2. Petitions, Applications, and Public Hearings:

New Business:

- 2.1. CUP 2012-2 Consideration and action on a request to amend the **Edgewater Beach Resort PRUD** (CUP 2003-12) site plan with **CUP 2012-02**

Ben Hatfield presented a staff report and indicated that the proposed amendment is a major change to what was approved in the past. With this proposal, the applicant is looking to have a select mix of housing and multiple uses. There will be commercial space at the entrance in two buildings. There will be the existing 4-plex, 3 tri-plexes, some duplexes and 28 single-family units as well as other amenities.

The applicant should address the following questions:

- Is the phasing plan appropriate?
- Is this new PRUD design better than the previously approved design?
- Are there any potential negative or detrimental effects that have not been considered and need to be addressed as a conditional use?
- Does the Planning Commission have other questions that have not been addressed?

As part of the PRUD, this plan will also go to the County Commission for approval.

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the CVR-1 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met and the mitigation of potential detrimental effects has been accomplished.
- The proposed PRUD plan is found to have a superior design compared to the existing site plan or a conventional layout of lots.

Commissioner Warburton said she has spent the last couple of months trying to understand special and private sewer districts and wonders if the project will tie into Mountain Sewer? Ben Hatfield indicated that yes, it would tie into Mountain Sewer.

The storage units would run parallel to the highway. Ben Hatfield indicated that the rear of the storage units would be visible from the highway.

Commissioner Hollist clarified if from the eastern edge to the subdivision where the topography slopes down into the Forest Service drainage that no building would be allowed there. Mr. Hatfield replied yes.

Commissioner Hollist said concerning the north boundary is that area very steep between the northern boundary and the lake? Ben Hatfield said there is a bluff along the lakeshore.

Commissioner Howell said looking at the map at C-5, the boundary line and the pathway, how much space is required between the property line and any development on the east side of the development? Ben Hatfield said with a PRUD if found to be a superior design, the setbacks are lowered. Commissioner Hollist said that was the basis of his question because even though the setbacks on Unit 1 and Unit 20 encroach on that property line, there is open space that would not be developed and it is a drainage area so it will not appear to encroach on any development or other property line.

Eric Langvardt, Landscape Planner & Architect, Ray Bertoldi Architect & Elise Howell applicant's representative. The project is a revised PRUD and a significant reduction (111 units) in density with single-family townhomes, duplexes, three-plexes and roughly 5,300 sq. ft. (a neighborhood commercial node) for a few neighborhood commercial uses. They are proposing storage barns where the locations are placed sensitively to tuck them into the hillside with hopefully flat roofs. They are taking opportunity of the grade. The front porches will be emphasized and the garages deemphasized. Every one of the units fronts an open space amenity. They met with Ted Black of the Fire District who gave final approval to their proposal.

They were able to provide a transition from the Ski Lake project. As they move to the outside, the open space will move in and out throughout the project. They are proposing ballard lights and they anticipate having some soft architectural lighting for parking.

Commissioner Montgomery asked if the gravel road was a dedicated county road, and Ben Hatfield indicated that a portion of that was dedicated in phase 1. The road has been on a map since the early 1980's.

Commissioner Graves asked why there are two access points on the west road. Eric Langvardt said Ted Black asked that the access roads be extended rather than just for emergency access. Commissioner Graves said it places the lots on that access surrounded on all sides by road. Mr. Langvardt said the reality is that that it is a smaller gravel road and could almost be considered an alley. The units actually block the garages from view. Commissioner Montgomery said he could see where Ted Black is coming from. Eric Langvardt indicated that they could possibly do a hammerhead there but the reality of the plan is that the development fronts green.

Commissioner Graves said if they maintain the first access point like it is what prevents the people down below from using it. Mr. Langvardt indicated that they would be crash gates.

Commissioner Howell asked if there was any space between the garage door and the road for someone to park. Eric Langvardt indicated no, it was done intentionally so as not to block the driveways. They have provided extra parking in the rear as well as tucked into space here and there. Commissioner Howell said he is concerned that parking would be a problem. Mr. Langvardt said they do not ever believe they will reach 100% occupancy, as many would be used as second vacation homes. Some of the extra spaces will be sold to the owners for RV parking, etc.

Commissioner Graves indicated that he does not see the previous 100 ft. setback for the commercial. Eric Langvardt indicated that they believe their commercial (it will be 45 ft. off the pavement). They have exceeded the 100 ft. setback with the storage units.

Commissioner Graves said that the description shows for a 4-car garage on the existing 4-plex. All new buildings will be shorter than the exiting building. All garages will be low key with doors interior to the project.

Commissioner Graves said there has been talk about the requirement of dealing with the canal. Eric Langvardt explained that their engineer's plan is to pipe it back and come across as shown in the utility plan. They are not sure if the turn lane would be required by UDOT. To clarify for Commissioner Miller, Mr. Langvardt said they are not planning a connection off the beach as per the Forest Service. They have talked to Meg at Weber Pathways about having a 10 ft. hard surface trail as part of the Pineview Loop.

Ray Bertoldi, Bertoldi Architects, said from a site plan aspect they reduced density and they looked at every building the same way in sense of its overall mass. They took a hard look at the rooflines, and the shadows of the buildings, and they would like to incorporate some flat roofs. The highest building would be 23 ft. Many of the pitched roofs drain down into the spaces and the varied rooflines allow them to control water. They would not have any drip lines where people walk and makes for a safer environment. He agrees that the storage units will be the nicest storage units around. Mr. Bertoldi said they would integrate different types of siding in the project and will use earth colors. They will have asphalt shingles as well as metal roofing.

