



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To hold a public hearing, and consider and take action on ZMA 2019-03 and GP 2019-02, a request to amend the zone map to rezone approximately 87 acres from the A-2 (medium agriculture) zone to the C-2 (medium commercial) zone at approximately 2650 West 1200 South, and a request to amend the general plan's future land use map to enable the rezone.

Agenda Date: Tuesday, June 11, 2019

Applicant: Bay Entertainment Group, LLC. Agent: Matthew Bartlett

File Number: ZMA 2019-03

Property Information

Approximate Address: 2650 West 1200 South

Zoning: The area is currently Agricultural (A-2)

Existing Land Use: Agricultural

Proposed Land Use: Commercial

Township, Range, Section: T6N, R2W, Sections 14 and 23

Adjacent Land Use

North: Agricultural	South: Railroad
East: Agricultural	West: Residential/Agricultural

Staff Information

Report Presenter: Charles Ewert
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801-399-8767

Report Reviewer: RG

Applicable Ordinances

§102-5: Rezoning Procedures

Proposal History

This proposal was introduced to the Planning Commission in their May 14, 2019 work session, and generally discussed.

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require compatibility with the general plan and existing ordinances.

Summary

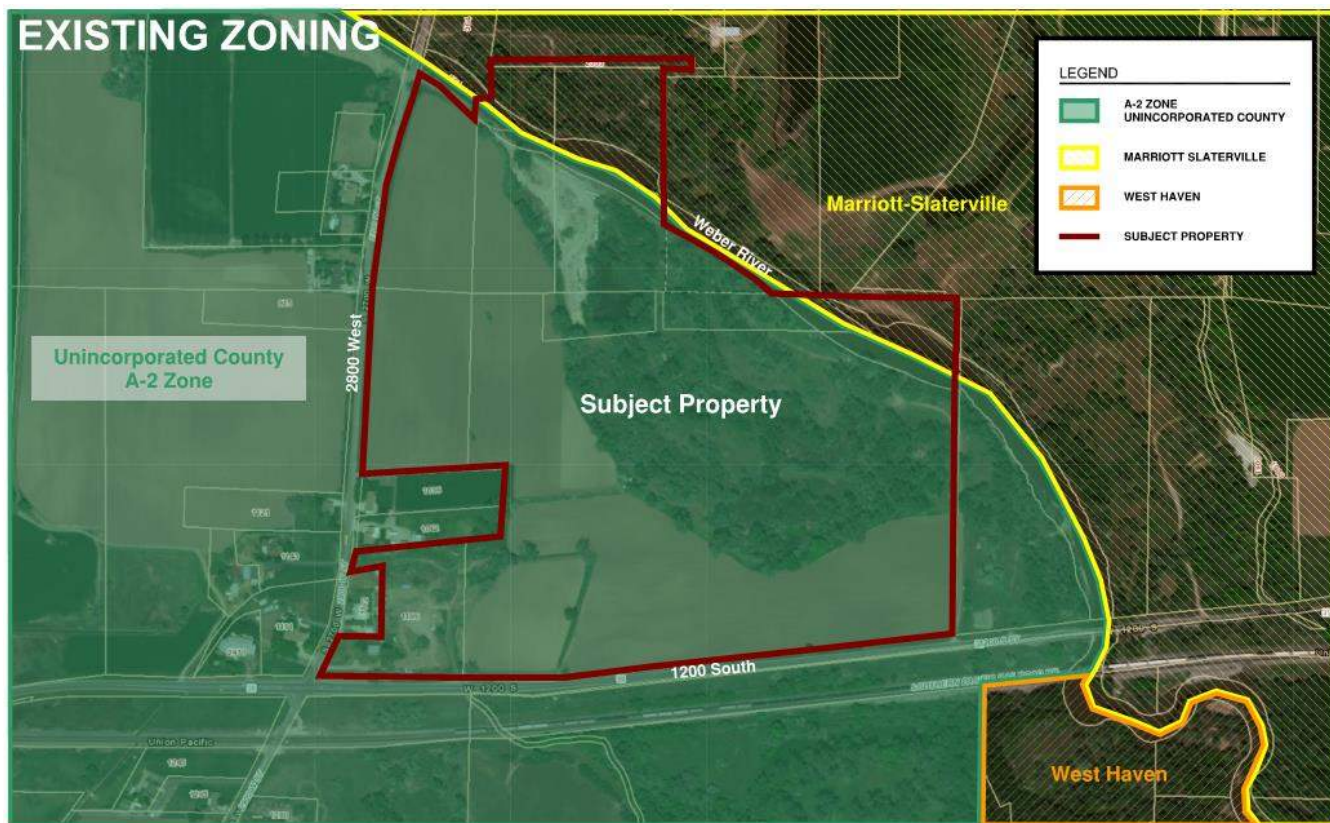
This application is for a rezone and associated general plan amendment to change approximately 87 acres from the A-2 zone to the C-2 zone. The purpose of the rezone is to develop the site for a film studio and film school. As part of this, the applicant desires to offer mixed-use commercial on the site, parks, trails, agricultural open spaces, and other community services, as well as a mixed-use residential component. These other uses are intended to support the film studio, but also be open for general use and experience of others.

Policy Analysis

A change to zoning has the potential to change the character of an area. Careful analysis of the change should be considered in order to assure the protection of the overall health, safety, and general welfare of the community. Rezones may not always be optimally beneficial to everyone affected. The rezone process is a time in which the county should try to anticipate whether the detriments to some are appropriately and reasonably mitigated and balanced with the overall desired community outcomes.

Zoning. The current zone of the subject parcel is A-2. The A-2 zone is typically reserved for moderately intense agricultural operations, but there are some uses allowed in this zone that are less intense. **Figure 1**¹ displays current zoning and the parcels affected by the potential rezone.

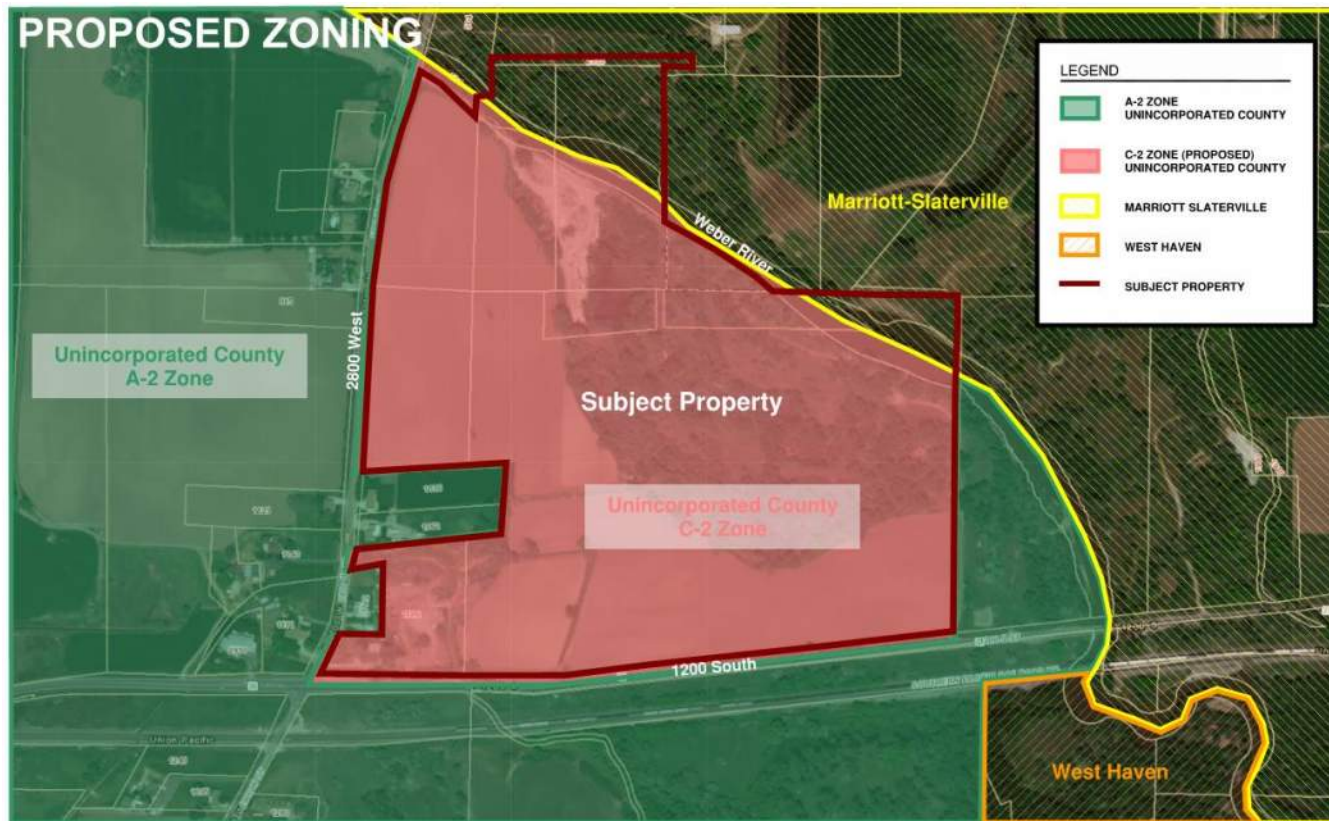
Figure 1: Current Zoning Map and the Subject Parcel(s).



¹ See also Exhibit D.

