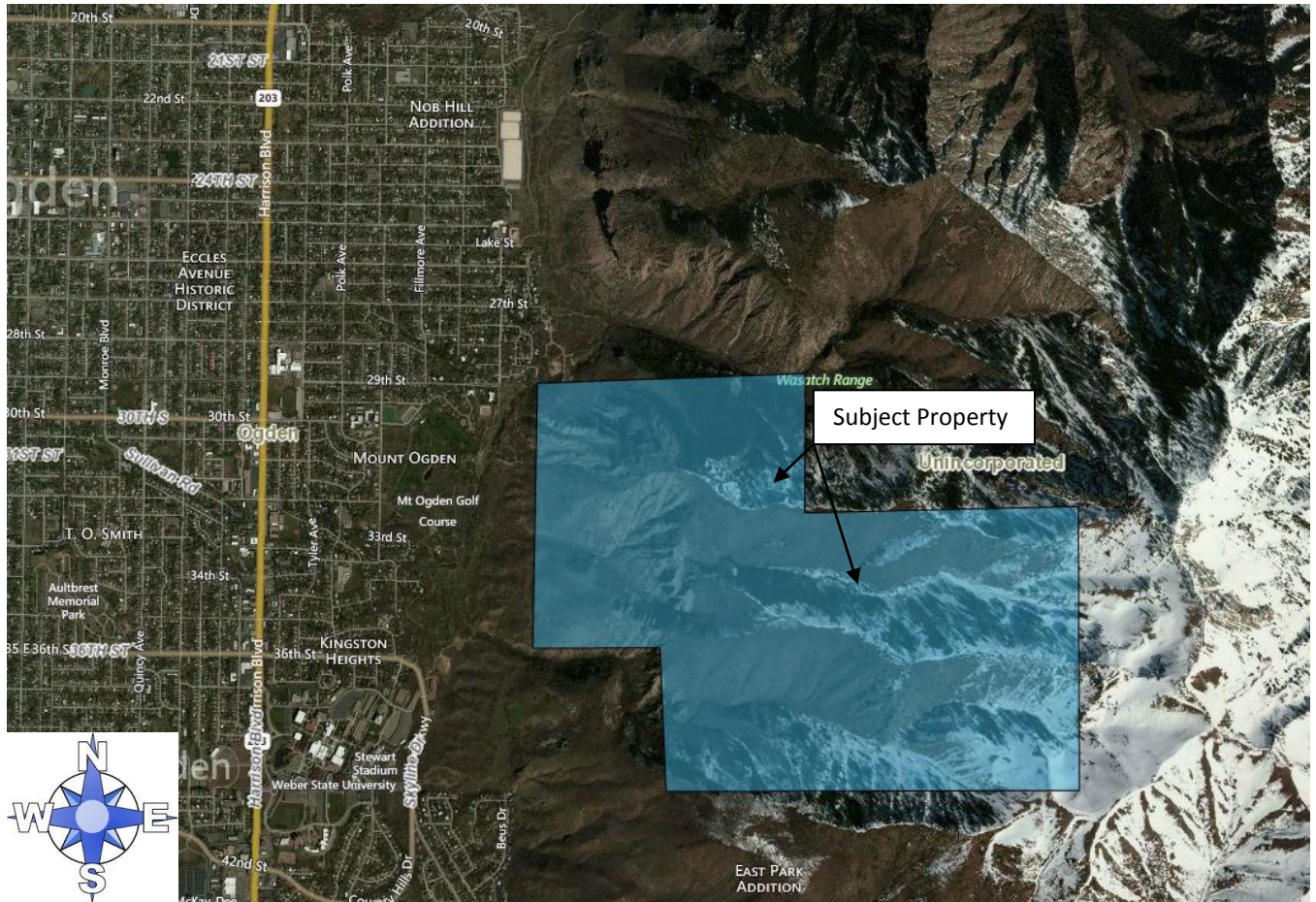


# Map 1



<b>Weber County Conditional Use Permit Application</b>			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <i>CHRIS PETERSON</i>		Mailing Address of Property Owner(s) <i>3434 EAST 7800 SOUTH #177 SLC, UT 84121</i>	
Phone <i>801 244-2677</i>	Fax		
Email Address (required) <i>cp84121@gmail.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <i>SAME AS ABOVE - CHRIS PETERSON</i>		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Project Name <i>PRIVATE PARK - UTAH ADVENTURE CENTER</i>		Total Acreage <i>1,440</i>	Current Zoning <i>F-40</i>
Approximate Address		Land Serial Number(s) <i>14-109-0002 05-001-0003 05-001-0001</i>	
Proposed Use <i>PRIVATE PARK AND RECREATION GROUNDS</i>			
Project Narrative			