Ray Bertoldi indicated that the hard surface water drains to the detention area. On the east commercial building, they have integrated a gable style roof over part of the building and then a lower portion a flatter roof on the front store side that would be protected. They would utilize the grade of the property on the buildings.

Chair Parson said he is concerned where the water travels down from Hwy 39 to the natural drainage. John Reeve said there is an existing ditch there.

Commissioner Hollist asked about basements. Mr. Bertoldi said the units would not all have basements but they will all be subterrain.

Commissioner Warburton thanked Mr. Bertoldi and Mr. Langvardt for their enjoyable presentation.

Steve Clarke said he told Mr. Bertoldi before the meeting that this is a more comfortable plan than those they have seen before.

MOTION: Commissioner Warburton move to approve of CUP 2012-02 a request to amend the Edgewater Beach Resort PRUD (CUP 2003-12) site plan with CUP 2012-02 conditioned upon all staff and other agency recommendations. Commissioner Montgomery seconded the motion.

Commissioner Warburton said the plan is keeps to the general plan and that she believes this is a good project for the valley. Commissioner Howell indicated his concerns regarding parking. Commissioner Graves asked if everyone is comfortable with the setback from the highway. Commissioner Miller said the argument of the commercial needing to be closer to the highway in order to be valuable made good sense.

Commissioner Graves asked if everyone was comfortable with the canal. He is comfortable.

Commissioner Hollist said he would like to see the canal piped the entire distance for the safety of the children. Mr. Langvardt indicated that it would be a good idea.

John Reeve indicated that he has spoken with Greg Graves and they are of the same mind regarding the canal. Commissioner Graves indicated that he is president of the canal company that pipes that ditch. The agreement to pipe that ditch has always be part of any plan for this property.

Commissioner Graves said he would like to see a little more landscaping on the west side. It does a good job at buffering the buildings, but he believes that they need a little more buffering from the property to the west.

VOTE: A vote was taken and Chair Parson said the motion carried with all members present voting aye (Vote 7-0).



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and / or action on a public hearing to a request to amend the Edgewater Beach Resort PRUD (CUP 2003-12) site plan with CUP 2012-02.

Agenda Date: Tuesday, April 10, 2012

Applicant: Celtic Bank

File Number: CUP 2012-2

Property Information

Approximate Address: 6350 East Highway 39

Project Area: 13.08 Acres

Zoning: Commercial Valley Resort Recreation Zone (CVR-1)

Existing Land Use: PRUD Development

Proposed Land Use: PRUD Development

Parcel ID: 20-013-0020 and 20-134-0005

Township, Range, Section: T6N, R1E, Section 13

Adjacent Land Use

North: Pineview Reservoir	South: Residential
East: Residential	West: Agriculture

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 9C (CVR-1 Zone)
- Weber County Zoning Ordinance Chapter 22C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 18C (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Zoning Ordinance Chapter 22D (Planned Residential Unit Development)
- Weber County Zoning Ordinance Chapter 24 (Parking)
- Weber County Zoning Ordinance Chapter 32B (Ogden Valley Signs)
- Weber County Zoning Ordinance Chapter 39 (Ogden Valley Lighting)
- Weber County Zoning Ordinance Chapter 43 (Ogden Valley Sensitive Lands)

Background

The Edgewater Beach Resort PRUD was approved as a conditional use in 2003 (CUP 2003-12). Since that time, the Planning Commission and County Commission have approved major and minor amendments to the original approval. The applicant is now requesting another major amendment to the existing approval. The Ogden Valley Planning Commission recommended approval of this development on March 27, 2012. A draft copy of the motion and findings is attached as exhibit F.

The Edgewater Beach Resort PRUD is located in the CVR-1 zone which allows for a mix of selected commercial uses with a variety of housing types. At the entry of this project will be 5,300 square feet of commercial space in two buildings. A proposal of uses and expected parking has been shown in exhibit D-6. Four storage barns will also be constructed for the storage of personal items of owners within the property. A four stall garage will be built for the existing 4-plex building. The multi-family dwelling units consist of three triplex buildings and eight duplex buildings. There are also 28 single family units. The larger multi unit buildings have been located toward the center of the project with the single units around the periphery. Building designs, layouts, and profiles have been provided with the site plans in exhibit C.

The architecture, material and colors comply with the requirements of chapter 18C, and include mountain rustic styles with elements of timber and stone in green and brown earth tones.

Many amenities have been planned for this development including a pool and pool house, open/common space with a sand volleyball court, areas for bocce ball and horseshoes, a smaller picnic pavilion, and a large reunion pavilion. At the rear of the property, with views of Pineview Reservoir, will be a lakeside fire pit and gathering area. Please refer to the applicant's narrative in exhibit B for more information.

Minimum setback requirements for the CVR-1 are 30 feet in the front, which have been met, and 20 feet in the rear and on the sides. However, as part of a PRUD some flexibility to these standards can be allowed if the proposed plan is found to have a superior design compared to a conventional layout of lots. The setback encroachments are on three units on the west side boundary, eight units on the north/ rear boundary, and two 2 units on the east boundary. There is a 100 foot minimum setback requirement from the high water mark (4900 FASL) of Pineview Reservoir, which runs roughly along the rear boundary line of the property. All structures must meet this requirement.

Summary of County Commission Considerations

Besides the typical questions about potential detrimental effects which are considered with conditional uses, when considering a proposed Planned Residential Unit Development The County Commission could also consider the following questions, as the Planning Commission did, while comparing this plan (exhibit C) to the previously approved plan (exhibit A):

1. The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.
2. Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking?
3. The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.
4. The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.
5. The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the Zoning Map or Master Plan proposals of Weber County as being a desirable future residential density.
6. The demonstrated ability of the proponents of the Planned Residential Unit Development to financially carry out the proposed project under total or phase development proposals within the time limit established.