The requested zone for the subject parcel is the C-2 zone. As can be seen in **Figure 2**², this will create new commercial property in an area without any current commercial zoning.

Figure 2: Proposed Zoning Map and the Subject Parcel(s).



Changing a zone from A-2 to C-2 comes with a few things to consider. The Planning Commission should review the uses that are different in each zone and the differences in lot development standards³. As can be expected, the differences between the zones are substantial.

Changing zoning. The Weber County Land Use Code has a chapter that governs application-driven rezones. The following are excerpts and/or staff’s commentary on how it applies to this application.

§ 102-5-2: Specifies that rezoning should comply with the general plan. At current, the request does not. The current general plan does not anticipate commercial uses in this area. For that reason, the applicant is also requesting an amendment to the general plan to designate it for future commercial. If favorable, **Figures 4⁴ and 5** show a proposed amendment to the West Central Weber County’s “Future Land Use Map” that would enable this rezone. Specific plan amendment outcomes should be considered before offering the rezone, as detailed later in this report.

§ 102-5-3 sets forth approval criteria when considering a rezone. Because a rezone is legislative, this criterion allows broad deference to the County Commission’s legislative decision-make authority. The criterion is twofold:

- (a) *To promote compatibility and stability in zoning and appropriate development of property within the county, no application for rezoning shall be approved unless it is demonstrated that the proposed rezoning promotes the health, safety and welfare of the county and the purposes of this chapter.*
- (b) *The planning commission and the county commission will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the general plan, surrounding land uses, and impacts on the surrounding area. The commissions will consider whether the proposed development, and in turn the application for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. The*

² See also Exhibit E.
³ See Attachment F and G.
⁴ See also Attachment B and C.

county commission may require changes in the concept plan in order to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts.

§ 102-5-4 and § 102-5-5 sets forth application submittal criteria. In these chapters the Commission will find that Weber County has adopted very strict requirements for rezones. These application requirements expect engineered drawings for concept plans, water and wastewater provisions, and stormwater runoff provisions. This is a challenging burden to meet when a landowner is considering a rezone, and each of these are required prior to actual development of the land, so it is redundant to require them now.

Concept development plan. A concept development plan has been provided for the property⁵. The plan is a general bubble diagram for where uses may generally be located on the property. Each bubble has specific development standards and restrictions. The plan is also accompanied by several specific site development plans that illustrate the development's scale at maximum build-out.

A benefit of a bubble-diagram concept plan is that the developer is afforded flexibility in the implementation of the project, allowing general ebbs and flows of design based on unknown site characteristics, varying market trends, etc., without continually engaging the governmental process to amend the plan. A possible detriment of this method is that it, alone, might not create the anticipated outcomes that were the basis of the rezone decision. To combat this potential detriment, the applicant and staff have negotiated development standards and expectations for each "bubble," and will pursue memorializing these details in a development agreement. Using this method, the county can regulate and minimize the foreseeable detrimental effects regardless of the actual final site layout. This is not unlike regular zoning elsewhere, just on a smaller scale.

In addition to the bubble diagram and possible site layouts, the applicant has submitted an architectural design guide⁶. The county and the applicant will use the written development agreement to apply and enforce the architectural expectations for the development.

Under § 102-5-6(1) the commission may:

- (1) *The county commission may approve the proposed rezoning and concurrently approve a concept plan for the development, in whole or in part, with or without changes or conditions and adopt an ordinance rezoning the property;*

The applicant is requesting that the code-required engineering-level specificity be waived by the County Commission in favor of the proposed bubble diagram and written development standards.

Locations of buildings and structures and their architectural designs. The ordinance requires that the concept plan show the location of buildings and structures and their architectural designs. Exhibit H offers the proposed "bubble diagram" which displays the potential locations for the various uses and buildings on the site. The bubbles should not be considered as the size of the proposed buildings, but rather an area in which the proposed buildings may be constructed. Included with Exhibit H is the first draft of the master plan, and alternatives. This is intended to show the scale of proposed buildings, but not necessarily demonstrate the final location on the ground. The bubble diagram will control the allowed locations of the proposed buildings.

The applicant has proposed a design theme for the sides of buildings within view of 1200 South and 2800 West. The theme will focus on historic or rustic agrarian architecture. Images of the proposed architectural elements are displayed in Exhibit I.

The applicant is prepared to commit to keeping all buildings 200 feet away from existing residences in the area. Taller studio buildings will be setback from streets a considerable distance, buffered from the road by berms, trees, and parking areas, with lower-rise buildings between parking and the taller studio buildings.

Buildings along 1200 South will be closer to the street. The applicant is prepared to commit to buildings no greater than 45 feet tall within 100 feet of 1200 South. By comparison, this is 10 feet taller than what is allowed in the adjacent A-2 zone. No buildings are expected across 1200 South, as the railroad track is immediately adjacent, and creates a buffer from land uses southward. The tallest building onsite is expected to be no greater than 60 feet tall.

Water, wastewater, fire, and other utilities. The applicant has indicated it is currently in positive negotiations with Bona Vista Water and Central Weber Sewer for service. Despite any rezone approvals, no development can occur onsite without completed agreement with these entities. The applicant has proposed power to come from Rocky Mountain Power. There is currently power lines that run across the property. The applicant is currently in negotiation with Rocky Mountain Power to underground existing lines onsite.

⁵ See Exhibit H

⁶ See Exhibit I

Access and traffic circulation. The applicant has proposed two accesses from 2800 West and two from 1200 South. The accesses from 1200 South will require approval from UDOT.

It is likely that traffic to and from the property will merit improvements to 2800 West for turning lanes. A formal traffic study has not been conducted to verify this. Based on nearby plats/ surveys, it appears that the right-of-way of 2800 West is 66 feet. If that is true for the entire street frontage, then no additional right-of-way width is expected to be necessary. It is expected that 2800 West will be improved on the development side for storm water runoff. Formal street design is premature at this time.

Buffering adjacent uses. As mentioned, the buildings will be located greater than 200 feet away from existing residences. Along 2800 West, a six-foot tall berm will be installed with trees lining the top and a pathway running atop or parallel. The trees will be of a species and separation such that the tree canopy will cover 75% of the linear frontage. On the other side of the berm will be surface-lot studio parking. The actual studio buildings will be beyond the parking lot.

The six-foot berm, trees, and pathway will also line the three existing residences on the east side of 2800 West. The applicant has proposed agricultural open-area uses along at least the east and south sides of these residences.

Landscaping. Other than lining the exterior boundary with shade trees, it is expected that internal landscaping will comply with the adopted architecture, landscape, and screening standards of existing ordinances.

Trails and pathways. The circumference of the property will be lined with a pathway. Pathways onsite are expected to have an equestrian element.

Parking. It is premature to attempt to calculate the required parking spaces for the project. It is anticipated that the secure studio parking will be a surface-lot. The applicant is proposing one or possibly two parking structures as the project is created and more parking is needed. It is expected that parking requirements will comply with the currently adopted parking ordinances.

Lighting. The applicant is proposing that the permanent lighting fixtures across the project will be dark-sky compliant. This means lighting will be downward directed and fully shielded in a manner that there will be no direct light source visible from off-property. The surface parking lots will have an additional level of light reduction by limiting the light level to dark-sky standards.

Phasing. While the applicant is not anticipating the need for a specific phasing plan, it is likely the project will be built in phases. It is expected that the film studio and film school will be built first, followed by the arena then other uses. The applicant is prepared to commit to the berms, trails, trees, and other open spaces in the first phase.

Wetlands and floodplain. There is known floodplain on the property. Currently, the flood zone is designated AE along the Weber River, which means that the base-flood-elevation is known for this area, and there is one percent per year chance of flooding. Also onsite are areas designated by the Army Corps of Engineers as wetlands. The applicant is proposing wetland mitigation when needed for acreage, and wetland preservation where possible. Wetland mitigation typically means that wetlands will be built elsewhere in the area in exchange for eliminating wetlands onsite. **Figure 3⁷** displays the flood zones and wetland areas.

⁷ See Exhibit J

Figure 3, Floodplain and Wetlands.



Modifying C-2 zone. In order to enable the limited residential uses proposed onsite, the C-2 zone will need to be modified. There are a number of other modifications to the C-1, C-2, and C-3 zoning chapter that would not only benefit the proposal, but also benefit other commercial areas.⁸ In addition to these proposed modifications, staff suggest the following allowed C-2 uses be withheld from the development, as they will not foster the long-term outcome expected:

- Amusement Enterprises
- Car wash, laundry type and car wash manual spray
- Drive it yourself business
- Motorboat sales and service
- Restaurant, drive-in
- Service station, automobile excluding painting, body and fender and upholstery work
- Service station automobile with rotating brush car wash as accessory use

General plan. In order to recommend approval of the rezone, the West Central Weber County General Plan should be amended to enable the new zone in the area. **Figures 4 and 5⁹** show the proposed amendment to the "Future Land Use Map" of that plan.

⁸ See Exhibit G

⁹ See Exhibits B and C for the complete maps

Figure 4: 2018 Future Land Use Map and the Subject Property.



Figure 5: Proposed Future Land Use Map and the Subject Property.



Further, the written text of the general plan should probably be rewritten to reflect this new allowance and eliminate potential conflicts. If enabling the rezone is favorable, staff recommend the following amendment to the commercial land use section¹⁰ of the West Central Weber County General Plan:

Commercial Land Use

~~The~~As the community grows, the area can~~will be able to~~ support ~~about 45 acres of retail/~~additional commercial neighborhood services opportunities. A community village center formed at the intersection of 1150 South and 4700 West should be created that includes mixed-use retail, small offices, and community services ~~such as a first response medical unit. Residential uses, such as condominiums, apartments, or senior living units.~~ Zoning for this area should not be included in neighborhood-services oriented, without the area potential for large commercial operations, like big-box stores.

