

# Weber County General Plan or Text Amendment Application

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

Date Submitted

8-9-2016.

Received By (Office Use)

Added to Map (Office Use)

## Property Owner Contact Information

Name of Property Owner(s)

TIM CHARLWOOD

Mailing Address of Property Owner(s)

PO BOX 980400  
PARK CITY, UTAH 84098-0400

Phone

435 901 2337

Fax

Email Address

TIMCHARLWOOD@GMAIL.COM

Preferred Method of Written Correspondence

Email  Fax  Mail

## Ordinance Proposal

Ordinance to be Amended

Describing the amendment and/or proposed changes to the ordinance:

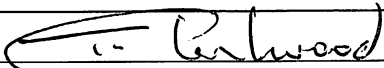
SEE FOLLOWING


I PROPOSE TO AMEND SECTION 108-5-5 (a) AS FOLLOWS

SEE ATTACHED. 'A'

**Ordinance Proposal (continued...)**

**Applicant Affidavit**

I (We), , depose and say that I (we) am (are) the interested member(s) of 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.

  
(Signature)

\_\_\_\_\_  
(Signature)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

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

A

39 types and the location of the buildings proposed may differ from the residential uses and dwelling  
40 types and regulations governing such uses in effect in the zone in which the development is  
41 proposed provided the requirements of this chapter are complied with. Accessory nonresidential  
42 uses may be included in planned residential unit developments of 100 units or more to provide a  
43 necessary service to the residents of the development as determined by the planning commission  
44 provided agreements and restrictive covenants controlling the proposed uses, ownership,  
45 operational characteristics and physical design to the county's satisfaction are filed by and entered  
46 into by the developer to assure that the approved necessary services intent is maintained.

47 (b) Once the overall development plan showing details of buildings, structures and uses has been  
48 approved by the county commission, after recommendations of the planning commission, no  
49 changes or alterations to said development plan or uses shall be made without first obtaining the  
50 approval of the planning commission and county commission, except for landscaping, provided  
51 subsection (c) of this section has been complied with.

52 (c) The landscaping plan submitted for approval of the PRUD, shall be considered the minimum  
53 acceptable landscaping for the PRUD. Any alterations to the landscape plan shall be submitted to  
54 the planning area planning commission and shall be stamped by a licensed landscape architect  
55 certifying the following:

- 56 (1) That the area of landscaping area exceeds the approved landscape plan;
- 57 (2) That the number and quality of plants exceed the approved landscape plan;
- 58 (3) That the portion of landscaping per phase exceeds the portions per phase of the approved plan;  
59 and
- 60 (4) That all requirements of the Land Use Code have been met.

61 No money held in the financial guarantee for the completion of landscaping of any phase of a PRUD shall  
62 be released until all landscaping requirements are completed for that phase, with the exception of single-  
63 family dwellings. In the case of single-family dwellings, that portion of the guarantee, equal to that portion  
64 of the phase represented by the dwelling, may be released.

65 (d) Any housing units to be developed or used, in whole or in part, for sleeping rooms (including lockout  
66 sleeping rooms) for nightly rentals shall be declared and designated on the site development plan,  
67 and shall adhere to the additional parking requirements for rental sleeping rooms as provided in title  
68 108, chapter 8, section 2 of this Land Use Code.

69 (Ord. of 1956, § 22D-4; Ord. No. 9-81; Ord. No. 2004-17; [Ord. No. 2014-18](#), Exh. A, 6-17-2014;  
70 [Ord. No. 2015-22](#), Exh. A, 12-22-2015)

71 Sec. 108-5-5. - Area-regulations.

72 (a) A PRUD shall contain a minimum area of ten acres and consist of at least 24 housing dwelling units  
73 in all forestry and agricultural zones, and contain a minimum area of four acres in all residential  
74 zones. The number of dwelling units may be reduced by two-thirds if:

- 75 1. The PRUD is located entirely within the Forest-40 (F-40) Zone; and
- 76 2. Consists of 300 acres or more; and
- 77 3. Has a minimum of 80% of the PRUD's gross acreage encumbered by a conservation  
78 easement that meets the requirements described in §57-18-1 et seq. of Utah Code and is held by a  
79 qualified organization or entity as described in §57-18-3 of Utah Code.

80 (b) The ~~basic~~ number of dwelling units in a PRUD shall be the same as the number permitted by the lot  
81 area requirements of the same in which the PRUD is located. Land used for schools, churches, other  
82 nonresidential service type buildings and uses, for streets and exclusively for access to the useable



**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

| Customer Receipt |       |
|------------------|-------|
| Receipt Number   | 20312 |

| Receipt Date |
|--------------|
| 08/09/16     |

Received From:  
Tim Charlewood

Time: 16:01  
Clerk: tbennett

| Description | Comment             | Amount          |
|-------------|---------------------|-----------------|
| Zoning      | Zoning              | \$300.00        |
|             | <b>Payment Type</b> | <b>Quantity</b> |
|             | CHECK               | 1001            |

|               |          |
|---------------|----------|
| AMT TENDERED: | \$300.00 |
| AMT APPLIED:  | \$300.00 |
| CHANGE:       | \$0.00   |