Please refer to exhibit E in reviewing other uses on surrounding properties. The proposed property is bounded on two sides by Pineview Reservoir and public roads 6300 East and Hwy 39 on the other two sides, so there is little impact to the uses on properties adjacent to the development. However, there are other uses and properties beyond the roadways that should be considered. The roads in the development will be private, with the primary access on to Hwy 39 and two other accesses on 6300 East. A review from UDOT and the county engineer's office has not been completed yet and may require improvements to Hwy 39. Exhibit D-6 is the applicant's review of proposed uses and reasoning for the number and location of off-street parking.

A landscaping plan has been proposed in exhibit C, although no outdoor lighting or signage has been proposed. The County Commission may find that it would be necessary to have outdoor lighting, considering the commercial uses and multi-family dwellings being proposed. Please refer to exhibit D for other reviews by planning staff and the applicant's responses.

There is a large difference between the density allowed on this property, zoned CVR-1, and those allowed on surrounding property zoned FV-3 and S-1. However, the density being proposed is much less than the density that could be proposed in this zone. The area calculation for the density proposed uses only about 7.11 acres, while the property is about 13.08 acres. Therefore about six acres of open area will be preserved in common area with this proposal.

There are 4 phases being proposed. Phase one includes all of the commercial buildings, the pool and pool house, and the 4-plex, two 3-plexes, a duplex and a single unit, along with the entry and highway improvements. Most of the major improvements will need to be installed with approval of phase 1.

In addition to the six question listed previously, the County Commission should address the following questions.

- Is the phasing plan appropriate?

- Is this new PRUD design better than the previously approved design?
- Are there any potential negative or detrimental effects that have not been considered and need to be addressed as a conditional use?
- Does the County Commission have other questions that have not been addressed?

Conformance to the General Plan

The existing site plan was approved in conformance with the Ogden Valley General Plan in 2003. These amendments reduce the overall density numbers for Ogden Valley and reduce the height and mass of the buildings located closest to the reservoir.

Conditions of Approval

- Requirements of the Weber County Zoning Ordinance
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the County Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the CVR-1 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met and the mitigation of potential detrimental effects has been accomplished.
- The proposed PRUD plan is found to have a superior design compared to the existing site plan or a conventional layout of lots.

Exhibits

- Existing site plan
- Applicant's project narrative
- New amended site plans and renderings of multi-family, commercial, and amenity buildings
- Project review's by planning staff and the applicant's responses
- Area map of uses and zones
- March 27, 2012 Ogden Valley Planning Commission meeting motion and findings

Map 1



**MINUTES
OF THE BOARD OF COMMISSIONERS OF WEBER COUNTY**

Tuesday, April 10, 2012 - 10:00 a.m.
2380 Washington Blvd., Ogden, Utah

In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the County Clerk records in the minutes the names of all citizens who appear and speak at a County Commission meeting and the substance "in brief" of their comments. Such statements may include opinion or surmised facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

COMMISSIONERS PRESENT: Craig L. Dearden, Chair, Kerry W. Gibson and Jan M. Zogmaister.

OTHERS PRESENT: Ricky D. Hatch, County Clerk/Auditor; David C. Wilson, Deputy County Attorney; Fátima Fernelius, of the Clerk/Auditor's Office, took minutes.

A. WELCOME - Chair Dearden

B. PLEDGE OF ALLEGIANCE - David Wilson

C. THOUGHT OF THE DAY - Commissioner Gibson

D. CONSENT ITEMS:

1. Purchase Orders for \$137,472.04
2. Warrants #284375-#284531 for \$823,751.88
3. Minutes for the meeting held on April 4 3, 2012
4. Surplus Office Equipment from the USU Extension Services
5. New business license
6. Surplus Paramedic supplies from the Human Resources Department

Commissioner Gibson moved to approve the consents items, approving the minutes for April 3, 2012; Commissioner Zogmaister seconded, all voting aye.

E. ACTION ITEMS:

1. **CONSIDERATION ON 3 APPEALS FROM THE OGDEN VALLEY PLANNING COMMISSION'S (OVPC) DECISION REGARDING CUP 2012-01 FOR A HELIPORT IN AN F-40 ZONE EAST OF GREEN HILL COUNTRY ESTATES AND APPROXIMATELY 2/3 OF A MILE FROM THE MAPLE STREET CUL-DE-SAC**

Sean Wilkinson, of the County Planning Division, stated that on 2/28/2012 the OVPC approved a conditional use permit for a heliport in the Ogden Valley subject to two conditions:

- 1) That the letter from the DWR be submitted to the Planning commission for their review, and
- 2) That the noise levels be tested within the 6-month approval period with the requirement that the applicant (Timothy Charwood) return in six months for another Planning Commission review whether these two conditions were met. There were three appeals filed to that Planning Commission decision—one by the applicant and two by Green Hill Country Estates homeowners. The heliport complies with the regulations specified in the F-40 Zone including parcel area, elevation, setbacks, landing surface and FAA regulations.

The staff report included background of two pertinent Planning Commission meetings. On 1/3/2012, the County Commission adopted several amendments to the Zoning Ordinance regarding heliports in the Ogden Valley and on that same day the applicant submitted a conditional use application for a heliport in the F-40 Zone to be located east of Green Hill Country Estates (Green Hill), approximately 2/3 of a mile from the end of the Maple Street cul de sac/nearest residence. The applicant is proposing to operate the heliport on a seasonal (ski/snow) basis as a pickup/drop-off site for heli-skiing operations. The site will be used for a maximum of 3 days/week, during daylight hours only, with no more than 10 operations—take off and landing combined—per day due to FAA regulations. The proposed heliport has no permanent structures/facilities and no signage or lighting is proposed. The landing area is on an existing rock surface, which is free from trees and other obstructions. There will be no onsite refueling and there may be a portable latrine.