**Property Owner Affidavit**

I (We), CHRIS PETERSON 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.

CM Peterson  
(Property Owner)

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

Subscribed and sworn to me this 9<sup>th</sup> day of Nov, 20 15.



Kary C. Serrano  
(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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

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



## Exhibit A-Project Narrative

### PROJECT NARRATIVE:

The guides of the Utah Adventure Center take guests from Utah and around the world on some of the best, most memorable outdoor adventures that Utah has to offer. These adventures include hiking/canyoneering/mountain biking/paddling in Utah's red rock country, stand-up-paddleboarding (SUP) from Bear Lake to Jordanelle to Lake Powell, nature and wildlife photography tours all over Utah, and hiking/touring/mountaineering of all types in the Wasatch and Uinta ranges.

A few minutes spent checking out the photos, video clips and text on our website [www.UtahAdventureCenter.com](http://www.UtahAdventureCenter.com) and facebook page [www.facebook.com/UtahAdventureCenter](http://www.facebook.com/UtahAdventureCenter) will help familiarize you with the Utah Adventure Center. These outdoor adventures take place on private land that is either owned or leased by the Utah Adventure Center, or on State, National Forest, National Park or BLM ground that is open for public photography and/or recreational use.

In Weber County, Utah, the owner of the Utah Adventure Center also owns 1440 acres on the west side of Mt. Ogden where a wide variety of guided hiking, photography and mountaineering adventures are conducted. The property is located immediately east of Weber State University and the Mount Ogden Golf Course. It measures approximately 1.5 miles north to south by 2 miles east to west. Outdoor experiences have been guided on this private property by the Utah Adventure Center and its predecessors since 2005 on the premise that recreation activities open to the public are a permitted use on the west side of Mt. Ogden, but in 2015 the Weber County Planning Department requested that the Utah Adventure Center obtain a Weber County Conditional Use Permit. That is why this application is being submitted.

There are many types of mountaineering, scrambling, hiking and photo-safariing practiced on this 1440 acre parcel of private property (some have English names like sport climbing and trad climbing, but most have foreign names like rappelling, abseiling, randoneeing, telemarking, tyroleaning, prusiking, klettersteiging). VIA FERRATA CLIMBING is a unique mountaineering experience offered by the Utah Adventure Center that merits special mention. Although there are many hundreds of via ferrata routes around the world (with over 500 in Europe alone), via ferrata is rare and virtually unknown in North America. Via Ferrata refers to protected mountain climbing routes consisting of anchored steel safety cables, rungs, steps, cable traverses, bridges and ladders which allow lesser or even inexperienced climbers (with harnesses and specialized safety equipment) to face otherwise dangerous – but incredibly scenic – routes. The Mt. Ogden Via Ferrata venue was recently named one of the World's 10 Best Via Ferrata Routes by Fodor's Travel. <http://www.fodors.com/news/photos/worlds-10-best-via-ferrata-routes>

Our via ferrata adventure has also been written up in the New York Times, and has been named to the Utah Bucket List by the Salt Lake Tribune: [http://www.nytimes.com/2006/09/15/travel/escapes/15ferrata.html?\\_r=2&pagewanted=1&](http://www.nytimes.com/2006/09/15/travel/escapes/15ferrata.html?_r=2&pagewanted=1&)  
<http://www.sltrib.com/sltrib/news/58051023-78/list-bucket-com-utah.html.csp>

Many via ferrata climbers are from other states or countries, and they enjoy eating in Weber County restaurants and staying in Weber County hotels before and/or after their never-to-be-forgotten mountaineering outing with the Utah Adventure Center. You'll notice on the facebook page that the small groups (who pay from \$100 to \$300 per person for a half day adventure) are usually from outside Utah, and the larger non-profit groups (who pay \$40 per person with a 10 person minimum) are usually from Northern Utah. We have one church youth group from Utah County that, for 4 years in a row, has come with a group of 30 for a via ferrata climb followed by lunch and Farr Better Ice Cream in downtown Ogden.