A master planned mixed-use commercial development should be considered for land northeast of 2800 West and 1200 South. The development should be planned with retail, offices, community services, educational opportunities, entertainment, and publicly-accessible trails and parks, and other open spaces. Limited residential development may occur provided the vast majority is above planned first story commercial. Impacts of this development should be appropriately mitigated and buffered to minimize the effect on the existing residences in the area.

~~Zoning for this community village center should be C-1, which excludes most large uses, large box retail concerns, and intense uses such as auto sales. Alternatively, create a new mixed use zone designed to support small community center uses.~~

Policy: Commercial Development

Enable new neighborhood-oriented commercial development on ~~Direct new commercial development to~~ contiguous parcels at the intersection of ~~1200 South and~~ 4700 West. ~~Approximately 45 acres of commercial development is recommended.~~ and 1200 South. Enable new mixed use development on contiguous parcels northeast of the intersection of 2800 West and 1200 South.

Implementation Action: ~~As new commercial development is proposed, properties should be rezoned to C-1.~~ When existing commercial zones are close to build-out at the intersection of 4700 West and 1200 South, additional acreage on the northwest corner of the intersection should be considered for C-1 zone, for a total of about 45 acres of C-1 in that area.

Implementation Action: ~~Rezone~~ Enable a master planned mixed-use community on the northeast corner of 2800 West and 1200 South.

Implementation Action: Unless a master planned community with a development agreement, rezone the existing C-2 properties to C-1 zone.

Implementation Action: Develop commercial design standards to help commercial development better fit with the character of the area.

A review of the existing general plan text offers the general dialogue and interests regarding a number of aspects of this proposal.

Commercial uses

“Limited commercial uses currently exist, and many people are very comfortable with the status quo. Others would like to see more commercial, particularly if it is concentrated with other services such as fire stations and schools, and if it is well-located and well-planned. Major intersections and corridors might be appropriate locations. Commercial uses can have a positive effect on tax base and services provided.”¹¹

“Develop commercial design standards to help commercial development better fit with the character of the area.”¹²

This master planned development will host an education facility. It will be located along the 1200 South transportation corridor, one of the major corridors in the area. It will create jobs, retail tax-base, and increase taxable value of the subject property, giving the area a positive tax effect.

Parks and trails

¹⁰ See Page 2-15 of the West Central Weber County General Plan.

¹¹ See Page 1-5 of the West Central Weber County General Plan.

¹² See Page 2-15 of the West Central Weber County General Plan.

“Many people expressed a desire for developed public parks (with playing fields, pavilions, playgrounds, tennis courts), a variety of trails including pedestrian, bicycle and equestrian trails, recreation facilities such as a recreation center and other developed facilities, and a library. Some suggested that utility easements are good locations for trails and bike paths; others felt that canals are too dangerous for use as trails. The concept of a “river walk” was mentioned, but those with property directly on the river were opposed to trails development along the river. It was suggested that the river flood plain should be purchased and held in public ownership.”¹³

This development will create landowner volunteered park area and trails. The applicant has proposed a public multi-use asphalt trail along the Weber River, and a loop trail that encircles the development. An emphasis on equestrian trails has also been proposed.

Night sky

“Some felt that ... new ordinances need to be developed to protect the night sky...”¹⁴

The applicant has proposed that this development be night sky friendly. They have volunteered all permanent light fixtures to be downward directed and fully shielded so as not to create light trespass on adjacent landowners. It cannot be guaranteed that outdoor filming will always be able to follow this standard; however, the applicant has committed to providing vegetation and/or building buffers that will block this temporary lighting from existing adjacent properties. The applicant has also volunteered all surface parking areas to be low-light levels.

Staff Recommendation

If the Planning Commission supports the proposed general plan amendment, then staff recommends that the Planning Commission forward a positive recommendation to the County Commission for the general plan amendment, File #GP 2019-02, and the rezone, File #ZMA 2019-03 with the following requirements to be executed by means of a development agreement:

1. The uses allowed in the C-2 zone that are automobile dependent and open for the public to use should be prohibited, such as car sales, car wash, mechanic services, drive-through restaurants, etc.
2. Six foot berms should be created along 2800 West to shield the development/parking lots from view of adjacent residences.
3. Six foot berms should be created around the north and west sides of existing residential parcels on the east side of 2800 West. The same berms will be provided on the south side in the event of the parcels in the event non-agrarian uses are established in view of the residences.
4. A pathway should encircle the outer perimeter of the project, lined on the project's south and west boundaries with shade trees of a species and spacing that are expected to create 75 percent linear canopy coverage within 15 years of planting.
5. All onsite permanent lighting fixtures should be designed to provide the minimum lighting necessary to ensure adequate vision, comfort and safety and should be downward directed and fully shielded to not cause glare or direct illumination onto adjacent properties or streets. Additionally, the lighting of surface parking lots should not exceed 0.4-foot-candles and have a light distribution uniformity ratio no greater than 4:1.
6. The tall studio buildings should be setback from 2800 West and be buffered by parking areas and lower-height buildings.
7. The height of buildings along 1200 South and, if applicable, 2800 West, should be no greater than 45 feet for a distance from the street right-of-way of 100 feet. Maximum building height otherwise should be 65 feet.
8. 80 percent or greater residential units, excluding lodging rooms, should be located above first story commercial.
9. The buildings with fronts visible from 1200 South or 2800 West should be treated with agrarian architectural features as found in the proposed architectural theme document.
10. That all berms, trees, pathways, and associated vegetation should be installed prior to certificate of occupancy for the first building.
11. That all other agency concerns should be accounted for as may be necessary in the development agreement.

¹³ See Page 1-5 of the West Central Weber County General Plan.

¹⁴ See Page 1-6 of the West Central Weber County General Plan.

This recommendation may come with the following findings:

1. With the proposed amendment to the West Central Weber County General Plan, the proposed rezone complies with the general plan.
2. The proposal will offer an economic benefit to the community in a well-planned manner that offers relatively minimal community impacts in comparison to other economic development possibilities.
3. The proposal offers public recreation, shopping, jobs, and has the potential to offer moderate-income housing, all cornerstones of sustainable community planning principles.
4. The impacts of the development on adjacent landowners is proposed to be appropriately minimized by use of natural and built buffers.
5. The development will enhance the overall health, safety, and welfare of the community.

Exhibits

Exhibit A: Application.

Exhibit B: Existing "Future Land Use Map" of West Central Weber County General Plan.

Exhibit C: Proposed Amendment to the "Future Land Use Map" of West Central Weber County General Plan.

Exhibit D: Existing Zoning and Generally Existing Conditions of Subject Area (with aerial photo).

Exhibit E: Proposed Amendment to the Zoning of Subject Area.

Exhibit F: A review of uses allowed and site development standards in the A-2 zone.

Exhibit G: A review of uses allowed and proposed, and site development standards in the C-2 zone.

Exhibit H: Concept Development Plan and Alternatives.

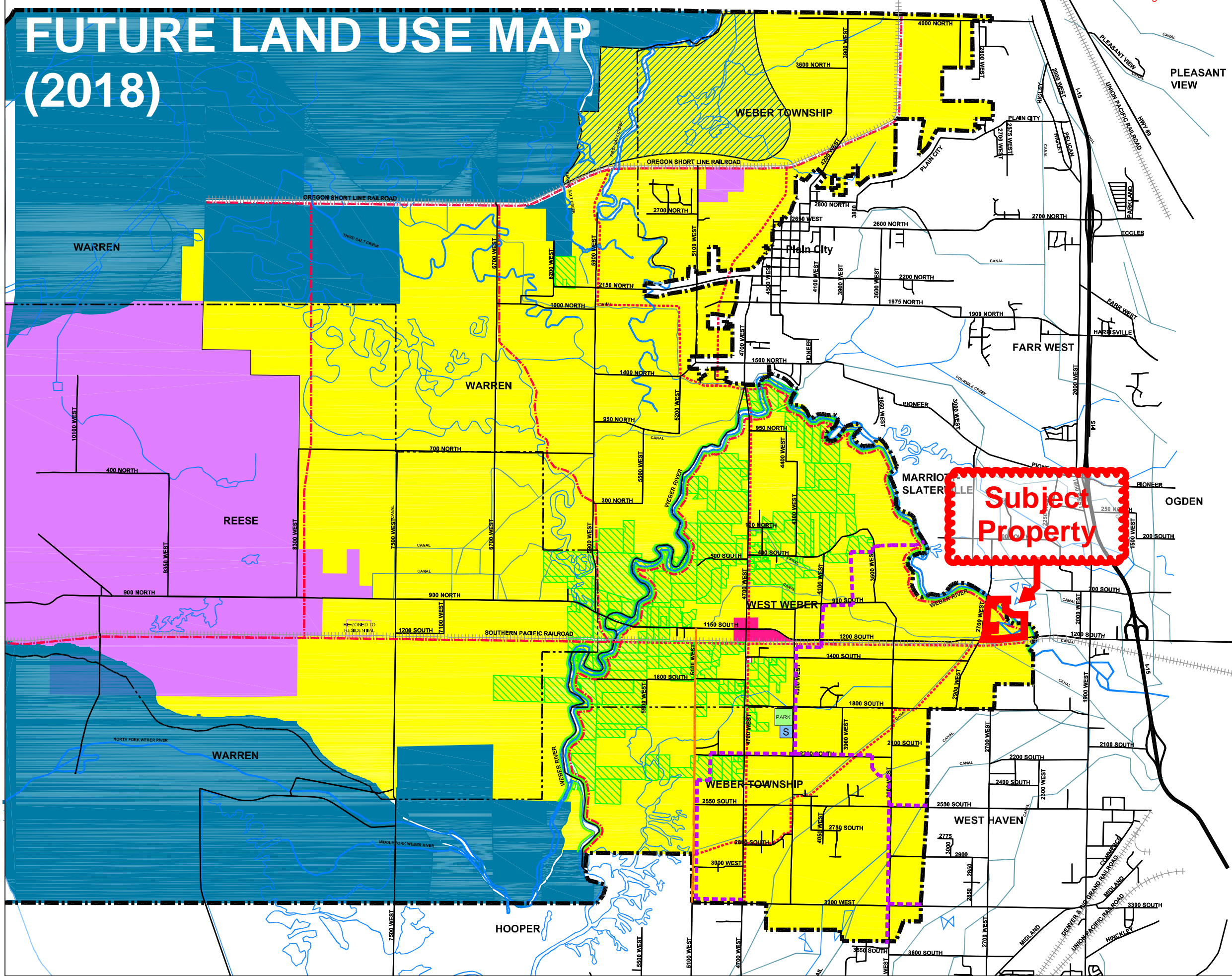
Exhibit I: Architectural Design Guide.

