

# Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 9-10-15	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) Corinn Sebaske		Mailing Address of Property Owner(s) 3753 E 4100 N Liberty, UT 84310	
Phone 541-530-5437	Fax		
Email Address (required) Sebaske@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name Divine Ministries	Current Zoning AV-3	Total Acreage .96
Approximate Address 3753 E 4100 N Liberty, UT 84310	Land Serial Number(s) 220100053	

Proposed Use Church, school, residential retreat for the disabled and elderly, community garden
Project Narrative see attached

**Property Owner Affidavit**

I (We), Corinn Sebaske, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Corinn Sebaske  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 14 day of September, 20 15.

\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

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

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 14th day of Sept, 20 15, personally appeared before me Corinn Sebaske, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Kary C. Serrano  
(Notary)

September 14, 2015

Project name: Divine Ministries.

Applicant: Corinn Sebaske

541-530-5437 Sebaske@gmail.com

Address: 3753 E 4100 N Liberty, UT 84310

Parcel ID 220100053

Acerage .96 Zone AV-3 Adjacent zones FV-3 and CV-2

Building 7400 square feet. Lanscape 80 percent Parking 5 percent

Appeal to add a church, school and residential retreat for the disabled and elderly to existing residential zone

Objectives:

The objective for Divine Ministries is to offer an educational, agricultural and healing retreat on the property located at 3753 E 4100 N Liberty, UT 84310 which is zoned AV-3 and is permitted as a residence. The structure has 9 bedrooms and is 7400 square feet and is located on .96 acres of land. This application is to add additional uses that are already permitted in the AV-3 zone to the current use. The additional requested uses are a church, school and retreat for the disabled and elderly. There would be an agricultural component as well with an educational garden. The ministerial retreat would serve families and individuals in need in a residential facility through direct programs and through partnership with local organizations. It will be designated as a ministry and educational healing retreat for the express purpose of spiritual, emotional and physical renewal.

Mission:

Our mission will be to bring happiness, recovery and emotional and spiritual wholeness to children, women, men and families through wholesome activities, agricultural opportunities, education, support, life coaching and ministering to those in need in the context of an intensive retreat experience. Some of the populations and situations we aim to serve include but are not limited to grief recovery, illness recovery, drug or alcohol recovery, depression recovery, post traumatic stress recovery, cancer recovery, spiritual healing, religious renewal and use for disabled persons (including but not limited to those disabilities protected by the ADA). The objectives will include but not be limited to a center for healing and recovery, family retreats for therapeutic purposes, battered and abused women's retreat, family crisis center, healing from divorce, adoptive parents support, support for parents of children with an illness or a single parent retreat. The proposed use will be similar to the farm stay use in the agri-tourism section of the code and the objectives of diversifying income for what is a home based business and offering an immersive experience will be similar. We intend to have a charitable component to our operation as well by offering free or reduced cost accommodations and services to those in need.

## IMPLEMENTATION

We plan to offer a variety of programs and opportunities to those in need including but not limited to the following:

Educational seminars, training and spiritual and therapeutic activities through the ministerial retreat and through partnership with local community groups.

As part of the program we plan to offer a community garden where participants and community members can plant, work and harvest a variety of crops on the acre of property. Gardening practices emphasizing organic crops, low impact practices and sustainability will be emphasized. Long range plans include the addition of a greenhouse. There is currently irrigation water available at the home.

Ski and snowboard opportunities at the three local ski resorts. Outdoor snow recreation.

Lake activities

Outdoor recreational activities such as biking, camping, fishing, kayaking and boating

## HOURS AND SEASONS OF OPERATION

The ministry will operate year round but peak use is anticipated in the summer months and winter months during ski season. Total days of use are initially anticipated to be between 60 and 120 days out of the year.

## PARKING

There are 18 parking spots currently on the property. There is room for more onsite parking if the need arises.

## OCCUPANCY

The home has nine bedrooms and five bathrooms and can accommodate patrons comfortably in a retreat context. The grounds and common areas are ideal for small gatherings as well. The highest occupancy is no greater than what the home could support in its current residential use.

To utilize such a large home for the benefit of the community and at risk populations rather than just a single family residence is a wise use of resources and environmentally beneficial. Furthermore, the ministry would be able to bring experiences and healing to families that would otherwise not have access to such opportunities particularly in the context of a retreat experience.

The benefits that this ministerial retreat would offer the community are immeasurable but would have little if any impact on the surrounding neighborhood. Traffic would be limited to peak seasons and parking can be contained on the property. Noise ordinances would be respected. The home is located on 4100 North which is the main corridor connecting the valley and North Ogden. This road already carries a surprising amount of traffic and is sure to continue to grow into one of the main thoroughfares in the Valley. The location is ideally situated for such an endeavor and will have less of

an impact than the other churches in the area because of the seasonal nature of the endeavor. It is centrally located in the valley and only minutes from Nordic Valley, Snowbasin, Nordic Park, Pineview Reservoir, North Ogden and numerous camps and outdoor recreational opportunities. It is just a block or so from the Red Brick church location and from the presumed future commercial district for Liberty.

The practice of religious retreats is an integral part of many faiths and often required by various sects. The spiritual benefit of leaving one's daily life for a time in order to connect with God or achieve inner direction and sanctity is a long standing desire and requirement for many faithful believers. Within the Christian context Jesus' 40 days of fasting in the desert is considered a precedent for retreats. A retreat setting offers special opportunities that cannot be found in regular church attendance or activities. Spiritual retreats allow time for reflection, prayer and meditation. They are considered essential in many faiths. Divine Ministries would be non denominational and serve as a community resource for those in need.