6. APPROVAL OF THE WEBER COUNTY 2012 ELECTIONS POLLING LOCATIONS

Jennifer Morrell, County Elections Director, presented the list of designated polling locations. The county is divided into 159 precincts with 63 maximum polling locations, 5 of which are vote centers and which she listed.

Commissioner Zogmaister moved to approve the Weber County 2012 Elections Polling locations; Commissioner Gibson seconded, all voting aye.

F. PUBLIC HEARING

1. Commissioner Zogmaister moved to adjourn the public hearing and reconvene the public hearing; Commissioner Gibson seconded, all voting aye.

2. PUBLIC HEARING ON A REQUEST TO AMEND THE EDGEWATER BEACH RESORT P.R.U.D. (CUP 2003-12) SITE PLAN WITH CUP 2012-02

Ben Hatfield, of the County Planning Division, showed area maps. He stated that the existing site plan was approved in 2003 and the applicant is making major changes to it. This P.R.U.D. is located in the CVR-1 Zone on the south side of Pineview Reservoir. The project will have a selected mix of uses with a variety of housing types and a couple of commercial buildings. The Ogden Valley Planning Commission recommended approval on 3/27/12 and staff recommends approval.

Chair Dearden invited public comments and Ray Bertoldi, project architect, showed a presentation stating that the project's density has been reduced from 165 to 111. At the entry of the project will be 5,300 square feet of commercial space designed as neighborhood shops in two buildings. There are storage barns tucked in the hillside to provide residents with out-of-site storage for boats, RVs, etc. The clubhouse and pool will be installed in phase 1. There are no buildings over 23 feet tall and they are trying to reduce the impact of density on air space. Commissioner Zogmaister asked to whom the gravel road belongs on the west side and Mr. Bertoldi responded that it is a county road.

3. Commissioner Zogmaister moved to adjourn the public hearing and reconvene the public meeting; Commissioner Gibson seconded, all voting aye.

4. ACTION ON PUBLIC HEARING.

5. F.2.- PUBLIC HEARING TO AMEND EDGEWATER BEACH RESORT P.R.U.D SITE PLAN, CUP 2012-02

Commissioner Gibson moved to amend the Edgewater Beach Resort P.R.U.D.; Commissioner Zogmaister seconded, all voting aye.

G. ASSIGN PLEDGE OF ALLEGIANCE & THOUGHT OF THE DAY FOR TUESDAY, APRIL 17, 2012, 10 A.M.

H. PUBLIC COMMENTS: None



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of a condominium plat for Edgewater Beach Resort Phase 1 Amended PRUD and a request to vacate the condominium plat for Edgewater Beach Resort Phase 1.

Agenda Date: Tuesday, September 25, 2012

Applicant: Celtic Bank

File Number: UVE090512 and SUBVAC 2012-01

Property Information

Approximate Address: 6350 East Highway 39

Project Area: 3.81 Acres

Zoning: Commercial Valley Resort Recreation Zone (CVR-1)

Existing Land Use: PRUD Development

Proposed Land Use: PRUD Development

Parcel ID: 20-013-0020 and 20-134-0005

Township, Range, Section: T6N, R1E, Section 13

Adjacent Land Use

North: Pineview Reservoir	South: Residential
East: Residential	West: Agriculture

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 9C (CVR-1 Zone)
- Weber County Subdivision Ordinance

Background

The applicant is requesting final approval of a condominium plat for Edgewater Beach Resort Phase 1 Amended PRUD. On March 27, 2012 the Ogden Valley Planning Commission made a recommendation to the Weber County Commission for approval of a conditional use permit for the Edgewater Beach Resort PRUD. On April 10, 2012 the Weber County Commission granted approval of the PRUD and site development plan (CUP 2012-02). The applicant has submitted all plans required for plat approval of Phase 1. These Phase 1 plans are consistent with the approved site development plan.

Phase 1 consists of two commercial buildings (C1&C2), a storage barn divided into seven spaces (S1-S7), a 4 unit condominium (units 101-104), four space garage (G1-G4), building pads for dwelling units (Pads 1-7), a pool area and pool house, and common areas with private streets, parking stalls, trails, and landscaping. Please refer to the submitted plats in exhibit E and the proposed landscaping in exhibit F. With the changes that will be made with this plat many improvements and infrastructure locations will be altered, as shown in exhibit G. The applicant will be required to install or escrow for all improvements prior to recording Phase 1. As per the expiration requirements of the subdivision ordinance, Phase 1 is required to record within one year of approval. A one year time extension may be granted if requested.

As with all subdivisions there are requirements for water and wastewater. In exhibits A and B are the requirements of the culinary water provider. Exhibits C and D are the requirements of the sewer company. The applicant will need to further work with these service companies to satisfy their requirements prior to any service being provided.

In conjunction with the request for approval of the amended plat, the applicant is requesting to vacate the condominium plat for Edgewater Beach Resort Phase 1. An ordinance to vacate the plat will be prepared and recorded with the amended plat.

Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County ordinances?

Conformance to the General Plan

The existing site plan was approved in conformance with the Ogden Valley General Plan in 2012. The proposed subdivision meets the requirements of applicable Weber County ordinances and conforms to the General Plan.