Exhibit J: Floodplain and Wetlands.











FUTURE LAND USE MAP (2018)

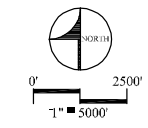
WEST CEM **Exhibit B** WEBER COUNTY GENERAL PLAN

PROPOSED LAND USE MAP 2-4



LEGEND

-  **INDUSTRIAL PARK**
 - Rezone approximately 20-acre parcel to match adjacent zoning.
 - Eliminate residential as a conditional use in industrial zones.
-  **RESIDENTIAL/AGRICULTURAL**
 - As zoned - one-acre and five-acre lots.
 - Cluster style development pattern required, minimum 30 percent open space.
-  **EXISTING STATE / FEDERAL LAND WATERFOWL MANAGEMENT AREA**
-  **COMMUNITY VILLAGE CENTER**
 - Commercial node of 45 acres of supportable neighborhood services.
 - First response emergency services.
-  **EXISTING AGRICULTURE PROTECTION AREAS**
 - Unchanged
-  **EXISTING SEWER**
-  **PROPOSED 100' WIDE SETBACK ALONG RIVER**
-  **SCHOOLS AND PARKS**
 - New High School as planned by Weber School District.
 - Adjacent 20-acre park.
-  **TRAILS**
 - Pedestrian and bicycle trails along railroad tracks, selected canals, major roadways, and Weber River.
 - Equestrian trails.
-  **TOWNSHIP BOUNDARY**





PROPOSED "FUTURE LAND USE MAP" (2018)


WEST CEI **Exhibit C** WEBER COUNTY GENERAL PLAN


PROPOSED LAND USE MAP 2-4


LEGEND


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
-  **EXISTING STATE / FEDERAL LAND WATERFOWL MANAGEMENT AREA**


-  **COMMERCIAL VILLAGE CENTER**
 - Neighborhood -oriented commercial at 1150 South and 4700 West
 - Master planned development at 2700/2800 West and 1200 South


-  **EXISTING AGRICULTURE PROTECTION AREAS**
 - Unchanged

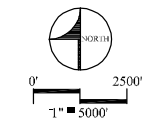
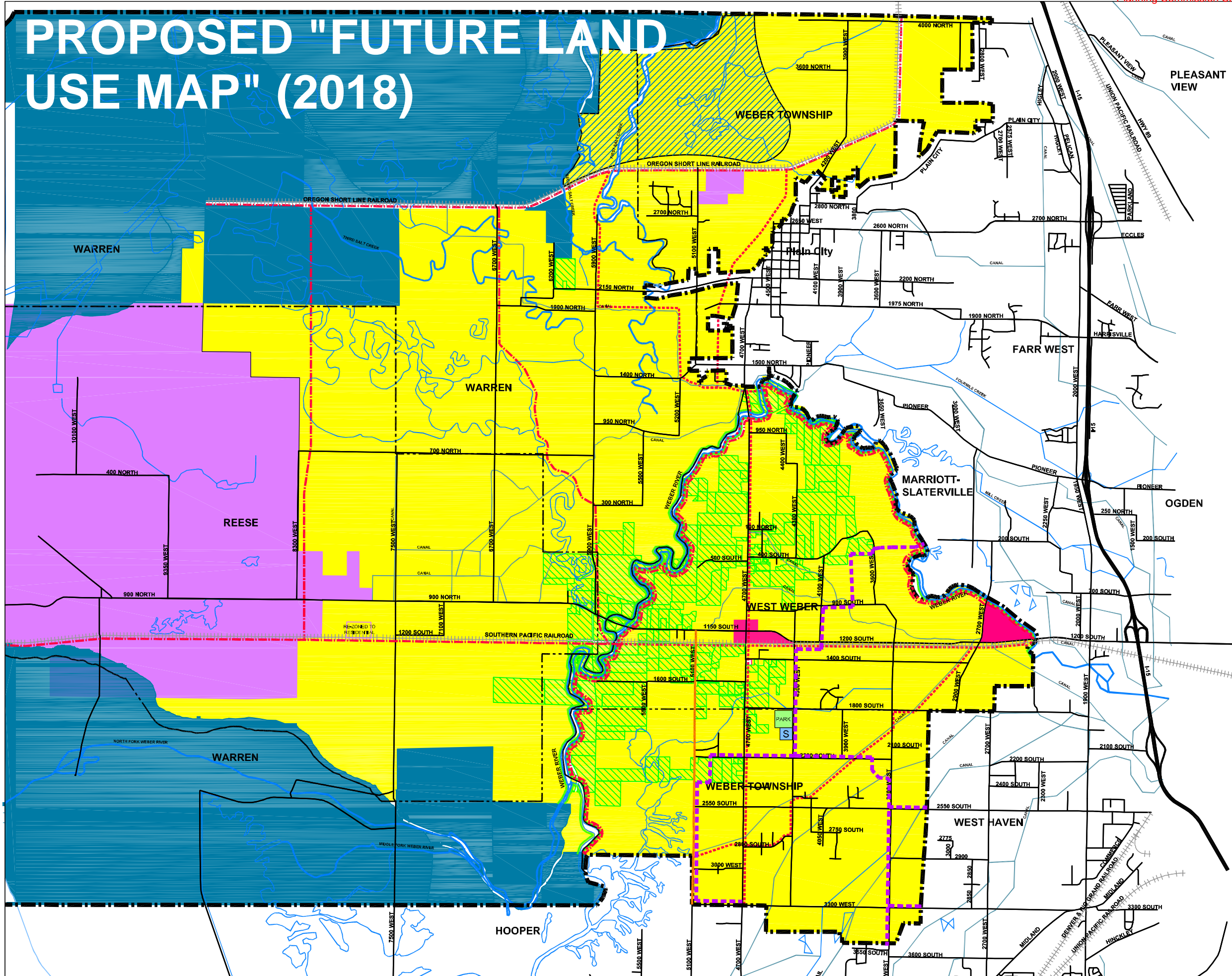
-  **EXISTING SEWER**

