



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for 50 self storage units located at approximately 601 South 7800 East, Huntsville, UT.

Type of Decision: Administrative

Agenda Date: Tuesday, August 22, 2017

Applicant: Kerry Wangsgard

Authorized Agent: Chris Cave, Reeve and Associates Inc

File Number: CUP# 2017-06

Property Information

Approximate Address: 601 S 7800 E, Huntsville, UT

Project Area: 2.15 acres

Zoning: Commercial Valley (CV-2) Zone

Existing Land Use: Self storage units

Proposed Land Use: Additional self storage units

Parcel ID: 24-018-0007

Township, Range, Section: Township 6 North, Range 2 East, Section 18

Adjacent Land Use

North: Outdoor Storage	South: Residential
East: Agriculture	West: Vacant Commercial

Staff Information

Report Presenter: **Steve Burton**
 sburton@co.weber.ut.us
 801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 21 Commercial Valley Zone (CV-2)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Fencing Requirements
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The applicant is requesting approval of a conditional use permit to construct 50 self-storage units located at approximately 601 South 7800 East, Huntsville. The applicant is proposing 3 storage unit buildings; Building A will include 11 16'x40' units; Building B will include 12 16'x45' units and 8 14'x20' units; Building C will include 9 16'x35' units and 10 14'x20' units. The site will also include 2 existing self-storage buildings. The existing site gains access from 7800 E through the adjacent parcel to the west that is also owned by the applicant. The applicant has provided a site plan (Exhibit B) and a landscaping plan (Exhibit C) as part of the application.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application, in compliance with the recommended conditions, appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by directing new commercial development to Huntsville (pg. 25 Ogden Valley General Plan, Commercial Development Goal 1).

Zoning: The subject property is located within the Commercial Valley (CV-2) Zone. The purpose of the CV-2 Zone can be further described in LUC §104-21-1 as follows:

The purpose of the CV-1 and CV-2 zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the Ogden Valley in unincorporated Weber County. It is also to separate, into two commercial zones, uses based upon the type of activity which are compatible and complementary, as well as the intensity of land utilization and accessory use needs.

The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.

The CV-2 Zone has specific standards identified in the LUC §104-21-2 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: 20'
 - Side: 10' where a building is adjacent to a residential or agricultural zone boundary
 - Rear: 10' where a building is adjacent to a residential or agricultural zone boundary
- Minimum lot area: None
- Minimum lot width: None
- Building height:
 - Maximum: 35'

Building A will be located 20' from the front property line and 14' from the side property line adjacent to an agricultural zone; Building B will be located along the side property line that abuts the CV-2 zone. The end of 'Building B' will be 14' from the side property line that is adjacent to the agricultural zone; Building C will be located 30' from the rear and side property lines that are adjacent to the agricultural zones. The proposed buildings, according to the site plan, are in compliance with the site development standards of the CV-2 Zone.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Prior to commencing work, the applicant will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Design Review: The CV-2 zone and the proposed conditional use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has provided a detailed site plan (see Exhibit B). A condition of approval has been added to the Planning Division's recommendation to ensure the requirements of the Utah Department of Transportation are met prior to the issuance of a land use permit for the construction of the new buildings.

LUC §108-8-4 outlines parking regulations for non-dwelling buildings and uses. Self-storage units are not a listed use. The chapter states the following for uses not listed:

Where uses not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

The applicant is proposing a 19,151 square foot gravel driving/unloading area for the new buildings. The proposed gravel will need to consist of the appropriate gravel size so as to mitigate traffic hazards and

nuisances such as dust. The existing site includes concrete driving areas for parking at the previously existing storage units. A 9' wide concrete strip will be located along the frontage of each of the proposed buildings, providing the hard surface parking requirement outlined in LUC §108-8-7.

- *Considerations relating to landscaping.* The applicant's site plan and landscaping plan show that the project area will meet the 20 % landscaping requirement outlined in LUC §108-2. The proposed landscaping includes existing pastured grass (to be protected during construction). The applicant will be required to submit a landscape maintenance plan to ensure that the existing field grass is maintained in good condition so as to provide a neat and orderly appearance, free from weeds, as stated in LUC §108-2-5(i). The existing field grass landscaping is currently being driven on as part of the current operation. Because the existing field grass is proposed to be part of the 20 % landscaping requirement for the new buildings, the applicant will be required to submit a revised landscaping plan, showing how the existing landscaping will be protected from vehicle access.

The landscaping plan also includes multiple coniferous and deciduous trees and multiple shrub plantings. The applicant plans to irrigate the new trees and shrubs through a pressurized irrigation system, as shown on the irrigation plan.

- *Considerations relating to buildings and site layout.* The proposed buildings meet the site development standards of the CV-2 Zone. The site plan shows that the new buildings will consist of light beige CMU walls, off white metal doors, tan metal roof, and green aluminum roof trim, conforming to the architectural standards outlined in LUC §108-2-4(1). The proposed parking area for the existing buildings will be screened from the adjacent AV-3 zone as required by LUC §108-2-7(b). The screening along south property line includes a 6' vinyl fence that will be muted tan and non reflective and an 8' wide berm planted with trees and shrubs, covered with 3" bark mulch, as shown on the landscaping plan. The rear side of Proposed Building A will face toward 7800 East and will be required to meet the architectural standards outlined in LUC §108-2-4 (2). The applicant will be required to provide architectural details at focal points on all new buildings to ensure that monotonous horizontal lines greater than 50 ft are avoided, as outlined in LUC §108-2-4 (8). A condition of approval has been added to the staff recommendation to ensure that these standards are met prior to issuance of a land use permit for the construction of the new buildings.

A 15' wide code access gate will be located along the front access of the facility to allow 24/7 access to customers. The applicant has also proposed a black wrought iron fence along the front and north side property lines. The gate and wrought iron fence shall not exceed 6' in height, as stated in LUC §108-7-3.

- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: A condition has been made part of the Planning Division's recommendations to ensure that all conditions of the review agencies will be met.

Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under "Decision Requirements", which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission will need to determine if the request for 50 self storage units has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

Staff Recommendation

The Planning Division recommends approval of file# CUP 2017-06, a conditional use permit application for 50 self storage units located at approximately 601 South 7800 East, Huntsville, UT, on parcel 24-018-0007. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. All State, Federal and County standards, including UDOT's standards, will be met prior to issuance of a land use permit.
2. The applicant will be required to submit a landscape maintenance plan to ensure that the existing field grass is maintained in good condition so as to provide a neat and orderly appearance, free from weeds, as stated in LUC §108-2-5(i).
3. The applicant will be required to submit a revised site plan, showing how the existing landscaping will be protected from customer vehicle access.
4. The rear side of Proposed Building A, facing toward 7800 East, will be required to meet the architectural standards outlined in LUC §108-2-4(2).
5. The applicant will be required to provide architectural details at focal points on all new buildings to ensure that monotonous horizontal lines greater than 50 ft are avoided, as outlined in LUC §1082-4(8).
6. The Planning Division must approve of the gravel size and material that will be used for the driving/unloading area, prior to commencement of the project.
7. The proposed fencing must not exceed 6 ft in height, as outlined in LUC §108-7-3.
8. The applicant must obtain an approved building permit for the project prior to commencement of the project.