Multiple recent newspaper stories have discussed how the popularity of outdoor recreation in Utah is exploding. Visitor numbers at National Parks, State Parks and Private Parks (like Utah Adventure Center's 1440 acres in Weber County) are going up rapidly. 25 years ago, a day with 150 visitors at the waterfall was thought of as busy. On Memorial Day 2015, the visitor count at the waterfall was over 3800 (of which 6 were paying guests of the Utah Adventure Center). This growth has been accompanied by some growing pains. Litter, graffiti, vandalism, theft and parking congestion issues that used to be rare are now more common. Uniformed Utah Adventure Center guides spend significant time and effort welcoming and educating all our visitors about trail etiquette. Guides also pick up litter and waste (dog and human) and scrub graffiti. Guided guests are far less likely to leave the main trail or use poor sanitation practices than unguided hikers. We encourage our guided guests, who are often driving from their hotels in Park City, to come during off-peak hours, to carpool and to use the less crowded scenic route via Morgan. We also suggest using Frontrunner to guests coming from Salt Lake hotels and our guides occasionally pick up guests at the Ogden train station. In 2011, a facebook page [www.facebook.com/OgdenFoothillPrivateLand](http://www.facebook.com/OgdenFoothillPrivateLand) was set up to celebrate good deeds and fun, and to point out bad practices of visitors to the Utah Adventure Center's 1440 acre private property. If you spend a few minutes on this facebook page, (which now has over 700 followers) you'll be uplifted by video of the Fremont High School football team picking up trash, and the Weber-Davis Boys and Girls Club pulling noxious weeds, but you'll be disheartened to see litter tossed in the creek, teens who throw rocks at other hikers, and the Bonneville High School logo spray painted on nearly a dozen rock faces. (The BHS logos were scrubbed off within 2 days by our guides).

The uniformed guides of the Utah Adventure Center have a positive effect: on days when the guides are out and about, not only does the litter get picked up by the guides, but we rarely get any new graffiti or any new initials carved in a tree. It would be a good thing if those uniformed guides were there more often, not only to create more unforgettable outdoor experiences for our paying guests, but also to educate and motivate all our guests to tread lightly and pack out what they pack in.

# Climbing

## Winter Adventure

◀ This could be you!

Guided family  
hiking & climbing.  
Safe, fun and  
unforgettable!



[www.UtahAdventureCenter.com](http://www.UtahAdventureCenter.com)  
1 (801) 550-1761