-  **PROPOSED 100' WIDE SETBACK ALONG RIVER**

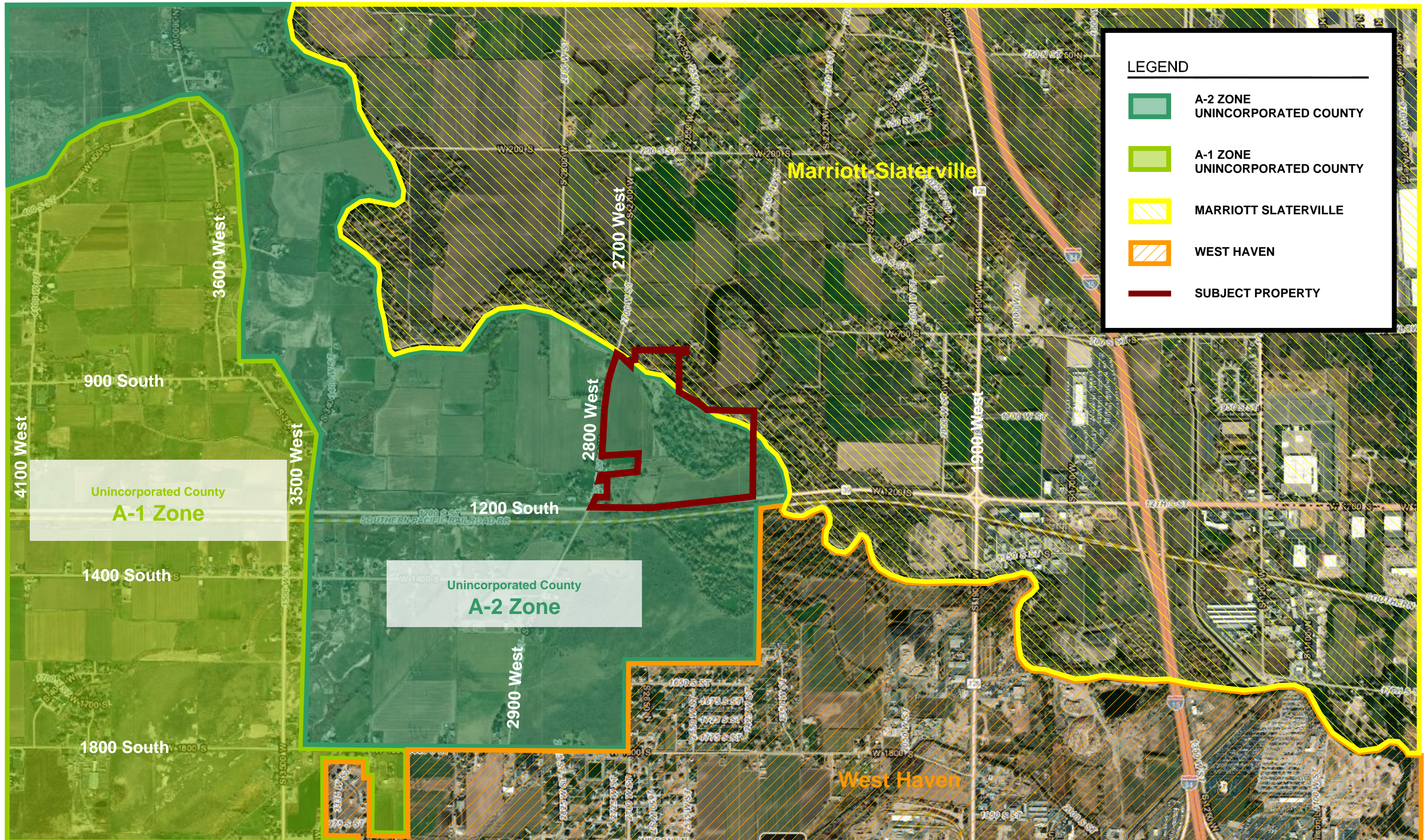
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 - Adjacent 20-acre park.

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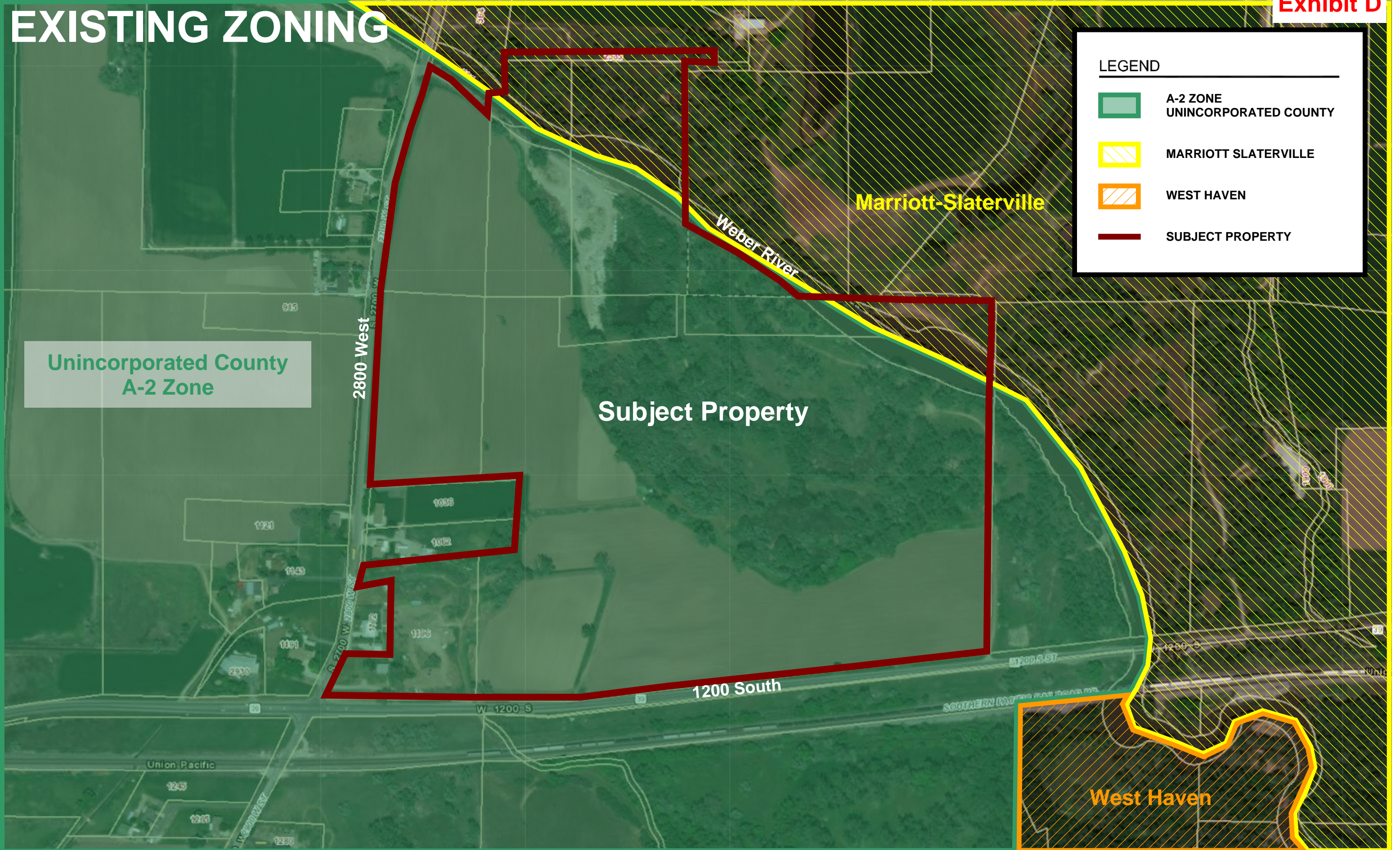
-  **TOWNSHIP BOUNDARY**








Adopted September 23, 2003
 Page Amended September 11, 2018
 Page Amended October 2, 2018
 Page Amended December 4, 2018



EXISTING ZONING



LEGEND

-  A-2 ZONE
-  UNINCORPORATED COUNTY
-  MARRIOTT SLATERVILLE
-  WEST HAVEN
-  SUBJECT PROPERTY

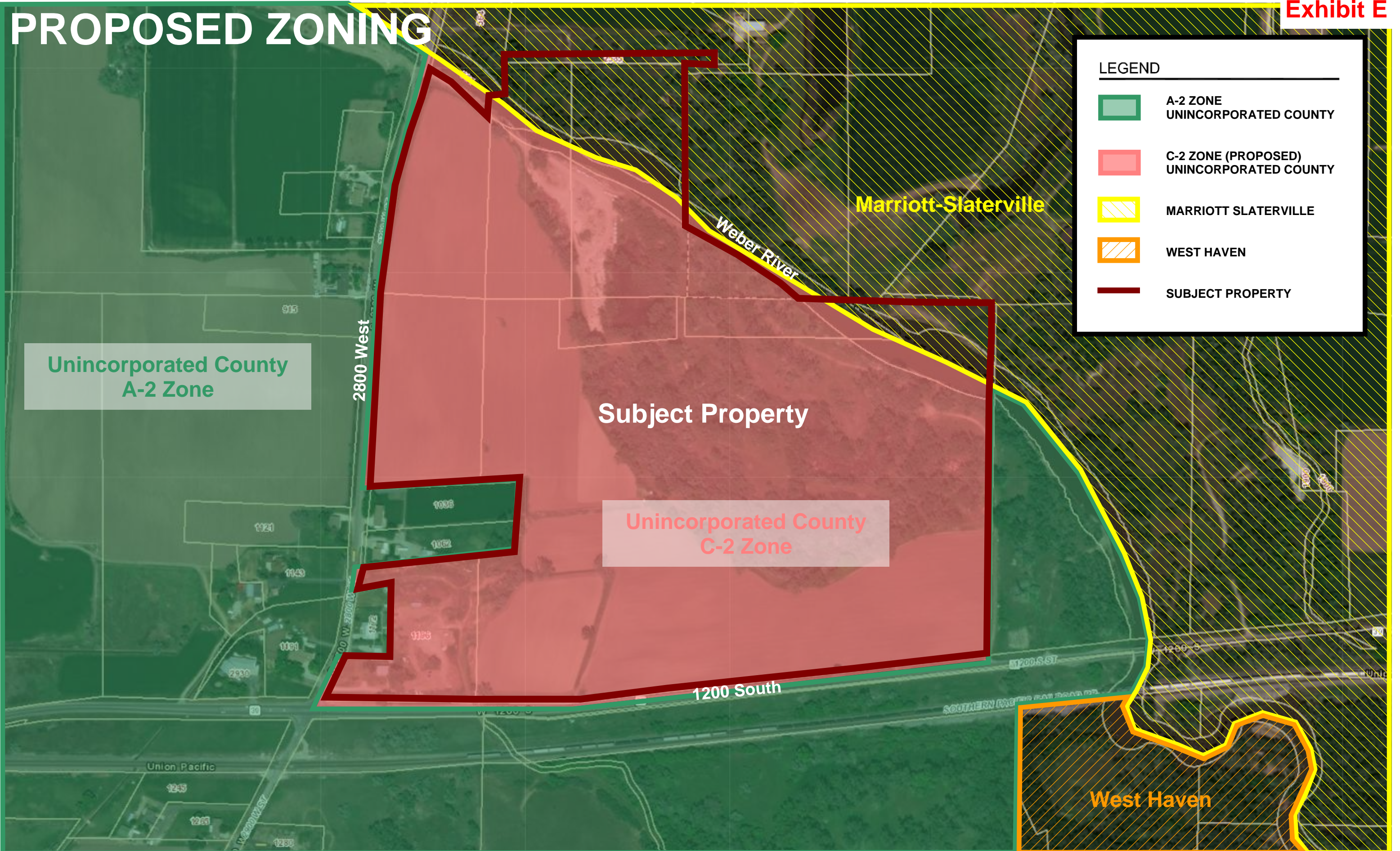
Unincorporated County
A-2 Zone

Subject Property

Marriott-Slaterville

West Haven

PROPOSED ZONING



LEGEND

- A-2 ZONE UNINCORPORATED COUNTY
- C-2 ZONE (PROPOSED) UNINCORPORATED COUNTY
- MARRIOTT SLATERVILLE
- WEST HAVEN
- SUBJECT PROPERTY

Unincorporated County
A-2 Zone

2800 West

Subject Property

Unincorporated County
C-2 Zone

Marriott-Slaterville

Weber River

1200 South

51200 S ST

SOUTHERN PAC

West Haven

Union Pacific

CHAPTER 7. - AGRICULTURAL A-2 ZONE**Sec. 104-7-1. - Purpose and intent.**

The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved.