Conditions of Approval

- Requirements of the Weber County Planning Division
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Surveying Department
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District

Staff Recommendation

Staff recommends approval of this subdivision application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the CVR-1 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met previously and the mitigation of potential detrimental effects has been accomplished.

Exhibits

- A. Water Company's Letter
- B. Water Engineer's Letter
- C. Sewer Company's Letter
- D. Sewer Engineer's Letter
- E. Proposed Plats
- F. Landscaping Plans
- G. Improvement Plans

Map 1



Minutes of the Ogden Valley Township Planning Commission meeting held September 25, 2012 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Kevin Parson, Chair, Pen Hollist, Greg Graves, Ann Miller, Pen Hollist, John Howell, Laura Warburton
Excused: Dennis Montgomery

Staff Present: Rob Scott, Director; Sean Wilkinson, Planner, Ben Hatfield, Planner, Scott Mendoza, Planner, Sherri Sillitoe, Secretary

Pledge of Allegiance
Roll Call

1. Minutes:

1.1. Approval of the August 28, 2012 minutes

Commissioner Howell stated that on Page 4, the following sentence should be amended: "The Church down the street 37 ft. (angled parking).

Chair Parson declared the minutes of the August 28, 2012 meeting approved as amended.

2. Consent Agenda:

2.1. DR 2012-11 Consideration and action on Design Review #2012-11 regarding a request to install a gate at the entrance of Falcon Crest Subdivision, 8900 E 1800 S (Falcon Crest HOA, Applicant, Brian DeHart, Agent)

2.2. UVE090512 and SUBVAC 2012-01 Consideration and action on a request for final approval of a condominium plat For Edgewater Beach Resort Phase 1 Amended PRUD and a request to vacate the Condominium plat for Edgewater Beach Resort Phase 1, 6350 East Highway 39 (Celtic Bank Applicant)

MOTION: Commissioner Hollist moved to approve Consent Agenda Items 2.1 and 2.2 as written. Commissioner Graves seconded the motion. A vote was taken and the motion carried (7-0).

3. Old Business:

3.1. CUP 2011-06 Consideration and action on a conditional use permit application for a public utility substation (cellular site) located approximately at 95 Ogden Canyon Road (David Hardman, Ogden Weber Chamber of Commerce, Owner, Nefi Garcia, Agent for TAIC)

Ben Hatfield presented a staff report and indicated that the applicant is requesting approval of a conditional use permit for a public utility substation (cellular site). The FR-1 Zone allows a "public utility substation" as a conditional use. This site is located on an 11.37 acre property owned by the Ogden Weber Chamber of Commerce. The Ogden Valley Planning Commission reviewed a similar plan on this property on February 28, 2012. Due to concerns about the historic remains of a kiln on the site, a new location has been proposed. The environmental engineering firm has reviewed the site and submitted a letter.

The revised site consists of a 50 foot by 23 foot leased area which will be surrounded by an 8 foot tall cedar fence. One 26 foot by 12 foot by 10.5 foot tall equipment shelter will house the mechanical equipment for the site and will be connected to a 50 foot tall monopole cellular tower. The pole diameter and specifications have not been submitted. Affixed to the pole will be an array of 4 antenna panels (8 foot) at a height of 45 feet. There are no lights associated with this cellular site. Access to the site will be adjacent to the parking lot drive.



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of a condominium plat for Edgewater Beach Resort Phase 1 - 1st Amendment PRUD, and the acceptance of a financial guarantee of \$576,872.84 for subdivision improvements.

Agenda Date: Tuesday, September 09, 2014

Applicant: Reese Howell, CEO of Celtic Bank

File Number: UVE090512 and SUBVAC 2012-01

Property Information

Approximate Address: 6350 East Highway 39

Project Area: 3.81 Acres

Zoning: Commercial Valley Resort Recreation Zone (CVR-1)

Existing Land Use: PRUD Development

Proposed Land Use: PRUD Development

Parcel ID: 20-013-0020 and 20-134-0005

Township, Range, Section: T6N, R1E, Section 13

Adjacent Land Use

North: Pineview Reservoir	South: Residential
East: Residential	West: Agriculture

Staff Information

Report Presenter: Ben Hatfield
 bhatfield@co.weber.ut.us
 801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 Chapter 11 (CVR-1 Zone)
- Weber County Land Use Code Title 104 Chapter 5 (PRUD)

Background

The applicant is requesting final approval of a condominium plat for Edgewater Beach Resort Phase 1 – 1st Amendment PRUD. The Weber County Commission granted approval of the PRUD and site development plan (CUP 2012-02) on April 10, 2012.

Phase 1 consists of

- two commercial buildings with six individual units (C1-C6),
- a storage barn divided into seven spaces (S1-S7),
- a 4 unit condominium (units 101-104),
- a four space garage (G1-G4),
- building pads for dwelling units (Pads 1-9),
- a pool area and pool house,
- common areas with private streets, parking stalls, trails, and landscaping.

With the recording of the amended plat for phase 1, the existing condominium plat for Edgewater Beach Resort Phase 1 will be vacated. In conjunction with the recording of this phase, the recording of the vacation of the adjacent portion of 6300 East will occur. This vacation ordinance has been held off until now so that there would be less confusion when plating this area. The Weber County Commission approved the vacation of 6300 East on May 21, 2013.

Planning Commission Recommendations

On September 25, 2012 the Ogden Valley Planning Commission recommended final approval of this application. In September of 2013 a one year time extension was granted per the owner's request.

Conformance to the General Plan

The existing site plan was approved in conformance with the Ogden Valley General Plan in 2012. The proposed subdivision meets the requirements of applicable Weber County Land Use Codes and conforms to the General Plan.