# Climbing

## Summer Adventure

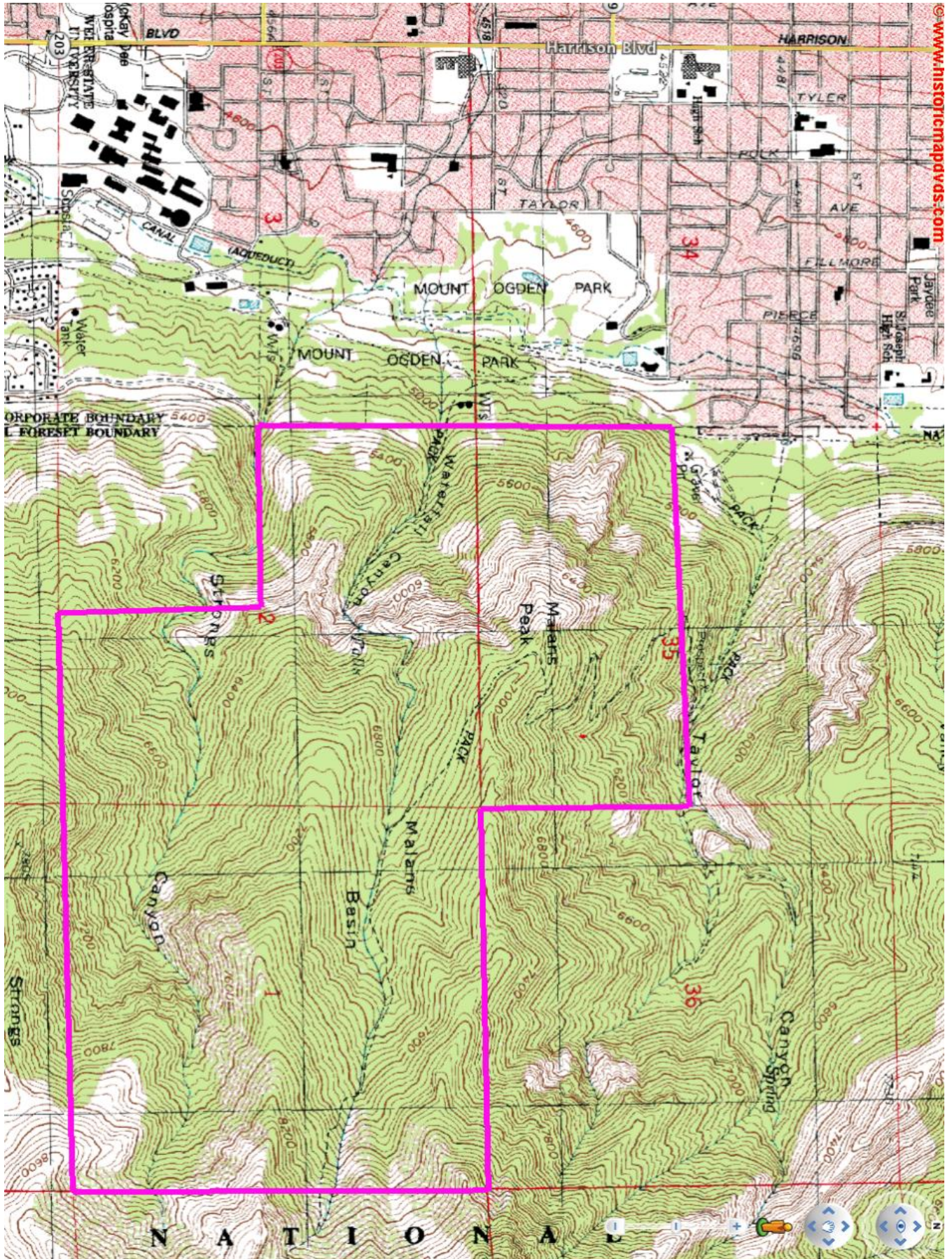


As featured in the NY Times

[www.UtahAdventureCenter.com](http://www.UtahAdventureCenter.com)  
1 (801) 550-1761



Exhibit A-Application/Vicinity Map





## Exhibit B- Review Agencies Comments

### **Engineering (Conditional)**

**Project:** [Utah Adventure Center - Private Park](#)

**User:** [Chad Meyerhoffer](#)

**Department:** [Weber County Engineering Division](#)

**Created:** 2015-11-30 13:48:45

**Modified:** 2015-11-30 13:48:45

**Approved:** Yes

#### **Notes**

I have had a chance to review the plan(s) and have the following comment(s):

1. The engineering division has no concerns with this project.

However, we would recommend a condition of approval that if parking ever becomes an issue by Weber County or Ogden City that the applicant will work with the necessary municipality with any concerns in the future.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Sincerely,

Chad Meyerhoffer

Weber County Engineering Dept.

Phone: (801) 399-8004

e-mail: [cmeyerho@co.weber.ut.us](mailto:cmeyerho@co.weber.ut.us)

### **Environmental Health Septic**

**Project:** [Utah Adventure Center - Private Park](#)

**User:** [Michela Gladwell](#)

**Department:** [Weber-Morgan Health Department - Waste Water Division](#)

**Created:** 2015-11-18 10:53:37

**Modified:** 2015-11-18 10:53:37

**Approved:** Yes

#### **Notes**

As nothing will fundamentally change with the land, nothing will be required from the health dept. concerning wastewater or drinking water. If down the road, additional restroom facilities are needed then sewer can be accessed at the trailheads.