(Ord. of 1956, § 6-1; Ord. No. 7-76)

Sec. 104-7-2. - Agriculture preferred use.

Agriculture is the preferred use in Agriculture Zone A-2. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

(Ord. of 1956, § 6-1a; Ord. No. 7-76)

Sec. 104-7-3. - Permitted uses.

The following uses are permitted in the Agriculture Zone A-2:

- (1) Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.
- (2) Agriculture, agricultural experiment station; apiary; aviary; aquarium.
- (3) Animals or fowl kept for family food production as an accessory use.
- (4) Cemetery; chinchilla raising, convalescent or rest home.
- (5) Church, synagogue or similar building used for regular religious worship.
- (6) Cluster subdivision in accordance with title 108, chapter 3 of this Land Use Code.
- (7) Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than 100 feet from a public street and not less than 25 feet from any rear or side lot line.
- (8) Fruit or vegetable stand for produce grown on the premises only.
- (9) Golf course, except miniature golf course.
- (10) Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation.
- (11) Home occupations—with no visiting clientele.
- (12) Household pets.
- (13) Parking lot accessory to uses allowed in this zone.
- (14) Private park, playground or recreation area, but not including privately owned commercial amusement business.
- (15) Private stables, horses for private use only and provided that not more than two horses may be kept for each one-half acre within any lot.
- (16) Public building; public park, recreation grounds and associated buildings; public school; private education institution having a curriculum similar to that ordinarily given in public schools.
- (17) Single-family dwelling.

- (18) Sugar beet loading or collection station and dump sites.
- (19) Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.

(Ord. of 1956, § 6-2; Ord. No. 7-76; Ord. No. 96-35; [Ord. No. 2015-7](#), Exh. A, 5-5-2015)

Sec. 104-7-4. - Permitted uses requiring five acres minimum lot area.

The following uses requiring five acres minimum lot area are permitted in the Agriculture Zone A-2:

- (1) Dairy farm and milk processing and sale provided at least 50 percent of milk processed and sold is produced on the premises.
- (2) Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver.
- (3) Fur farm.
- (4) Golf driving range.
- (5) Grain storage elevators.
- (6) The keeping and raising of not more than ten hogs more than 16 weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.
- (7) Public stables.
- (8) The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughterhouse shall:
 - a. Not exceed a density of 40 head per acre of used land;
 - b. Be carried on during the period of September 15 through April 15 only;
 - c. Be not closer than 200 feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,
 - d. Not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation.

(Ord. of 1956, § 6-3; Ord. No. 9-65; Ord. No. 7-76; Ord. No. 8-84; Ord. No. 2008-31)

Sec. 104-7-5. - Conditional uses.

The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code.

- (1) Agri-tourism; meeting the requirements of title 108, chapter 21 (agri-tourism).
- (2) Airports, private and commercial.
- (3) Animal hospital or clinic; dog breeding, dog kennels, or dog training school, on a minimum of two acres and not exceeding ten dogs of more than ten weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line.
- (4) Child day care.
- (5) Circus or transient amusement.

- (6) Commercial campgrounds and picnic areas meeting the requirements of title 108, chapter 20 (forest campgrounds).
- (7) Correctional institution.
- (8) Educational/institutional identification sign.
- (9) Gun club; greenhouse and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide, and insecticide products, tools for garden and lawn care and the growing and sale of sod.
- (10) Horse racing and training track, cutter racing track, including indoor concessions as an accessory use.
- (11) Mines, quarries, gravel pits in accordance with Weber County Excavation and Clean Fill Ordinance.
- (12) Outdoor recreation club activities for horse riding, bow and arrow shooting, snowmobiling, etc.
- (13) Planned residential unit development in accordance with title 108, chapter 4 of this Land Use Code.
- (14) Private park, playground or recreation area not open to the general public and to which no admission charge is made, but not including privately owned commercial business.
- (15) Private equestrian training and stable facilities on a minimum of five acres of land and at a density of not more than ten horses per acre.
- (16) Public storage facilities developed by a public agency and meeting requirements of title 108, chapter 10.
- (17) Public utility substations.
- (18) Radio or television station or tower.
- (19) Raising and slaughtering of rabbits limited to a maximum of 500 rabbits at any one time.
- (20) Residential facilities for handicapped persons meeting the requirements of section 108-7-13.
- (21) Residential facility for elderly persons meeting the requirements of section 108-7-15.
- (22) Rodeo grounds.
- (23) School bus parking, provided the vehicle is parked at least 30 feet from a public street.
- (24) Skeet shooting range; sanitariums.
- (25) Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five acres.
- (26) The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than 24,000 pounds net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least 50 feet from a public street.
- (27) The use and storage of farm equipment and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona-fide farm operation consisting of five acres or more, for off-farm, non-agricultural related, construction work to supplement farm income.
- (28) Turf horse jumping course.
- (29) Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations.
- (30) Residential facility for troubled youth subject to the requirements listed in section 108-7-14.

Exhibit F

- (31) Commercial soil composting, manufacture, and sales on a minimum of ten acres.
- (32) Laboratory facility for agricultural products and soils testing.
- (33) Small wind energy system.

(Ord. of 1956, § 6-1; Ord. No. 3-72; Ord. No. 7-76; Ord. No. 11-77; Ord. No. 7-81; Ord. No. 18-84; Ord. No. 30-85; Ord. No. 16 86; Ord. No. 12-91; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-35; Ord. No. 96-42; Ord. No. 97-8; Ord. No. 2008-31; Ord. No. 2009-14; Ord. No. 2009-14; Ord. No. 2012-19, pt. 5(§ 6-4), 12-18-2012)

Sec. 104-7-6. - Site development standards.

The following site development standards apply to the Agriculture Zone A-2:

	Permitted and Conditional Uses	Permitted Uses Requiring 5 Acres
Minimum lot area		
Single-family dwelling, unless developed under the provisions of section 106-2-4	40,000 sq. ft.	
Other	2 acres	5 acres
Minimum lot width, unless developed under the provisions of section 106-2-4	150 feet	300 feet
Minimum yard setbacks		
Front	30 feet	30 feet
Side		
Dwelling	10 feet with total width of 2 side yards not less than 24 feet	
Other main building	20 feet each side	20 feet each side
Accessory building	10 feet except 1 foot if located at least 6 feet in rear of main building	

Exhibit F

Accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials	See section 108-7-16.	
Side; facing street	20 feet	20 feet
Rear		
Main building	30 feet	30 feet
Accessory building	One ft. except 10 ft. where accessory building on a corner lot rears on side yard of an adjacent lot	
Main building height		
Minimum	One story	One story
Maximum	35 feet	35 feet
Accessory building height	25 feet unless meeting requirements of section 108-7-16, Large accessory buildings	

(Ord. of 1956, § 6-5; Ord. No. 7-76; Ord. No. 14-91; Ord. No. 8-2002; Ord. No. 2009-14; Ord. No. [2018-11](#), Exh. A, 8-21-2018)

Sec. 104-7-7. - Permitted signs.

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in this Land Use Code.

- (1) Business signs for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs.
- (2) Nameplates, flat or wall type.
- (3) Identification and information signs, directional, flat, freestanding, projecting, temporary or wall type signs.
- (4) Property sign, directional, flat, freestanding, projecting, temporary or wall type signs.
- (5) Service signs, directional, flat, freestanding or projecting type signs.
- (6) Off-premises sign, advertising directional flat, freestanding, projecting, roof or wall type signs.

Title 104 - ZONES

CHAPTER 20. - COMMERCIAL ZONES C-1, C-2, C-3

Sec. 104-20-1. - Purpose and intent.

The purpose of the C-1 Neighborhood Commercial, C-2 Community Commercial, and C-3 Regional Commercial Zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of unincorporated Weber County. It is also to separate into three zones uses, based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.

Sec. 104-20-2. - Site development standards.