Staff Recommendation

Staff recommends approval of this subdivision application and acceptance for the financial guarantee of \$576,872.84 for uncompleted subdivision improvements.

Exhibits

- A. Proposed dedication plats
- B. Subdivision Improvement Agreement and Escrow Agreement Including cost estimate of \$576,872.84.

Map 1



**MINUTES
OF THE BOARD OF COMMISSIONERS OF WEBER COUNTY**

Tuesday, September 9, 2014 - 10:00 a.m.

Commission Chambers, 2380 Washington Blvd., Ogden, Utah

In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the County Clerk records in the minutes the names of all citizens who appear and speak at a County Commission meeting and the substance "in brief" of their comments. Such statements may include opinion or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

COMMISSIONERS PRESENT: Kerry W. Gibson, Chair, Jan M. Zogmaister, and Matthew G Bell.

OTHERS PRESENT: Ricky D. Hatch, County Clerk/Auditor; David C. Wilson, Deputy County Attorney; and Fátima Fernelius, of the County Clerk/Auditor's Office, who took minutes.

- A. **WELCOME** – Chair Gibson
- B. **PLEDGE OF ALLEGIANCE** – Matisse Hatch
- C. **THOUGHT OF THE DAY** – Chair Gibson

D. PRESENTATIONS:

1. SEAL OF SERVICE AWARD PRESENTED TO DEPUTY RAYMOND C. DAY

County Sheriff Terry Thompson commented on Deputy Day's ever happy disposition, and he spoke of his great character, commitment, passion and love of the job in serving the public. Sheriff Thompson receives compliments about Deputy Day on a regular basis and said that he is a great example of the fine employees in the county. The commissioners presented Deputy Day with \$100, a Seal of Service Pin and a plaque. Commissioner Zogmaister stated that Deputy Day always has a smile and a great attitude and that he is very diligent in his work. Commissioner Bell offered an experience he had (when he was new with the Sheriff's Office) with Deputy Day that spoke to the Deputy's commitment and tenacity to protect the public.

2. PROCLAMATION DECLARING SEPTEMBER 2014 AS CHILDHOOD CANCER AWARENESS MONTH IN WEBER COUNTY

Chair Gibson read the proclamation, which reports that cancer is the leading cause of death among children between infancy and age 15 in the U.S. according to the American Cancer Fund and Kids Cancer Connection. We need to continue to do all we can to help in spreading awareness, prevention and finding a cure for this terrible disease.

CONSENT ITEMS:

- 1. Purchase orders for \$223,571.71
- 2. Warrants #313204 - #313352 for \$390,916.02
- 3. Minutes for the meetings held on August 26 and September 2, 2014
- 4. Amend UDOT Cooperative Agreement Project No. S-0108(30)11, Midland Drive – Contract C2014-188
- 5. Amend UDOT Cooperative Agreement Project No. F-0037(12)10 & S-0108(30)11, 4000 South – Contract C2014-189

Commissioner Bell moved to approve the consent items; Commissioner Zogmaister seconded, all voting aye.

E. ACTION ITEMS:

- 1. **FINAL APPROVAL OF THE CHALETS AT SKI LAKE PHASE 7 (14 LOTS) INCLUDING A FINANCIAL GUARANTEE FOR SUBDIVISION IMPROVEMENTS IN THE AMOUNT OF \$358,877.57**

Jim Gentry, of the County Planning Division, stated that the Planning Commission unanimously recommended approval of this item. He addressed Commissioner Zogmaister's question stating that there is one more phase after this one.

Commissioner Zogmaister moved to grant final approval of the Chalets at Ski Lake Phase 7 (14 lots) including the \$358,877.57 financial guarantee; Commissioner Bell seconded, all voting aye.

2. FINAL APPROVAL OF A CONDOMINIUM PLAT FOR EDGEWATER BEACH RESORT PHASE 1 – 1ST AMENDMENT PRUD, AND ACCEPTANCE OF A FINANCIAL GUARANTEE OF \$576,872.84 FOR SUBDIVISION IMPROVEMENTS

A representative of the contractor was present and he was invited to comment if he wished, but he did not. Ben Hatfield, of the County Planning Division, stated that this is a multi-year project (ongoing since about 2002) and contains multi-uses. In 2012 the P.R.U.D. project was redesigned and went before the County and Planning Commissions for approvals. In 2013 the vacation of 6300 East was approved and with the recording of this Phase I the vacation will occur. Planning staff and the Planning Commission recommend approval of this item.

Commissioner Bell moved to grant final approval of the condominium plat for Edgewater Beach Resort Phase 1 – 1st Amendment PRUD and the \$576,872.84 financial guarantee; Commissioner Zogmaister seconded, all voting aye.

3. INTERLOCAL AGREEMENT WITH NORTH OGDEN CITY DESIGNATING THE CITY AS THE LAND USE APPROVAL AUTHORITY FOR PROPERTY LOCATED IN UNINCORPORATED WEBER COUNTY AT 150 EAST LOMOND VIEW DRIVE – CONTRACT C2014-190

Sean Wilkinson, County Planning Division Director, stated that this is the third similar agreement this year with the city, which has been annexing small pieces of existing islands. There is a home currently under construction on the subject property. The city will be collecting related fees, conducting inspections, etc. Rick Scadden, property owner, stated that the city is requiring annexation in order for him to obtain services for the property.

Commissioner Zogmaister moved to approve Contract C2014-190, Interlocal Agreement with North Ogden City designating the city as the land use approval authority for property located in unincorporated Weber County at 150 East Lomond View Drive; Commissioner Bell seconded, all voting aye.