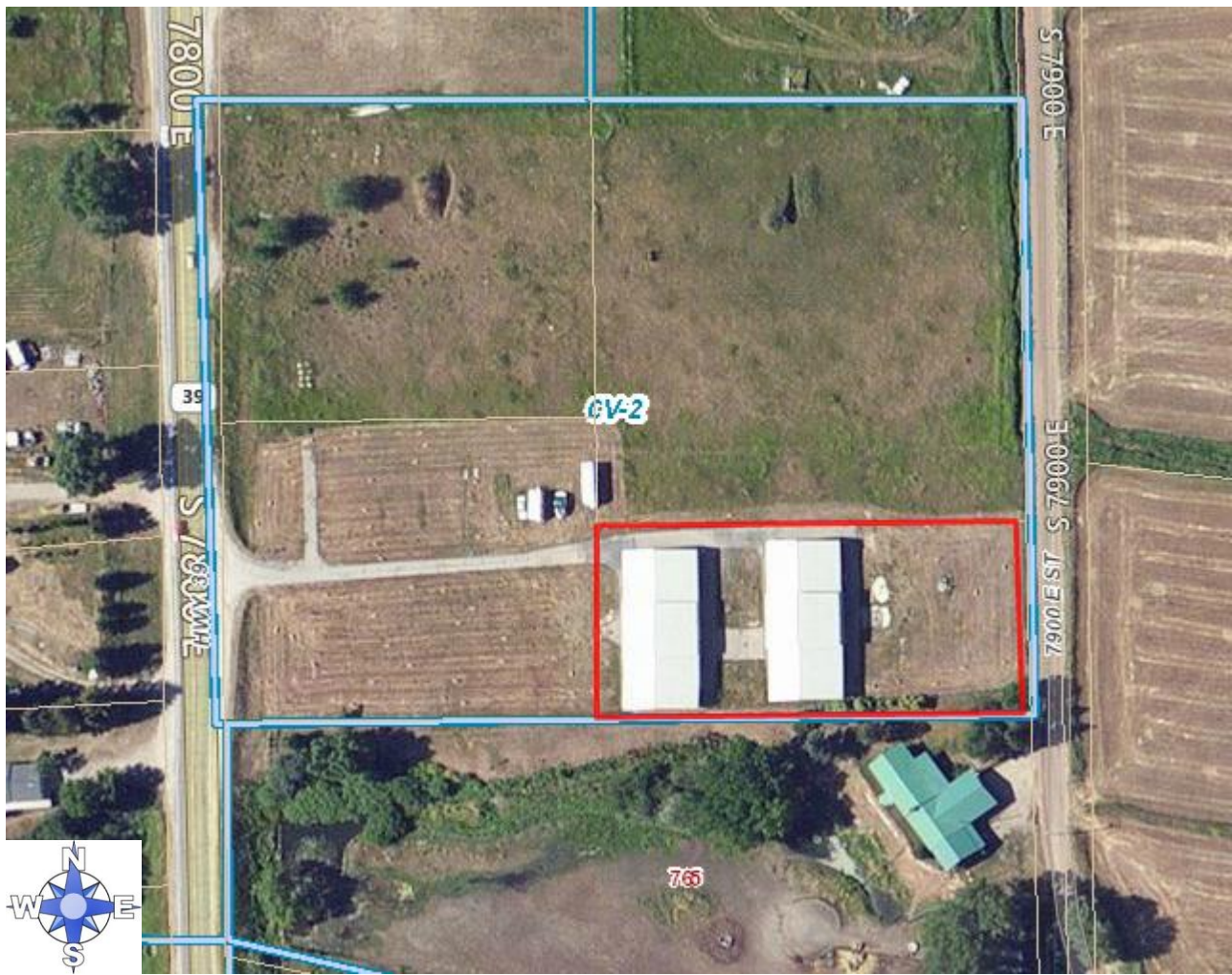
This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application
- B. Site and Building Plan
- C. Landscaping Plan
- D. Letter from Huntsville regarding annexation

Map 1



Weber County Conditional Use Permit Application

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)
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Property Owner Contact Information

Name of Property Owner(s) Kerry Wangsgard		Mailing Address of Property Owner(s) 1322 E. 2400 N. North Ogden, Ut. 84414
Phone 801-388-3114	Fax	
Email Address		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) Nate Reeve, Reeve & Associates Inc.		Mailing Address of Authorized Person 5160 S. 1500 W. Riverdale, Ut. 84405
Phone 801-621-3100	Fax	
Email Address nreeve@reeve-assoc.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Wangsgard Property	Total Acreage 2.12	Current Zoning CV-2
Approximate Address 601 S. 7800 E. Huntsville, Ut.	Land Serial Number(s) 24-018-0006, 24-018-0007, 24-018-0008	

Proposed Use Storage Units

Project Narrative The proposed project will be a 50 unit storage facility with 20% openspace with landscape and will have access from 7800 E. (Hwy 39)

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

The proposed location is next to an existing facility already used for storage adjacent to 7800 E. (Hwy 39) and is generally well away from existing residential homes and adjacent to other commercial uses.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Construction of the project will follow county guidelines mitigating any harm to the community. Use of the facilities will be accessed from 7800 E., an approved access. Minimal impact to traffic and safety issues are foreseen. Buildings will be colors that are complimentary to the surrounding area.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

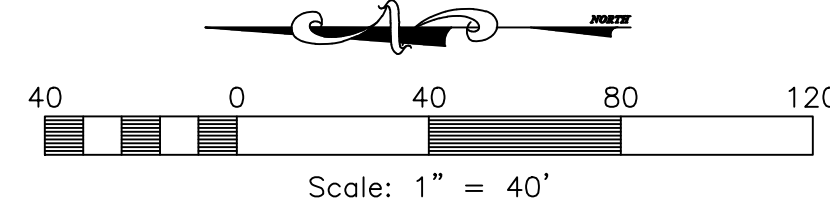
The project provides additional storage buildings next to existing storage structures. The site will be enclosed with a 6' vinyl fence and landscape buffers that will provide security and a site barrier. Land use ordinance Sec. 101-21-5 allows storage units.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

The project conforms to the goals, policies and governing principles and land use of the General Plan for Weber County.



VICINITY MAP
SCALE: NONE



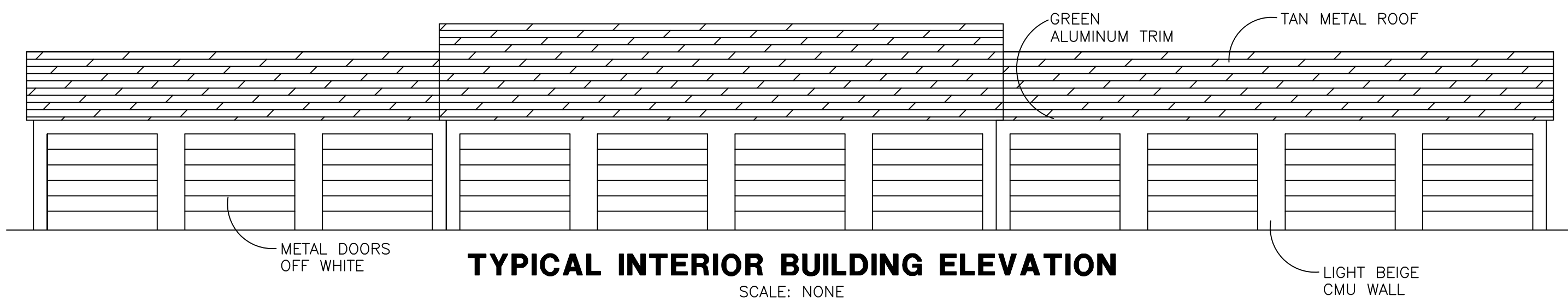
SITE INFORMATION	
TOTAL AREA.....	98,142 s.f.
14X20 UNITS.....	18 UNITS
16X45 UNITS.....	12 UNITS
16X40 UNITS.....	11 UNITS
16X35 UNITS.....	9 UNITS
EXISTING PASTURE GRASS/LANDSCAPE AREA.....	22,386 s.f. (22.8%)
GRAVEL AREA.....	19,151 s.f.
HARDSCAPE AREA.....	17,118 s.f.

