

Weber County Zoning Map Amendment Application

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

Date Submitted	Received By (Office Use)	Added to Map (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) <i>B+H Investment properties / Steven Fenton / Kevin Deppe</i>		Mailing Address of Property Owner(s) <i>110 W. 1700 N. Centerville, UT 84014</i>
Phone	Fax	
Email Address <i>Crimson Ridge Utah. Steven@gmail.com Crimson Ridge Utah. Kevin@gmail.com</i>		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) <i>Chris Cave, Reeve + Assoc.</i>		Mailing Address of Authorized Person <i>5160 S. 1500 W. Riverdale, UT 84405</i>
Phone <i>(801) 621-3100</i>	Fax	
Email Address <i>CCave@reeve-assoc.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name <i>Crimson Ridge Phase 2</i>	Current Zoning <i>FV-3</i>	Proposed Zoning <i>FV-3</i>
Approximate Address	Land Serial Number(s) <i>20-005-0021</i>	
Total Acreage <i>135</i>	Current Use <i>Agriculture</i>	Proposed Use <i>Cluster Subdivision</i>

Project Narrative

Describing the project vision.

Project Narrative

Crimson Ridge is a mountain luxury subdivision along the south western bench of Pineview Reservoir. It has been carefully designed to cluster the development away from Highway 158 and off of the highly visible hillside slope. Phase 1 had 35 lots and has already been completed. Phase 2 is designed to have approximately 45 lots on 135 acres. Since phase 1 was completed there has been a substantial revision to the cluster subdivision ordinance including a new definition for what constitutes developable land for the purpose of the open space calculation. This new definition renders the original Crimson Ridge cluster plan obsolete and discourages use of the cluster ordinance. Under this definition the number of lots possible is reduced from approximately 45 to 33. Under the standard subdivision ordinance we estimate that we would be able to plat nearly all of the 45 lots but with a much higher visual impact.

Specifically, the section of the new cluster subdivision ordinance which defines what land can be counted towards open space is in conflict with the definition of developable land used in the standard subdivision ordinance. For cluster subdivisions, section 106-2-8 defines undevelopable acreage as anything with a slope of 40% or greater. In contrast, the definition for the standard subdivision ordinance in section 101-7-7 provides that the developer must be able to prove that the property is developable under county, state and federal laws. This conflict creates a situation where it is more desirable to use the standard subdivision ordinance in the varied terrain of Ogden Valley to maximize the number of lots available rather than using the new ordinance clustering development.

We would propose deleting section 106-2-8 and allow the developer to count as open space anything that is not undevelopable under section 101-1-7, thus requiring the developer to show that under existing county, state and federal law the proposed open space would be developable. This would put the cluster subdivision ordinance and standard ordinance on equal footing and not tip the scales toward the standard subdivision ordinance thus fulfilling one of the main objectives of the General Plan.

This change is in compliance with the General Plan because one of the main objectives of the General Plan is to preserve open space by clustering development to reduce the development foot print and preserve natural green belts and minimize visual impacts. It would also keep control of those areas out of the hands of lot owners who could do damage to the hillsides which would be part of their lots and what would otherwise be open space.

Project Narrative (continued...)

How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?

Property Owner Affidavit

I (We), B+H Investment Properties LLC, 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.

[Signature]

(Property Owner)

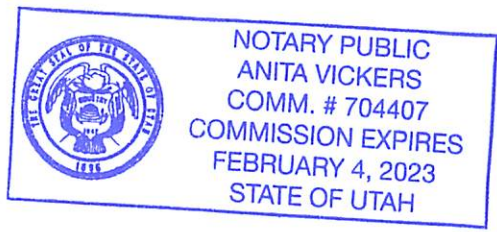
B+H INVESTMENT PROPERTIES

(Property Owner)

Subscribed and sworn to me this 18th day of April, 20 19.

[Signature]

(Notary)



**Weber County Corporation**

Weber County
 2380 Washington Blvd
 Ogden UT 84401

Customer Receipt	
Receipt Number	105780

Receipt Date
04/25/19

Received From:

B & H Investment Pro

Time: 16:30
 Clerk: amorby

Description	Comment	Amount
ZONING FEES	Text Amendment	\$1,052.00

Payment Type	Quantity	Ref	Amount
CHECK		210	

AMT TENDERED: \$1,052.00

AMT APPLIED: \$1,052.00

CHANGE: \$0.00