### **Weber Fire District Comments- Conditional Use Permit**

**Project:** [Utah Adventure Center - Private Park](#)

**User:** [Brandon Thueson](#)

**Department:** [Weber County Special Events, Weber Fire District](#)

**Created:** 2015-12-02 09:49:27

**Modified:** 2015-12-02 09:49:27

**Approved:** Yes

#### **Notes**

I received email correspondence from Mr. Peterson regarding the questions from my original review. Based upon his response Weber Fire District has no concerns with this conditional use permit.

The following response was received from Mr. Peterson:

Dear Fire Marshall Thueson,

I'll do my best to answer your questions, plus provide some perspective on the big picture.

- 1) Will there be any changes to existing access?

No, we don't anticipate any changes to existing access to Waterfall Canyon on the private road that connects the east end of 29th Street to the mouth of Waterfall Canyon. For 10 years the Utah Adventure Center Private Park and Recreation Ground (UACPPRG) has worked closely with John Sohl and Jared Randall of the Weber County Sheriff Search and Rescue (SAR) Climbing Team and with Lieutenant Brandon Toll (SAR manager). Once per year we host the SAR Climbing Team for training on the cliffs and cables and rungs of Waterfall Canyon, and all the gates have a dedicated Search and Rescue padlock labeled "SAR" to ensure SAR access. For fire suppression, we anticipate that your fire fighters will use the SAR locks to speed up access to the mountain, but if you would like to add a dedicated Weber Fire District locks, that would be ok too.

- 2) Will there be any buildings built to service the private park?

No, we don't anticipate building any buildings.

- 3) Are there any other improvements to be made to the property?

No.

Some perspective: At 1440 acres, the Utah Adventure Center Private Park and Recreation Ground (UACPPRG) is a big place that frequently handles over 1000 guests (mostly free guests) in a single day. It measures 1.5 miles north to south and 2 miles east to west. An estimated 98% of the people who park at the 29<sup>th</sup> Street Trailhead parking lot are headed, for some or all of their outing, to the UACPPRG. The usual destination is our Waterfall Canyon. There are restrooms and a drinking fountain at the 29<sup>th</sup> Street Trailhead parking lot. When rescues are needed in Waterfall Canyon, they are usually staged out of this 29th Street Trailhead parking lot.

An estimated 50% of the people who park at the east end of 27<sup>th</sup> street are headed for the UACPPRG. An estimated 20% of the people who park at the 22<sup>nd</sup> Street Trailhead parking lot, and an estimated 40% of the people who park at the 36<sup>th</sup> Street Trailhead parking lot are headed to the UACPPRG.

Memorial Day is one of the busiest days at the Utah Adventure Center Private Park and Recreation Ground. On Memorial Day 2015, the visitor count in Waterfall Canyon went over 3800. An additional estimated 300 hikers visited UACPPRG private property in Taylor Canyon, Malan's Basin and Strong's Canyon, plus an additional estimated 700 hikers and mountain bikers visited the portion of the Bonneville Shoreline Trail that is located on the Utah Adventure Center Private Park and Recreation Ground. Of these estimated 4800 guests of the UACPPRG on Memorial Day 2015, SIX were paying guests and the remainder were non-paying guests.

Please note that the Utah Adventure Center Private Park and Recreation Ground is operated on the "FREEMIUM" business model, like Pandora or Linked-in or Amazon Video. Some services are free, while premium services require a payment. Music on Pandora, for example, is free, but it comes with frequent advertisements. Listening without advertisements is a premium service, and a payment is required. Pandora seeks to monetize their customer base by converting free listeners into paying listeners. At the UACPPRG, free services are as follows:

- 1) hiking and mountain biking on the Waterfall Canyon Road
- 2) hiking and mountain biking on the UACPPRG portion of the Bonneville Shoreline trail
- 3) hiking on the UACPPRG to and from Malan's Basin via Taylor Canyon
- 4) hiking to and from the waterfall via Waterfall Canyon

All other activities on the UACPPRG are premium services and require a Utah Adventure Center guide and a payment.

I hope this information helps.

Best Regards,  
Chris Peterson