NOTE

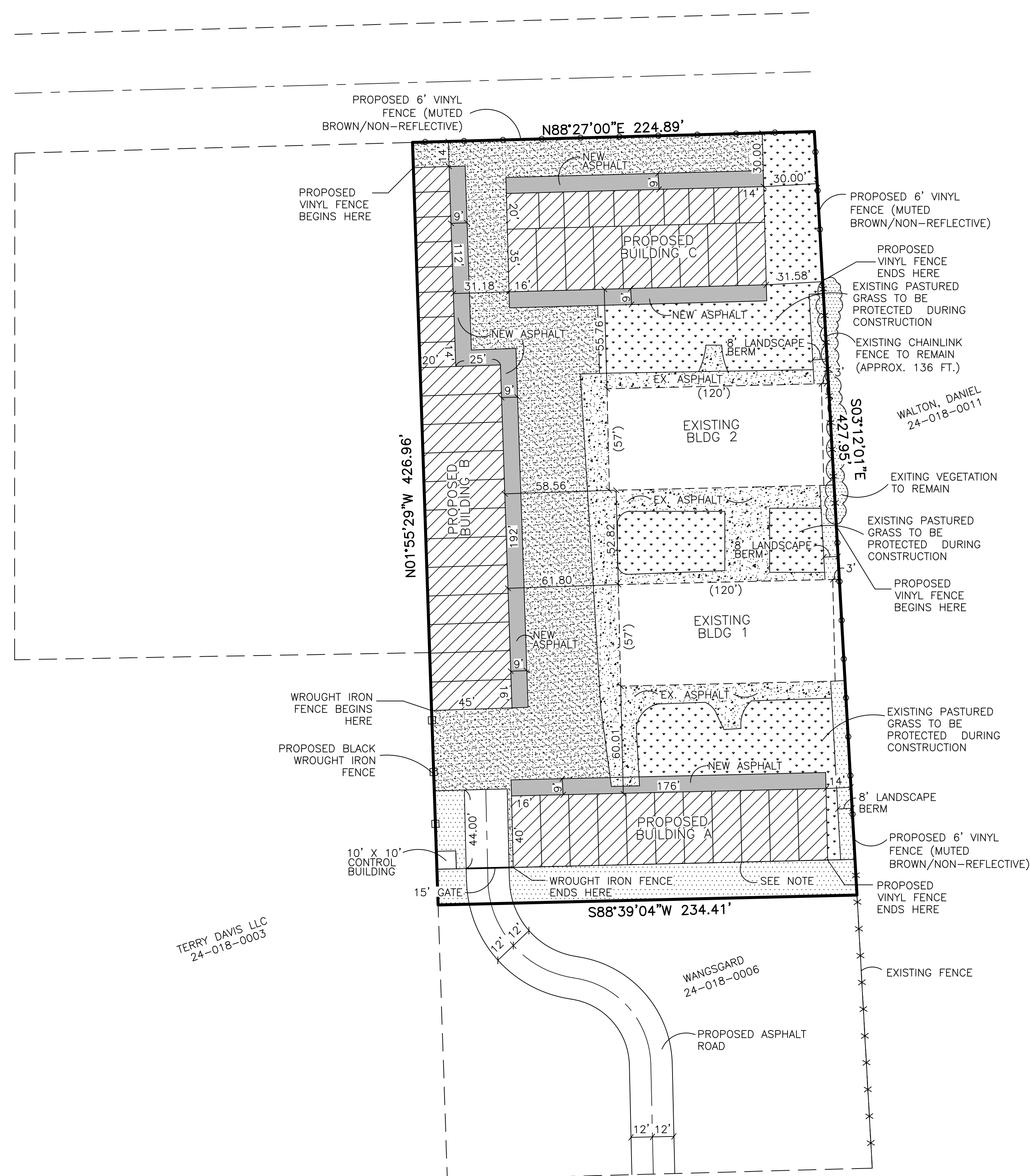
THE FRONT OF PROPOSED BUILDING A IS TO BE TEXTURED CONCRETE, PAINTED WITH VARIOUS SHADES OF BEIGE TO CREATE VARIATION RELIEF FOR VIEW OF THE BUILDING

LEGEND

- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EXISTING CHAINLINK FENCE
- = PROPOSED VINYL FENCE
- = PROPOSED WROUGHT IRON FENCE
- = PROPOSED BUILDING
- = EXISTING BUILDING
- = LANDSCAPE
- = PASTURE GRASS
- = GRAVEL
- = EXISTING ASPHALT TO REMAIN
- = NEW ASPHALT



TYPICAL INTERIOR BUILDING ELEVATION
SCALE: NONE



TERRY DAVIS LLC
24-018-0003

Reeve & Associates, Inc.
920 CHAMBERS STREET SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
9-17-15 E.R.	LAYOUT UPDATES
1-20-17 C.C.	LAYOUT UPDATES
2-09-17 C.C.	LAYOUT UPDATES
8-23-17 E.R.	COUNTY REVIEW
8-03-17 C.C.	ADD FRONTAGE
8-07-17 E.R.	ASPHALT SURFACE

Wangsgard Property
PART OF THE SE 1/4 OF SECTION 18, T.6N., R. 2E., S.L.B. & M., U.S. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH

CUP Site Plan

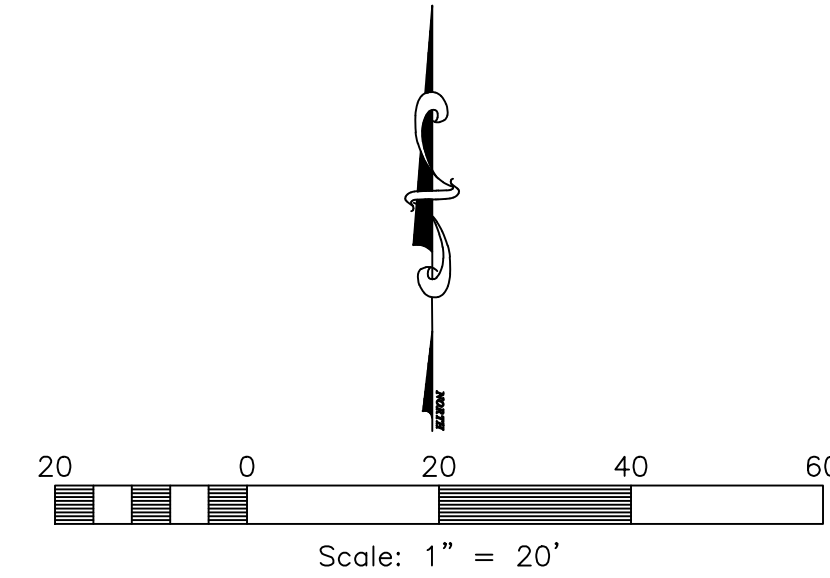
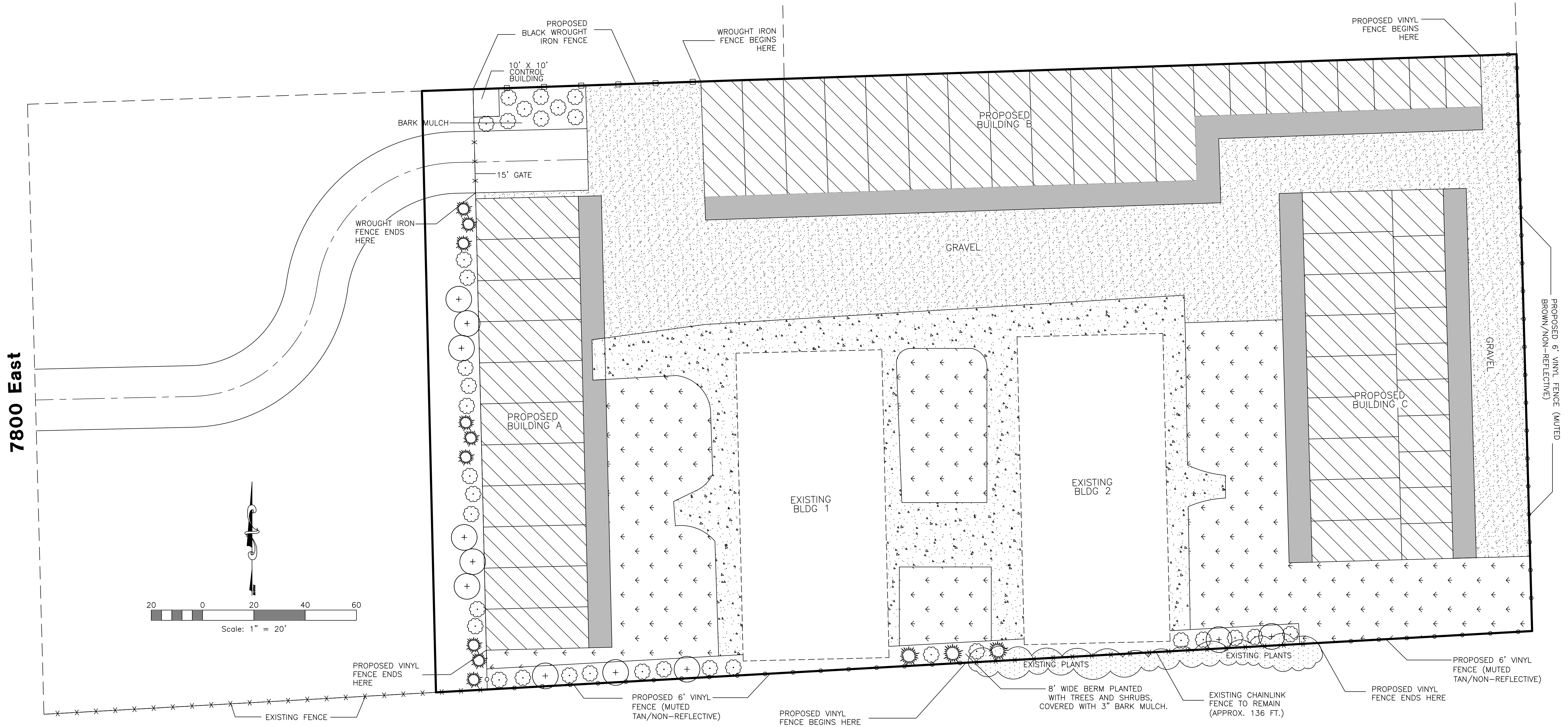
Project Info.

Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	Sept. 17, 2013
Name:	WANGSGARD PROPERTY
Number:	6260-01

DEVELOPER:
Kerry Wangsgard
1322 E 2400 N
North Ogden, UT 84414
(801) 388-3114

Revised: 8-08-17

Wangsgard Property
Huntsville City, Weber County, Utah



Reeve & Associates, Inc.
IRA
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOC.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
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REVISIONS	DATE	DESCRIPTION
	9-17-15	E.R. LAYOUT UPDATES
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	2-09-17	C.C. LAYOUT UPDATES

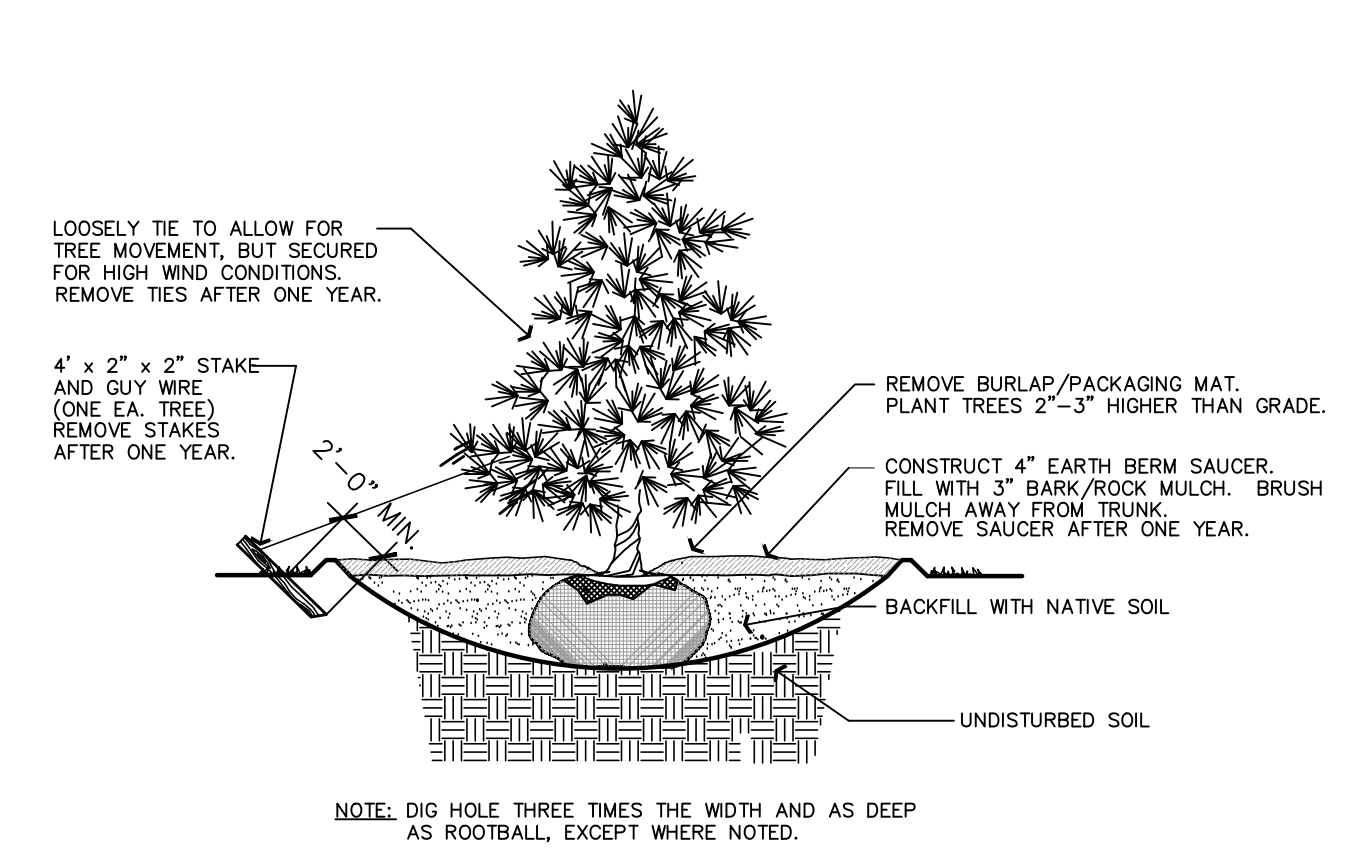
Wangsgard Property
 PART OF THE SE 1/4 OF SECTION 18, T.6N., R. 2E., S.1.B. & M., U.S. SURVEY
 HUNTSVILLE, WEBER COUNTY, UTAH
Landscape Plan

Plant Table

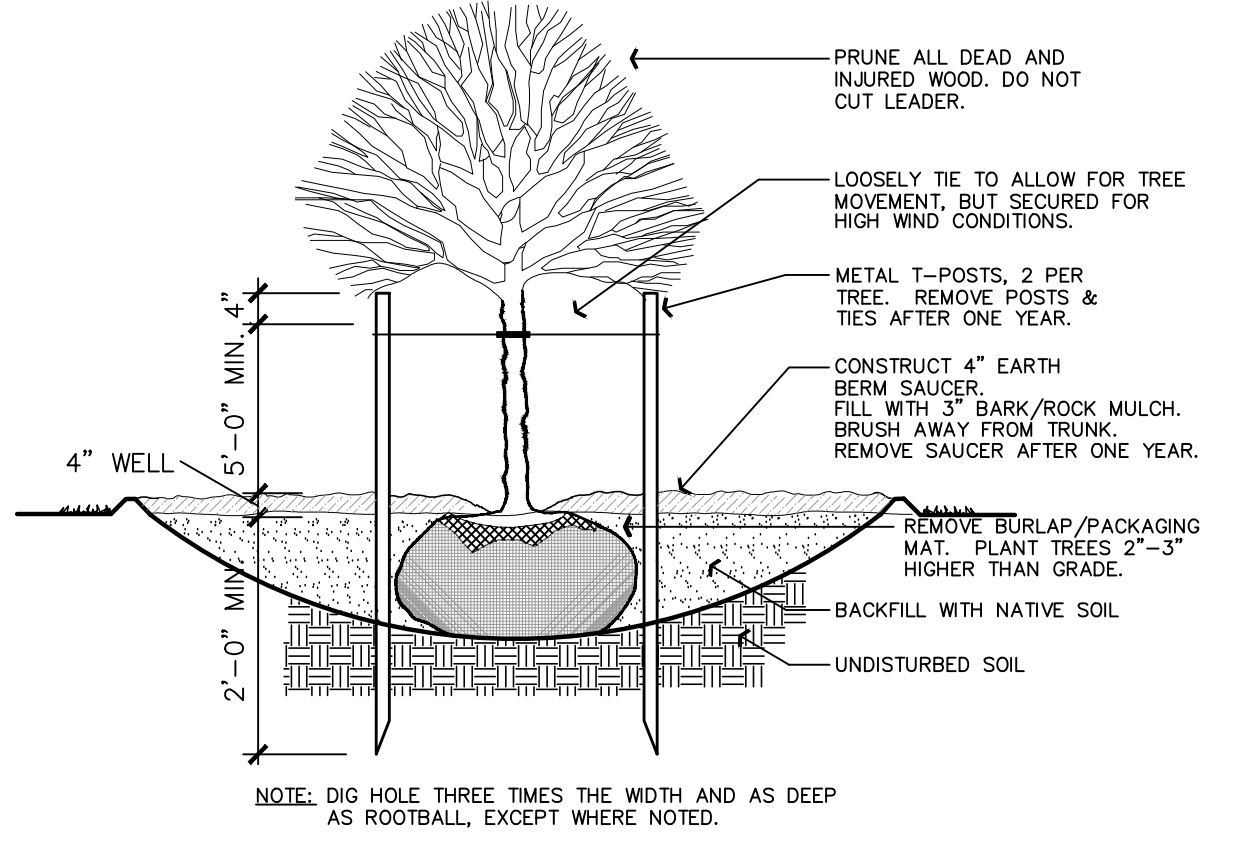
TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
11	+	<i>Carpinus betulus 'Fastigiata'</i>	Columnar Hornbeam	2" cal.
12	⊙	<i>Picea pungens 'Fastigiata'</i>	Totem Spruce	5'-8' B&B