G. ASSIGN PLEDGE OF ALLEGIANCE & THOUGHT OF THE DAY FOR TUES., SEPTEMBER 16, 2014, 10 A.M.

H. PUBLIC COMMENTS: None

I. CLOSED EXECUTIVE SESSION TO DISCUSS STRATEGY RELATING IMMINENT OR PENDING LITIGATION

Commissioner Zogmaister moved to convene a closed executive session to discuss strategy relating imminent or pending litigation; Commissioner Bell seconded.

Roll Call Vote:

Commissioner Bell.....	aye
Commissioner Zogmaister.....	aye
Chair Gibson.....	aye

There was no action on the closed executive session.

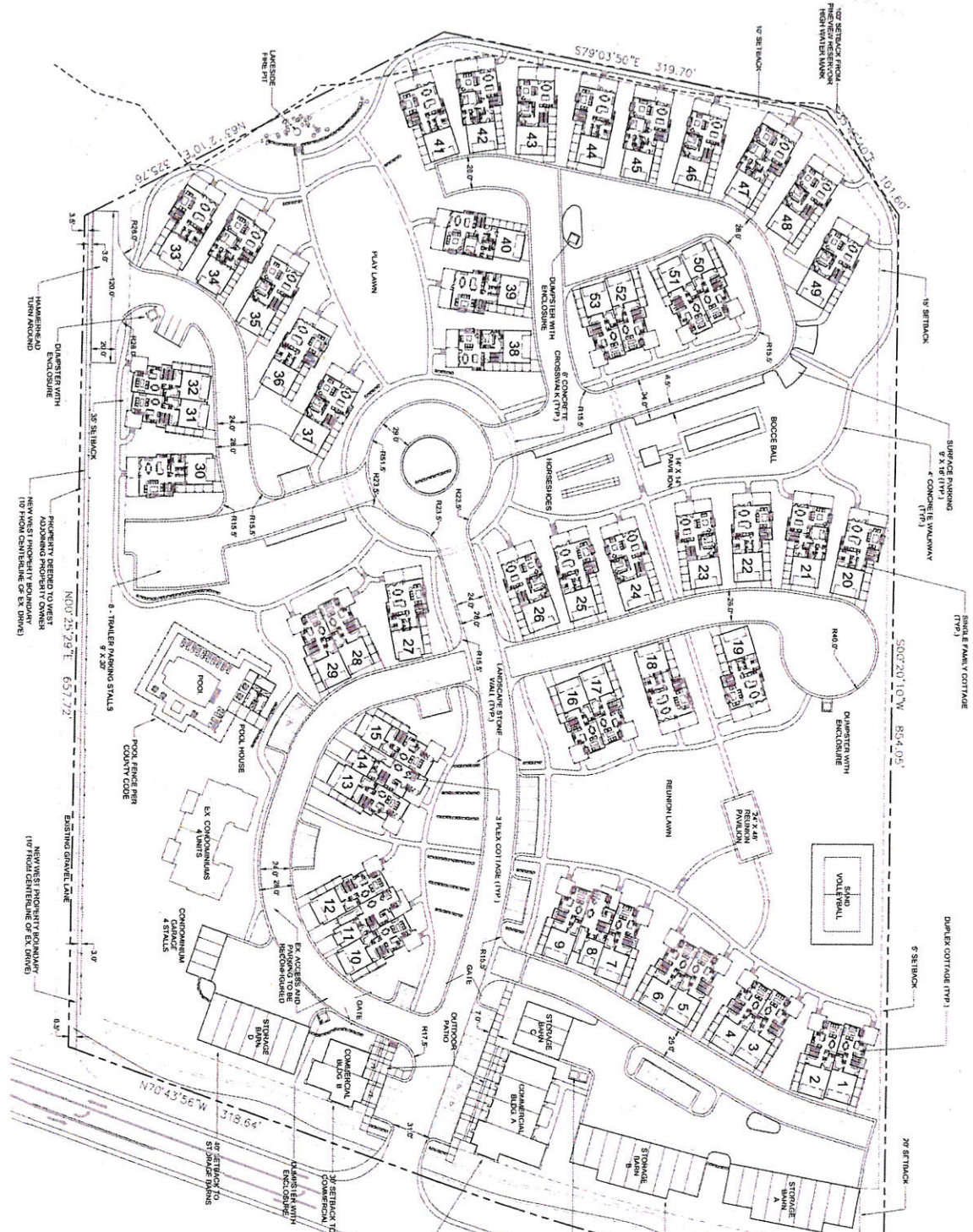
J. ADJOURN

Commissioner Bell moved to adjourn at 10:47 a.m.; Commissioner Zogmaister seconded, all voting aye.

Attest:

Kerry W. Gibson, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor



DEVELOPMENT DATA

Project Area: 13.08 Acres

Proposed Uses:

- 5,300 sf Commercial
- 17 - 3 Bed Cottages
- 3 - 3 Play Cottages
- 8 - Duplex Cottages
- 28 - Single Family Cottages
- 4 Stall Condo Garage

