

To: Weber County Planning Department

Date: September 12, 2017

On July 10th, 2013 an amended Zoning Development Agreement between Horseshoe LLC and Weber County Corporation was filed and recorded in Weber County for the property generally located at 2145 North and 5500 East within the unincorporated area of Weber County, Utah. Horseshoe LLC has completed the buildings and installed all landscaping and parking shown in the site plans for Phase 1. The Blacksmith Shop and surrounding buildings including landscaping were carefully designed and built and complement the surrounding park and town center. The Ogden Valley General plan states "Old Eden is smaller than Huntsville but also has a unique historical character and a community-oriented town center. Small local retail establishments border the western and northern streets of Eden Park. The commercial structures in Old Eden, although different in architectural style, rely on historical details and character and provide an attractive, walkable commercial center." Horseshoe LLC has proven that their designs and plans not only fit in line with the guidelines of the General Plan but the blacksmith shop site is used as an example of architectural style elements within the General Plan. This site also sits within a designated Village area that is designated for Commercial Development within the General Plan. The Blacksmith Shop since the completion of Phase 1 has been listed on the National Register of Historic Places and is currently the only structure in the Ogden Valley with this designation.

Horseshoe now desires to move forward with Phase 2 and is requesting the following changes and updates to the Zoning Development Agreement.

- 1) Section 2. The petitioner will develop the subject property based on the concept development plan attached hereto and marked as Exhibit B. The attached plan may be refined and modified but the general concept of the plan will not be changed without prior formal approval of the County. The petitioner will complete the project within 15 years of the original rezoning approval date (June 23, 2008).
- 2) Removal of Limitations and restrictions on Uses in Exhibit C and substitute uses with current CV-2 permitted and conditional uses

The design concept for Phase 2 has changed and Horseshoe LLC requests approval to increase the building footprint and modify the general design and site plan for phase 2 which will be attached as a new Exhibit B to the new amended Zoning Development Agreement. The design changes come as a result of the opportunity Horseshoe LLC had to take down the old West Point Canning Co building in West Haven, UT. The former owners of the building and property were making plans to demolish the building to make way for a municipal building. Horseshoe LLC was able to step in and offer to take down each brick one by one, remove all timbers and building materials pounding out all of the nails and fasteners at a significant cost and has stored all materials with the intent of rebuilding the West Point Canning Co. building at the Blacksmith Shop site in Eden saving a historic building that would have otherwise been lost. The architecture, brick, design and landscaping of Phase 2 not only compliments the existing development but also aligns well with the general plan.

In Chapter 5. Commercial Development of the Ogden Valley General Plan the following are desires from the Residents of Ogden Valley concerning commercial development along with Commercial Development Principals and Implementation of the County.

“Residents desire that new commercial development be located and clustered in one of the existing commercial areas.”

Commercial Development Principle 1.1 and Implementation 1.1.1 and 1.1.2 call to “limit all new commercial development in the Ogden Valley planning area to Huntsville, the resort areas, and the village areas, as shown on Map 6” which identifies the current property as sitting within the center of the depicted Village area designated for commercial in Old Eden Town. Due to this development sitting within a commercial area within the general plan we are requesting that the limitations on uses are removed so the development can be on the same playing field as current and future commercial neighbors.

“Residents would also like for commercial development in each area to have a consistent design theme.”

“Residents have expressed a strong desire for better design coordination, improved pedestrian spaces, and greater emphasis on quality architecture and landscape design for commercial buildings and areas.”

“new projects in the commercial areas defined above should adopt designs that reflect Ogden Valley’s existing historical rural character and land use patterns.”

Commercial Development Principle 2.1 and Implementation 2.1.1 Require new commercial development to “conform to community design standards to ensure compatibility with the character of Ogden Valley and to provide for aesthetic and functional transition to surrounding residential and agricultural areas.”

As Horseshoe LLC has shown in Phase 1 the quality of architecture, design, landscaping and build materials used is exceptional and as a result the development is used as an example for design standards within the General Plan. Phase 2 will complement existing structures and also aligns with the historic feel of the Old Town Eden area. The West Point Canning Co building was a historic building in rural Utah and the opportunity to save this structure and have it in our Old Town Eden Center is phenomenal and will increase the rural character of the area. Old West or mine-town architecture which is one of the three architectural style element standards listed in the General Plan and Phase 2 along with Phase 1 exemplifies this architectural style element standard.

Horseshoe LLC looks forward to continuing our work with Weber County in improving Old Eden Town area and specifically the Blacksmith Village development.

Sincerely,

A handwritten signature in black ink that reads "Pamela Collard". The signature is written in a cursive, flowing style with a large initial "P".

Pamela Collard, Manager