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
47	⊙	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	5 gal.

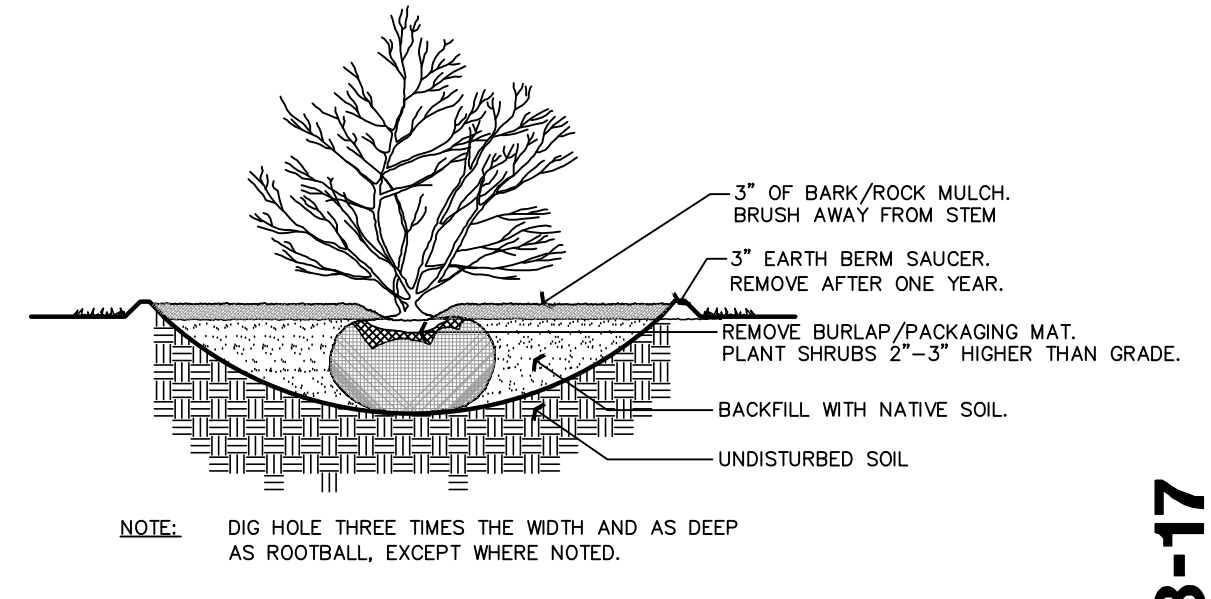
↓ ↓ Pasture grass to remain. Protect during construction. Repair/replace as needed.
 NOTE: All beds shall have a 3" layer of Shredded Bark Mulch.



CONIFEROUS TREE PLANTING
 SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING
 SCALE: NOT TO SCALE



SHRUB PLANTING
 SCALE: NOT TO SCALE

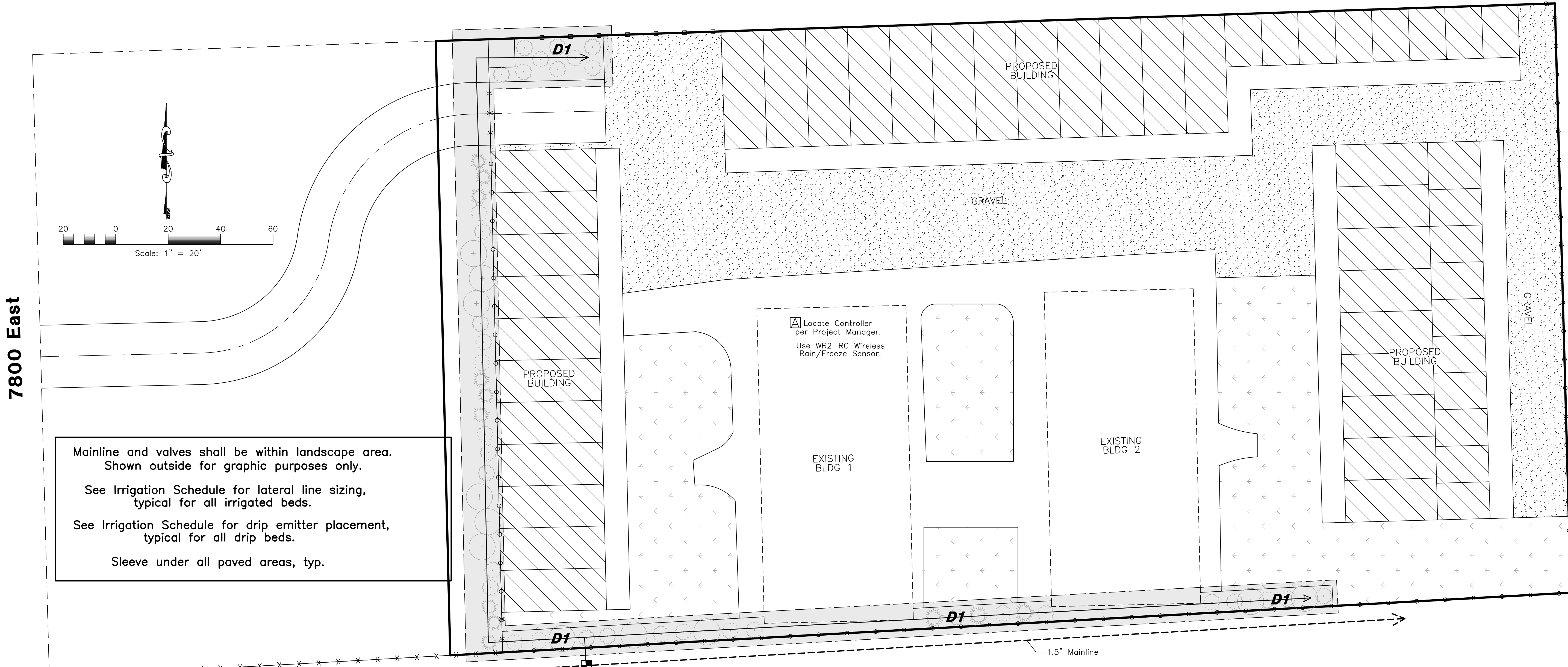
DEVELOPER:
 Kerry Wangsgard
 1322 E 2400 N
 North Ogden, UT 84414
 (801) 388-3114

Revised: 8-08-17

Project Info.

Engineer:	N. Reeve
Designer:	D. REYNOLDS
Begin Date:	Sept. 17, 2013
Name:	WANGSGARD PROPERTY
Number:	6260-01

Wangsgard Property
 Huntsville City, Weber County, Utah



Mainline and valves shall be within landscape area. Shown outside for graphic purposes only.

See Irrigation Schedule for lateral line sizing, typical for all irrigated beds.

See Irrigation Schedule for drip emitter placement, typical for all drip beds.

Sleeve under all paved areas, typ.

Landscape contractor shall locate secondary waterline and determine PSI. Connect mainline to secondary waterline. Contractor shall determine zones size of rotor heads and number of valves needed for turf areas.

SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
	RAINBIRD	5004-PL-SAM-MPR	BODY AND RAIN CURTAIN ROTOR NOZZLE UNIT USE APPROPRIATE RADIUS PER TURF AREA
	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL. PLANT.
	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
			VALVE ID BOX
			1-1/2" MAINLINE - SCHEDULE 40 PVC
			DRIP LATERAL LINE - POLY PIPE MAY BE USED
	RAINBIRD	ESP(8 OR 12)LXME:120 VAC ESPLXSM (4,8,12) STATION MODULE	INDOOR/OUTDOOR MOUNT BASE CONTROLLER. ADD SPECIFIED MODULE. LANDSCAPE CONTRACTOR SHALL DETERMINE SIZE OF CONTROLLER.
			SLEEVING - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
			GATE VALVE - SIZE PER PIPE - PLACE SLEEVE OVER VALVE
	WILKENS	MODEL 375 OR EQUAL	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
			IRRIGATION ZONES

NOTE: USE STRONG BOX SBBC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.

NOTE: USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.

NOTE: LANDSCAPE CONTRACTOR SHALL LOCATE SECONDARY WATERLINE AND DETERMINE PSI. CONNECT MAINLINE TO SECONDARY WATERLINE. CONTRACTOR SHALL DETERMINE ZONES, SIZE OF ROTOR HEADS AND NUMBER OF VALVES NEEDED FOR TURF AREAS.

Wangsgard Property

Huntsville City, Weber County, Utah

DEVELOPER:
 Kerry Wangsgard
 1322 E 2400 N
 North Ogden, UT 84414
 (801) 388-3114

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 920 CHAMBERS STREET SUITE 14, OGDEN, UTAH 84403
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IRA

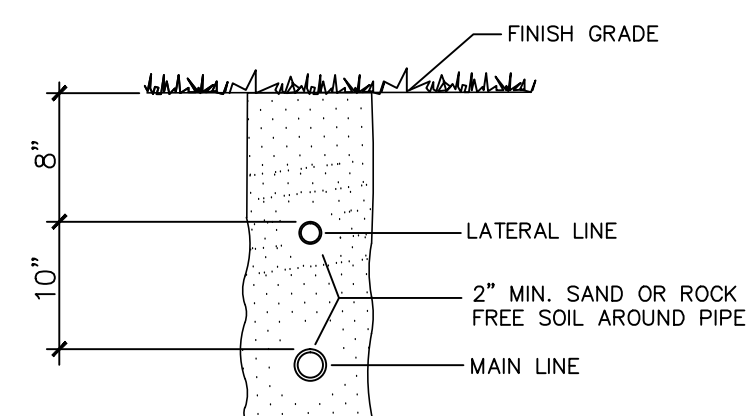
REVISIONS	DATE	DESCRIPTION
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Irrigation Plan

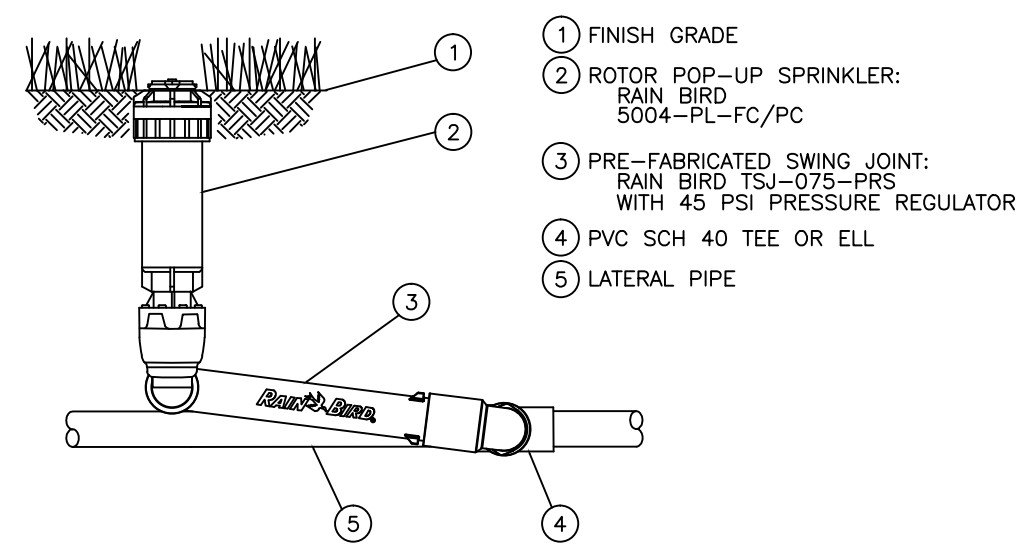
Project Info.
 Engineer: N. Reeve
 Designer: D. REYNOLDS
 Begin Date: Sept. 17, 2013
 Name: WANGSGARD PROPERTY
 Number: 6260-01

Sheet	3
L2	Sheets



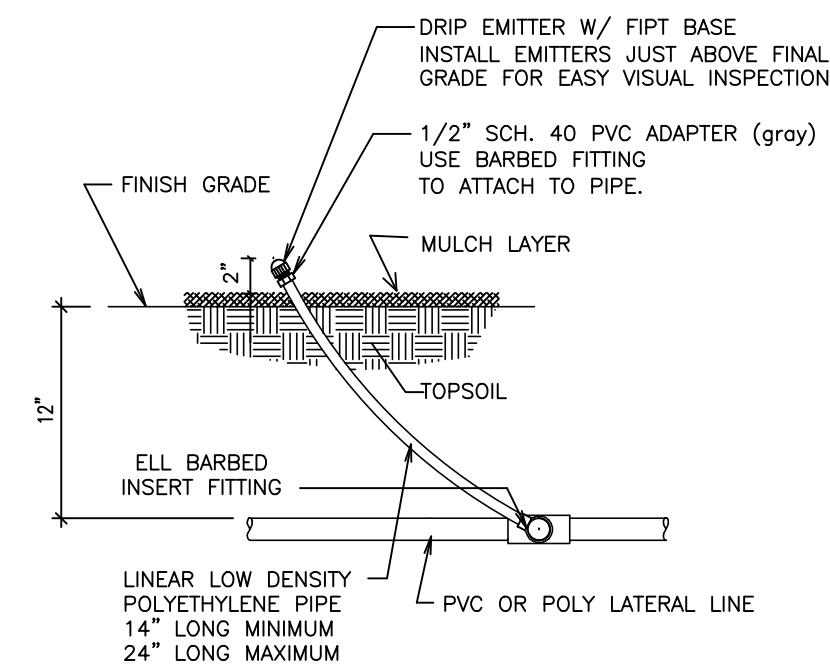
TRENCH SECTION

N.T.S.