The following site development standards shall apply to the C-1 Neighborhood Commercial, C-2 Community Commercial, and C-3 Regional Commercial Zones:

	C-1	C-2	C-3
Minimum lot area	none	none	none
Minimum lot width	none	none	none
Minimum yard setbacks			
Front	20 ft. on streets of less than 80 ft. in width ; <u>except zero feet if the street frontage meets the complete street requirements of Section 104-21-4(c), incorporated herein by reference.</u> 50 ft. on streets and highways of 80 ft. or more in width		
Side	None, except 10 feet adjacent to residential <u>or agricultural</u> zone boundary.		
Side facing street on corner lot	20 feet; <u>except zero feet if the street frontage meets the complete street requirements of Section 104-21-4(c), incorporated herein by reference.</u>		
Rear	None, except 10 feet where building rears on a residential <u>or agricultural</u> zone.		
Building height			

Minimum	1 story		
Maximum	35 ft.	none	none
Maximum lot coverage	Not over 60 percent of lot area by buildings or accessory buildings		none

Sec. 104-20-3. - Sign regulations.

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in title 110, chapter 1, Signs, of this Land Use Code. Permitted signs are listed in section 104-20-5.

Sec. 104-20-4. - Special regulations.

- (a) Hereinafter specified permitted and conditional uses shall be permitted only when the following conditions are complied with:
 - (1) All manufacturing shall be done within a completely enclosed building.
 - (2) All uses shall be free from objection because of odor, dust, smoke, or noise.
 - (3) In the C-1 Neighborhood Commercial Zone, no entertainment, except recorded music shall be permitted in cafes, cafeterias, ice cream parlors, or restaurants.
- (b) A car wash shall be permitted subject to the following restrictions:
 - (1) Operation or use is forbidden between the hours of 10:00 p.m. and 6:00 a.m. on the following morning in C-1 Zones only.
 - (2) There shall not be more than four washing bays for a manual spray car wash in C-1 Zones only.
 - (3) Off-street vehicle storage required as follows:
 - a. One bay car wash, four spaces in the approach lane.
 - b. Two bay car wash, three spaces in the approach lane for each wash bay.
 - c. Three or more bay car wash, two spaces in the approach lane for each wash bay.

Sec. 104-20-5. - Uses.

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code. Uses designated "N" will not be allowed in that zone.

Exhibit G

	C-1	C-2	C-3
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use	P	P	P
Air conditioning, sales and service	N	N	P
Altering, pressing and repairing of wearing apparel	P	P	P
Ambulance base stations	N	C	P
Amusement enterprises	N	N	C
Animal hospital, small animals only and provided it is conducted within completely enclosed building	N	N	C
Antique, import or souvenir shop	N	P	P
Archery shop and range, provided it is conducted within completely enclosed building.	N	P	P
Art and artists supply store	N	P	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	N	P	P
Athletic and sporting goods store including sale or repair of motor vehicles, motor boats or motors	N	N	P
Athletic club	N	P	P
Auction establishment	N	N	C
Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided it is conducted within completely enclosed building	N	N	P

Exhibit G

Automobile, new or used, sales and service	N	N	P
Awning sales and service	N	P	P
Baby formula service	P	P	P
Bakery manufacture limited to goods retailed on premises	P	P	P
Bakery goods manufacturing	N	N	P
Bank or financial institution	P	P	P
Barbershop	P	P	P
Bath and massage establishment	N	P	P
Beauty culture school	N	N	P
Beauty parlor for cats and dogs	N	P	P
Beauty shop	P	P	P
Bed and breakfast inn	N	P	P
Bed and breakfast hotel	N	C	P
Beer parlor, sale of draft beer	N	N	C
Bicycle sales and service	P	P	P
Billiard parlor	N	N <u>P</u>	P
Blue printing or photostatting	N	P	P
Boardinghouse	N	C	P
Boat sales and service, <u>non-motorized</u>	N	C	P

Exhibit G

Bookbinding	N	N	P
Bookstore, retail	P	P	P
Bottling and distribution plant	N	N	P
Bowling alley	N	C	P
Boxing arena	N	N	P
Building materials sales or yard	N	N	P
Bus terminal	N	P	P
Cabaret	N	N	C
Cafe or cafeteria	P	P	P
Camera store	P	P	P
Candy manufacture	N	N	P
Candy store, confectionery	P	P	P
Carbonated water sales	N	P	P
Carpenter and cabinet shop	N	N	P
Carpet and rug cleaning	N	N	P
Carpet, rug and linoleum service	N	P	P
Car wash, laundry type	N	C	P
Car wash, manual spray	C	P	P
Cash register sales and service	N	P	P

Exhibit G

Catering establishment	N	P	P
China, crystal and silver shop	C	P	P
Christmas tree sales	P	P	P
Church	N _P	C _P	P
Church, temporary revival	N	C	C
Circus, carnival or other transient amusement	N	N	C
Cleaning and dyeing establishment	N	P	P
Clinics, medical or dental	P	P	P
Clothing and accessory store	N	P	P
Coal and fuel sales office	N	N	P
Communication equipment building	N	P	P
Contractor shop, provided work is conducted within a completely enclosed building	N	N	P
Costume rental	N	P	P
Dairy products store	P	P	P
Dance hall	N	N	C
Data processing service and supplies	N	P	P
Delicatessen	P	P	P
Department store	N	P	P
Detective agency	P	P	P

Exhibit G

Diaper service, including cleaning	N	P	P
Drapery and curtain store	N	P	P
Drive it yourself agency or business	N	P	P
Drugstore	P	P	P
Dry cleaning establishment	N	N	P
Dry cleaning pickup station	P	P	P
<u>Dwelling, multifamily; only when legislatively approved as a part of rezone for a master planned commercial development, and memorialized in a development agreement. At least 80 percent of the residences shall be above ground-level commercial development.</u>	<u>P</u>	<u>P</u>	<u>P</u>
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that 3,000 sq. ft. of green area is provided for the family	C	C	N
Educational institution	N	P	P
Educational/institutional identification sign	C	C	C
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P	P	P
Electrical and heating appliances and fixtures sales and service	N	P	P
Electronic equipment sales and service	N	P	P
Employment agency	N	P	P
Express and transfer service	N	N	C
Fabric and textile store	P	P	P
Farm implement sales	N	N	P

Exhibit G

Film exchange establishment	P	P	P
Five and ten cent store	P	P	P
Florist shop	P	P	P
Frozen food lockers, incidental to a grocery store or food business	P	P	P
Fruit store or stand	P	P	P
Furniture sales and repair	N	P	P
Fur apparel sales, storage or repair	N	P	P
Garden supplies and plant materials sales	P	P	P
Gift store	P	P	P
Glass sales and service	N	P	P
Government buildings or uses, nonindustrial	C	P	P
Greenhouse and nursery; soil and lawn service	N	P	P
Grocery store	P	P	P
Gunsmith	N	P	P
Gymnasium	N	P	P
Hardware stores	N	P	P
Health club	N	P	P
Health food store	P	P	P
Heliport	N	C	C

Exhibit G

Hobby and crafts store	P	P	P
Hospital supplies	N	P	P
Hotel	N	C	P
House cleaning and repair	N	P	P
House equipment display	N	P	P
Household appliance sales and incidental service	N	C	P
Household pets, dwelling units only	P	P	P
Ice cream manufacture	N	N	P
Ice cream parlor	P	P	P
Ice manufacture and storage	N	N	P
Ice store or vending station	P	P	P
Insulation sales	N	P	P
Insurance agency	N	P	P
Interior decorator and designing establishment	N	P	P
Janitor service and supply	N	P	P
Jewelry store sales and service	P	P	P
Knitting mills	N	N	C
Laboratory, dental or medical	N	P	P
Laundry or dry cleaners, laundromat type	P	P	P

Exhibit G

Laundry or dry cleaning establishment	N	N	P
Launderette or laundromat	P	P	P
Lawn mower sales and service	N	P	P
Leather goods, sales and service	N	P	P
Legal office	N	P	P
Library	P	P	P
Linen store	N	P	P
Linen supply service	N	N	P
Liquor store	N	C	C
Locksmith	P	P	P
Lodge or social hall	N	P	P
Lodginghouse	N	C	P
Lounge	N	N	C
Luggage store	N	P	P
Lumber yard	N	N	C
Machine shop operations incidental to any use permitted in C 3 district	N	N	P
Manufacture of goods retailed on premises	N	C	C
Meat custom cutting and wrapping excluding slaughtering	N	C	C
Meat, fish and seafood store	P	P	P

Exhibit G

Medical office	P	P	P
Millinery	N	P	P
Miniature golf	N	N C	C
Mobile home sales	N	C N	P
Mobile home service	N	N	P
Monument works and sales	N	P	P
Mortuary	N	C	P
Motel	N	C	P
Motorboat sales and service	N	C	P
Motorcycle and motor scooters sales and service	N	C	P
Museum	C	P	P
Music store	N	P	P
Needlework, embroidery or knitting store	P	P	P
Newsstand	P	P	P
Nightclub or social club	N	N	C
Notion store	P	P	P
Novelty store	N	P	P
Nursery school	C	P	P
Office in which goods or merchandise are not commercially created, exchanged or sold	N	P	P

Exhibit G

Office supply	N	P	P
Office machines sales and service	N	P	P
Oil burner shop	N	N	C
Optometrist, optician or oculist	P	P	P
Ornamental iron sales or repair	N	C	P
Paint or wallpaper store	N	P	P
Paperhanger shop	N	P	P
Park and playground	P	P	P
Parking lot or garage for passenger automobiles	C	C	C
Pawnshop	N	N	P
Penny arcade, or similar	N	N <u>P</u>	C <u>P</u>
Pest control and extermination	N	P	P
Pet and pet supply store	N	P	P
Pharmacy	P	P	P
Photographic supplies	P	P	P
Photo studio	P	P	P
Physician or surgeon	P	P	P
Pie manufacture	N	P	P
Plumbing shop	N	C	P