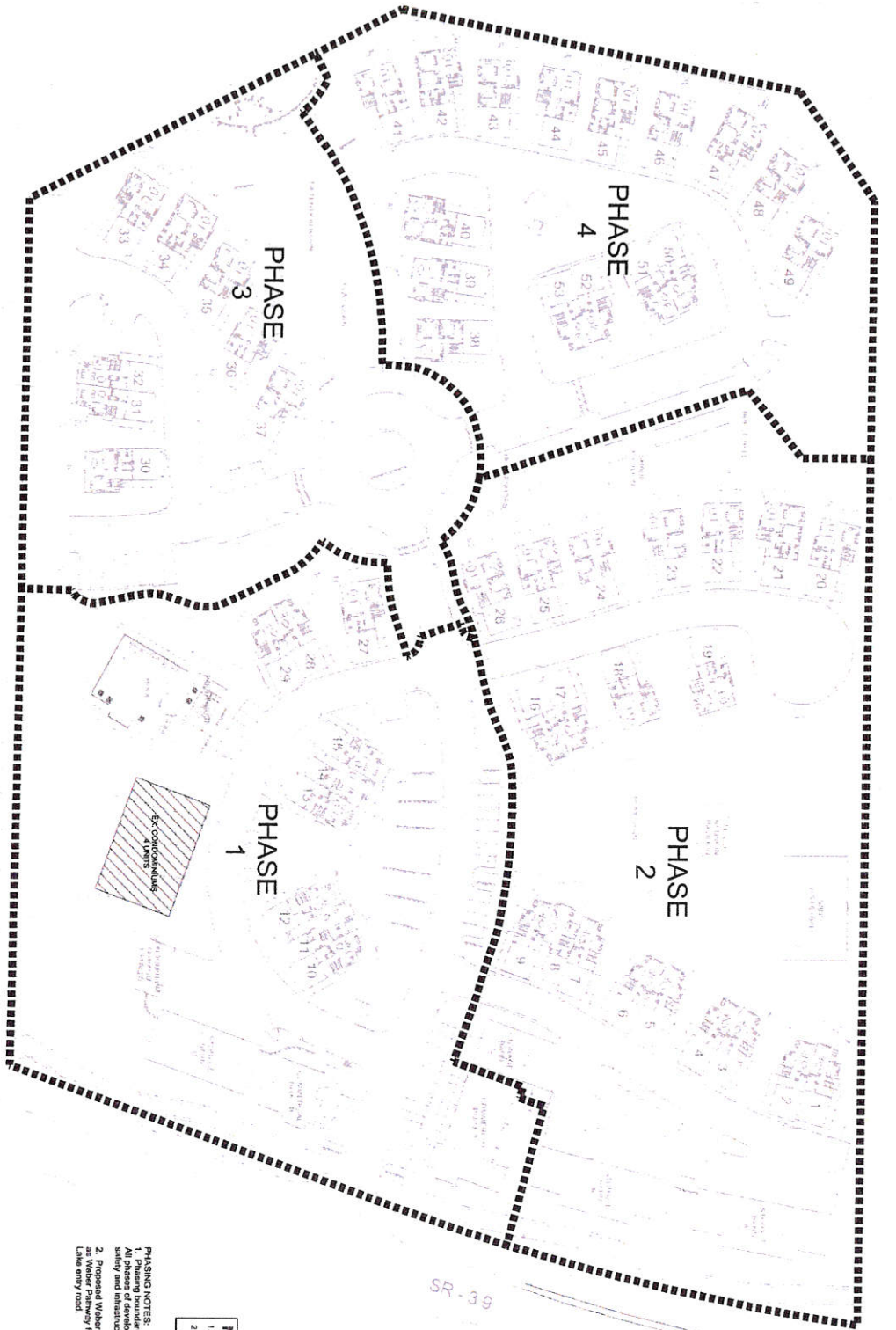
Parking:

- Residential Garage Stalls: 107
- Residential Surface Stalls: 54
- Trailer Stalls: 10
- Commercial Stalls: 23
- Total Stalls: 194

Open Space: 6.54 Acres (50%)

- NOTES:**
1. IF LAND DEMAND REQUIRED BY GEOTECH STUDY, IT WILL BE ADDED TO THIS SYSTEM TO BE INSTALLED.
 2. STAFF TO BE INSTALLED.

<p>LANGVARDT DESIGN GROUP LLC 11111 W. 11TH AVENUE DENVER, CO 80233</p>	<h2 style="margin: 0;">EDGEWATER ESTATES</h2> <p style="margin: 0;">HUNTSVILLE, UTAH</p>	<p>BERTOLDI ARCHITECTS ARCHITECTURE • PLANNING • INTERIORS 236 HARRISON BLVD. OGDEN, UT 84243</p>
<p>PROJECT: S111</p> <p>DATE: 11/17/2</p> <p>SHEET: S1.1</p>		



PHASING NOTES:
 1. Phasing and phasing notes are appropriate and may be adjusted per market conditions.
 2. All phasing and phasing notes are provided to provide minimum standards for fire safety and infrastructure requirements.
 3. Proposed Water/Wastewater Phasing shall within the project boundary may be completed as Water/Wastewater funds are available to complete the final connection to the SR-39 Lake entry road.

- NOTES:**
1. IF LAND PAID, REQUIRED BY GEOTECH STUDY, IT SHALL BE ADDED SYSTEM TO THE SYSTEM.
 2. SYSTEM TO BE ADDED TO THE SYSTEM.

THIS DOCUMENT IS THE PROPERTY OF BERTOLDI ARCHITECTS © 2012

PROJECT # 1111
 DATE 1/05/12
 TITLE PHASING PLAN

REV / DATE



EDGEWATER ESTATES

HUNTSVILLE, UTAH

BERTOLDI ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIORS
 2725 HARRISON BLVD. OGDEN, UT PH. 801.476.4300

SHEET

S1.2



EDGEWATER

PHASE 1

WEBER COUNTY, UTAH

DATE:	AUGUST 7, 2012
PROJECT:	0001000120
DESIGN BY:	EL
REVIEW BY:	EL
VERSION:	PHASE 1
REVISIONS:	



PROJECT TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:

L1.0