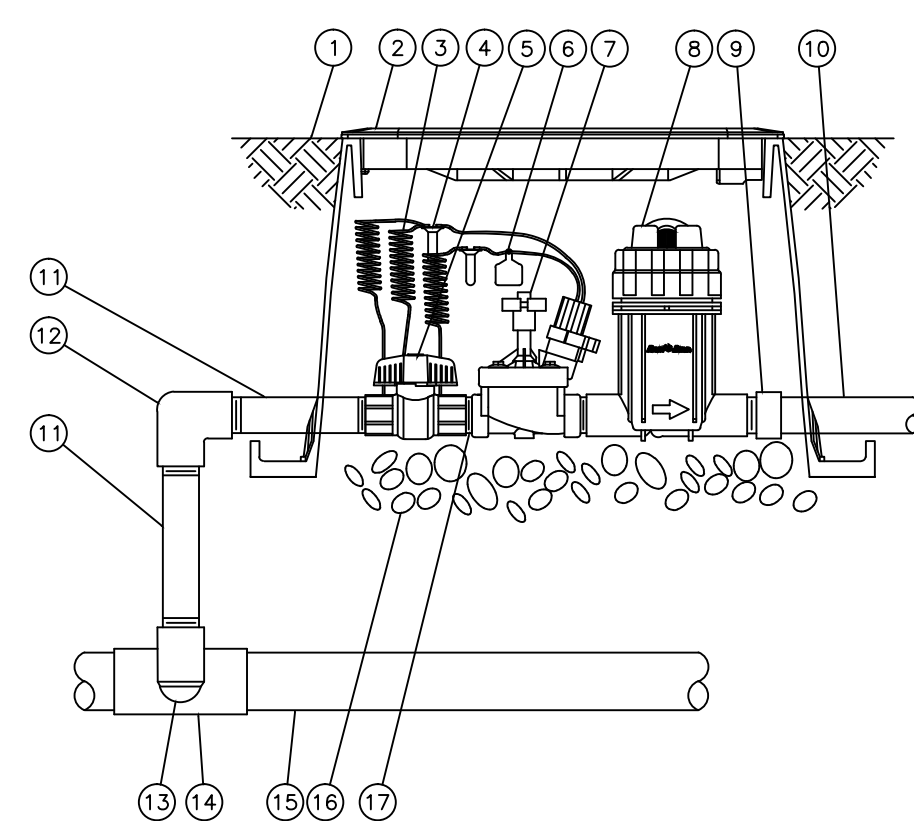
ROTOR POP-UP HEAD

N.T.S. 5004 PLUS



DRIP EMITTER

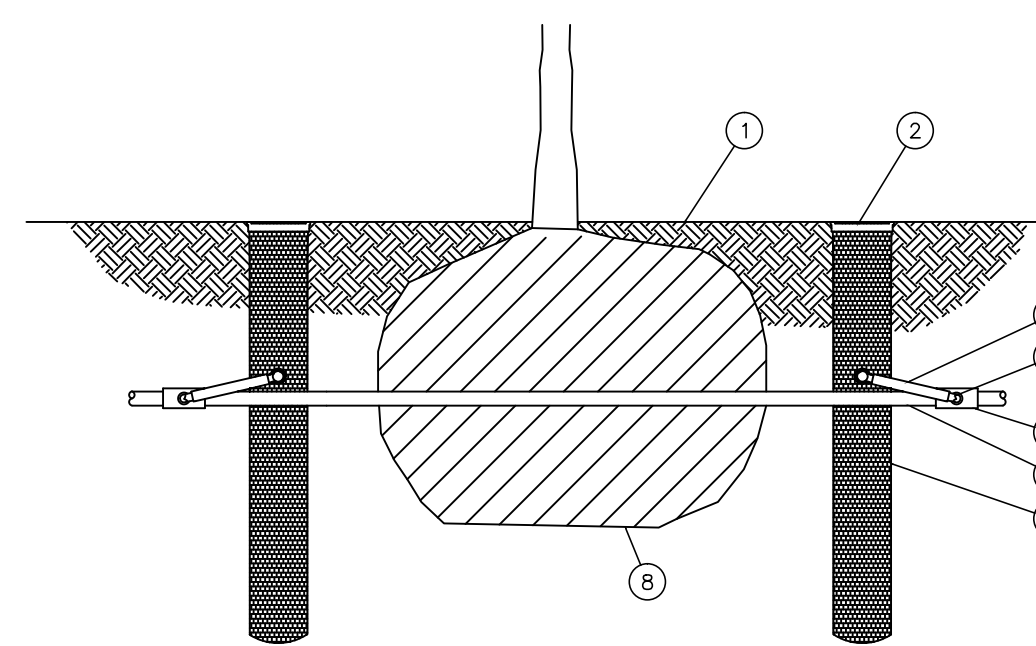
N.T.S.



CONTROL ZONE KIT DRIP VALVE

N.T.S. XCZ-PRB100-COM

- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DS SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QCKBK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

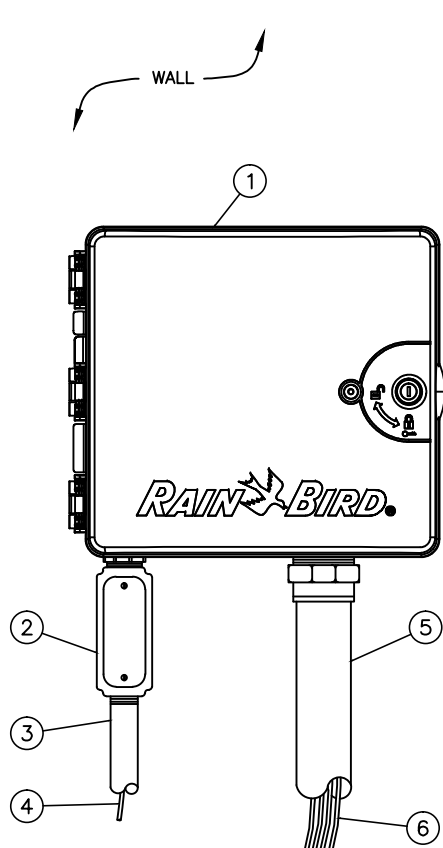


NOTES:

1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS (NO BUBBLER/EMITTER INCLUDED)
RWS-B-1401 (0.25 GPM)
RWS-B-C-1401 (0.25 GPM, CHECK VALVE)
RWS-B-1402 (0.5 GPM)
RWS-B-C-1402 (0.5 GPM, CHECK VALVE)
RWS-B-C-1404 (1.0 GPM, CHECK VALVE)
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 1/2" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

RWS ROOT WATERING SYSTEM

N.T.S. INSTALLATION FOR TREES

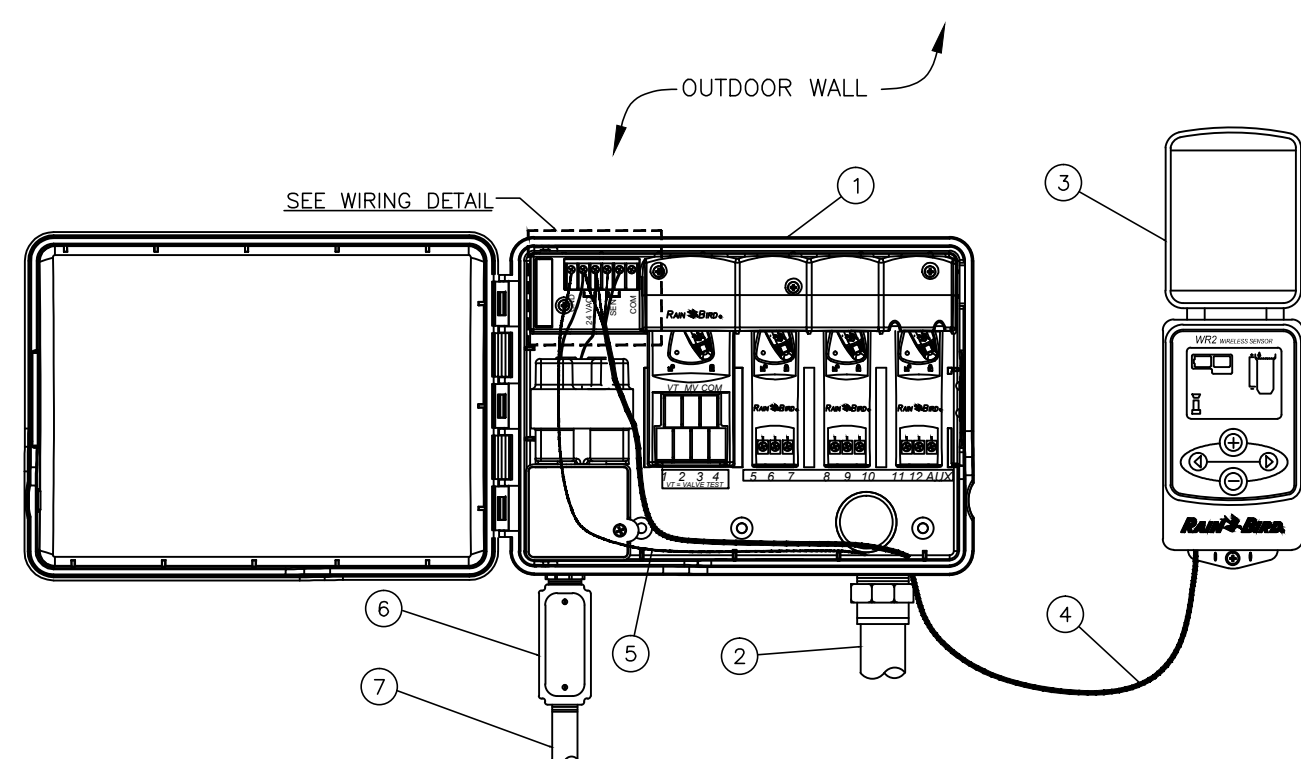


ESP-LXME CONTROLLER

N.T.S. IN PLASTIC CABINET FOR OUTSIDE MOUNT

- 1 IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- 4 POWER SUPPLY WIRE
- 5 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- 6 WIRES TO REMOTE CONTROL VALVES

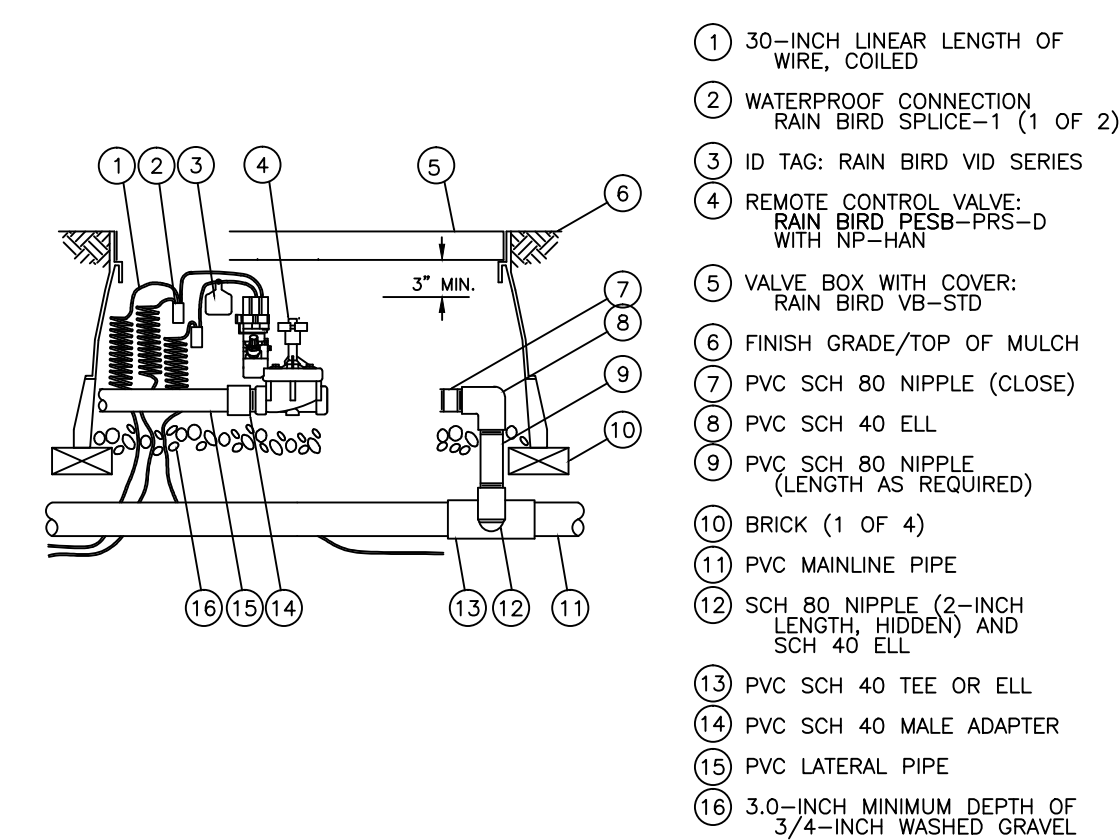
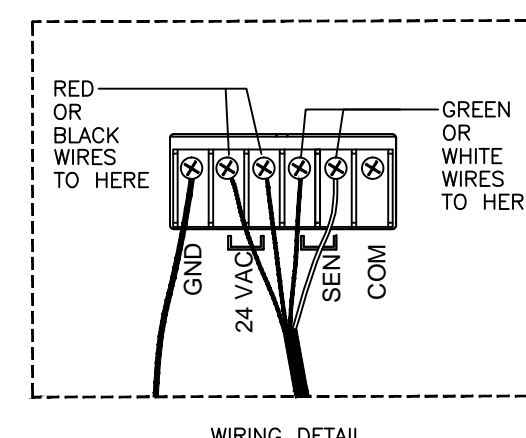
- NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
 2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
 3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



WIRELESS RAIN SENSOR-OUTDOOR

N.T.S. WR2 SERIES CONTROLLER INTERFACE

- NOTES:
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
 2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.



ELECTRIC REMOTE CONTROL VALVE

N.T.S. PEB OR PEB SERIES

Reeve & Associates, Inc.
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOC.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	9-17-15	E.R. LAYOUT UPDATES
	1-20-17	C.C. LAYOUT UPDATES
	2-09-17	C.C. LAYOUT UPDATES

Wangsgard Property
 PART OF THE SE 1/4 OF SECTION 18, T.6N., R. 2E., S.1.B. & M., U.S. SURVEY
 HUNTSVILLE, WEBER COUNTY, UTAH

Irrigation Details

Project Info.
 Engineer: N. Reeve
 Designer: D. REYNOLDS
 Begin Date: Sept. 17, 2013
 Name: WANGSGARD PROPERTY
 Number: 6260-01

Sheet **3**
 L3 Sheets

Wangsgard Property
 Huntsville City, Weber County, Utah

DEVELOPER:
 Kerry Wangsgard
 1322 E 2400 N
 North Ogden, UT 84414
 (801) 388-3114

Revised: 8-8-17

Burton,Steven

From: RONALD GAULT [rjgault@msn.com]
Sent: Monday, April 24, 2017 11:06 AM
To: Burton,Steven
Cc: Kerry Wangsgard
Subject: [CAUTION]Re: Wangsgard Storage
Attachments: image001.png

Steve,

Huntsville Town did review an annexation request from Mr. Wangsgard concerning his property at 601 S 7800 E, Huntsville. The Planning Commission review determined that the current usage of his parcel did not fit any of our zones and would require a new zone or revision of allowed uses in a current zone. As Mr. Wangsgard has stated, this past February, the Town Council decided it wasn't interested in annexing land that would require those changes. Several commercial projects that are under development in the current Town boundaries have been very controversial and are already taxing the available time and resources of our volunteer governmental departments. The additional expansion Mr. Wangsgard proposed would also be controversial with our populace.

If you need a letter on this matter, please advise and I can provide one.

Sincerely,

Ronald Gault
Huntsville Town Planning Commission Chairman

From: Kerry Wangsgard <kwangsgard@americafirst.com>
Date: Wednesday, April 19, 2017 at 5:47 PM
To: Ronald Gault <rjgault@msn.com>
Subject: FW: Wangsgard Storage

Hello Ron:

Would you please provide Mr. Burton with an e-mail explaining a request for annexation was made to the town of Huntsville and that this petition was rejected by the Huntsville Town Council in their February meeting.

Thanks,

Kerry

From: Burton,Steven [<mailto:sburton@co.weber.ut.us>]
Sent: Wednesday, April 19, 2017 5:31 PM
To: Kerry Wangsgard <kwangsgard@americafirst.com>; nreeve@reeve-assoc.com

Cc: Kippen,Ronda <rkippen@co.weber.ut.us>

Subject: Wangsgard Storage

Hello,

I am performing the first planning review of the proposed conditional use permit project for the Wangsgard Storage facility at 601 S 7800 E, Huntsville. As I've been reviewing the project I found that Utah state code requires that a commercial or industrial development for which cost projections exceed \$750,000 for all phases must be reviewed and considered by adjacent Cities. Please provide a letter from the City of Huntsville regarding the potential annexation of this property into its city limits. I will continue to review this project and will have the first planning review finished and uploaded to Miradi sometime next week. We will need a letter from the city of Huntsville before this project can be considered at a public meeting. I will be out of the office until Tuesday April 25th and will get in touch with you at that time. If you need immediate assistance please call 801-399-8791.

Regards,

Steve Burton

Planner II

[Weber County Planning Division](#)

2380 Washington Blvd, Suite 240

Ogden, Utah, 84401-1473

801-399-8766



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Be the Human Firewall!

To prevent malicious software and viruses, NEVER open files or click on links from unexpected or unknown sources.

Think Before You Click!

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