Exhibit G

Pony ring, without stables	N	N	C
Pool hall	N	N <u>P</u>	P
Popcorn or nut shop	P	P	P
Post office	C	P	P
Printing, lithographing publishing or reproductions sales and services	N	C	P
Private liquor club	N	N	C
Professional office	N	P	P
Public utilities substation	C	C	C
Public building	P	P	P
Radio and television sales and service	C	P	P
Radio, television of FM broadcasting station	N	P	P
Real estate agency	N	P	P
Reception center or wedding chapel	N	C	P
Recreation center	N	C	P
Recreational vehicle storage	C	C	P
Rental agency for home and garden equipment	N	P	P
Restaurant	P	P	P
Restaurant, drive in	N	P	P
Roller skating rink	N	C	P

Exhibit G

Roofing sales or shop	N	P	P
Secondhand store	N	P	P
Seed and feed store, retail	N	P	P
Service station, automobile excluding painting, body and fender and upholstery work	P	P	P
Service station automobile with rotating brush car wash as accessory use	P	P	P
Sewing machine sale and service	N	P	P
Sheet metal shop and retinning, provided all operations are conducted within completely enclosed bldg.	N	N	C
Shoe repair or shoe shine shop	P	P	P
Shoe store	N	P	P
Shooting gallery	N	N	P
Sign manufacture or sign painting	N	N	P
Sign, animated; in C-1 zone, only for time and temperature.	*P	P	P
Sign, business	P	P	P
Sign, flat	P	P	P
Sign, construction project	P	P	P
Sign, directional	P	P	P
Sign, freestanding	P	P	P
Sign, identification and information	P	P	P

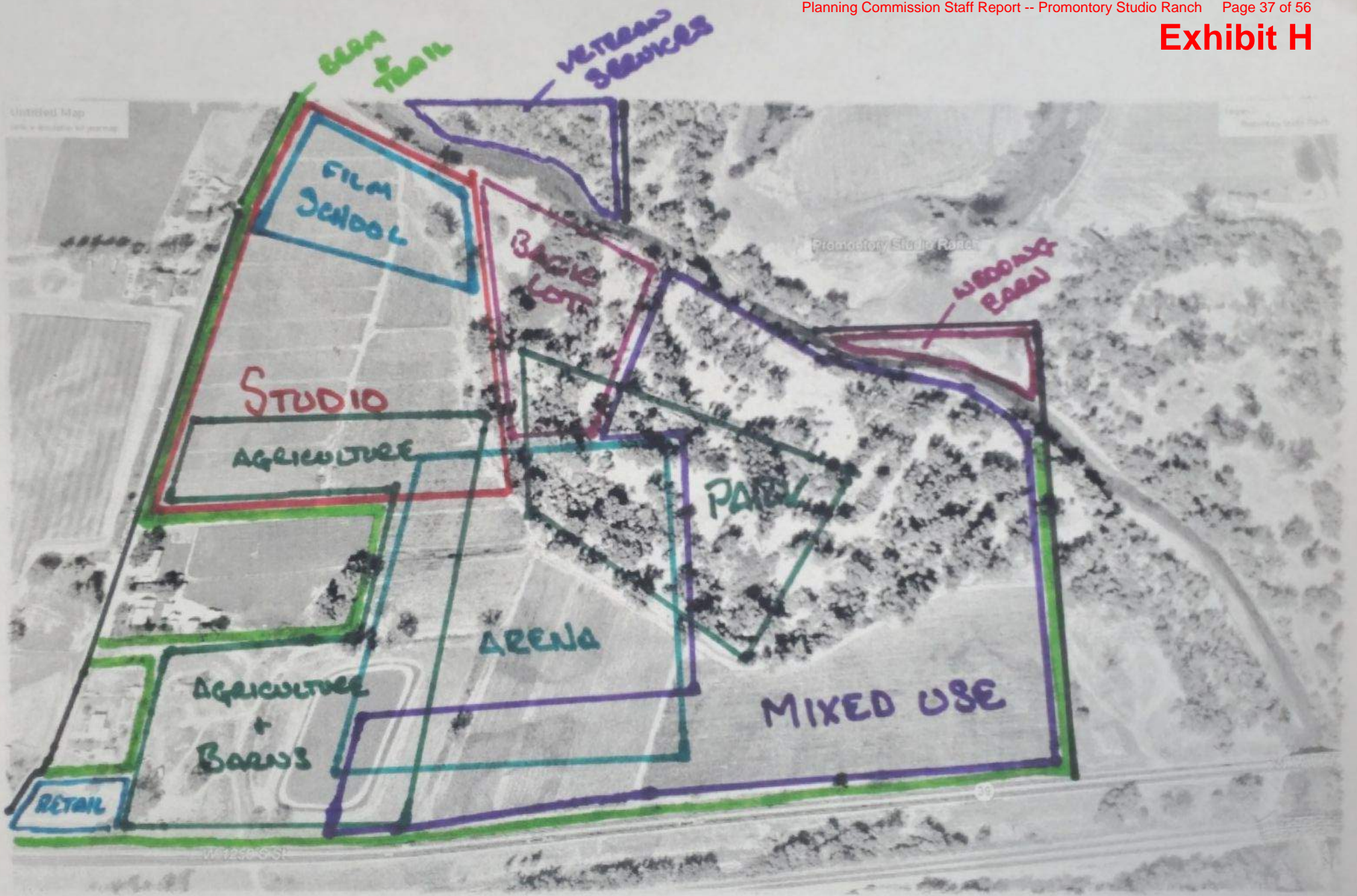
Exhibit G

Sign, marquee	P	P	P
Sign, nameplate	P	P	P
Sign, off premises	N	P <u>N</u>	P <u>N</u>
Sign, projecting	P	P	P
Sign, roof	N	P	P
Sign, temporary	P	P	P
Sign, wall	P	P	P
Supermarket	P	P	P
*only time and temperature animated sign in C-1 Zone			
Tailor shop	N	P	P
Tavern	N	N	C
Taxicab stand	P	P	P
Taxidermist	N	P	P
Telegraph office	P	P	P
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work.	P	P	P
Theatre, indoor	N	P	P
Theatre, outdoor	N	N	C
Tire recapping or retreading sales and service	N	N	C

Exhibit G

Tobacco shop	P	P	P
Tool design (precision) repair and manufacture	N	N	C
Toy store, retail	P	P	P
Trade or industrial school	N	C	P
Trailer sales and service	N	N	P
Travel agency	P	P	P
Truck terminal	N	N	C
Upholstery shop	C	P	P
Used car lot	N	N	C
Variety store	P	P	P
Vegetable store or stand	P	P	P
Vendor, short term (see definition under 4-6 Section 101-1-7)	P	P	P
Ventilating equipment sales and service	N	C	P
Warehouse storage	N	N	P
Weather stripping shop	N	P	P
Welding shop	N	N	C
Wholesale business	N	N	P
Window washing establishment	N	P	P

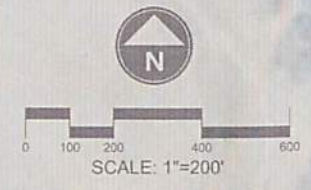
Exhibit H



Concept Development Plan -- Bubble Diagram (DRAFT)

Exhibit H

BAY ENTERTAINMENT GROUP THE STUDIO RANCH



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HAMMER, DAN G. & W.F.

LENFORD, KENNETH & W.F.

MILLER, MARY ELLEN

SOUTHERN PACIFIC



PREPARED BY: RIVERSTONE DESIGN GROUP
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 APRIL 30, 2019



BAY ENTERTAINMENT GROUP
THE STUDIO RANCH



CONCEPTUAL SITE PLAN KEYNOTES:

1. FILM SCHOOL
2. RECORDING STUDIO
POST PRODUCTION FACILITY
FOLEY STAGE
3. ARTIST RETREAT
4. ARTIST PLAZA
5. SOUNDSTAGE STUDIOS:
PRODUCTION OFFICES
MILL BUILDING
LIGHTING AND GRIP STORGE
LOGISTICS AND HVAC
7,500 SQ.FT. EACH
6. ART BARNs / SCREENING ROOMS
7. MAIN STREET THEATER
8. MAIN STREET RECORDING STUDIO
9. MAIN STREET HOTEL WITH POOL DECK
10. PARKING STRUCTURE (3 LEVELS)
11. PARKING STRUCTURE OVER RETAIL
(3 LEVELS)
12. PEDESTRIAN-THEMED, MIXED USE MAIN
STREET
13. PEDESTRIAN PLAZA
14. PRIVATE RIVER VILLAS
15. BRIDAL SUITE VILLA
16. BOUTIQUE HOTEL / SPA / RESTAURANT
17. WEDDING BARN / EVENT VENUE
18. CHAPEL
19. PUBLIC PARK / OUTDOOR THEATER
STAGE
20. EQUESTRIAN BARNs / SECOND LEVEL
ARTIST'S STUDIOS
21. EQUESTRIAN INN
22. OFFICE BARN AND PARKING
23. MULTI-PURPOSE PEDESTRIAN TRAIL
24. VEHICLE ACCESS POINT





BAY ENTERTAINMENT STUDIOS

Development Conceptual Site Plan



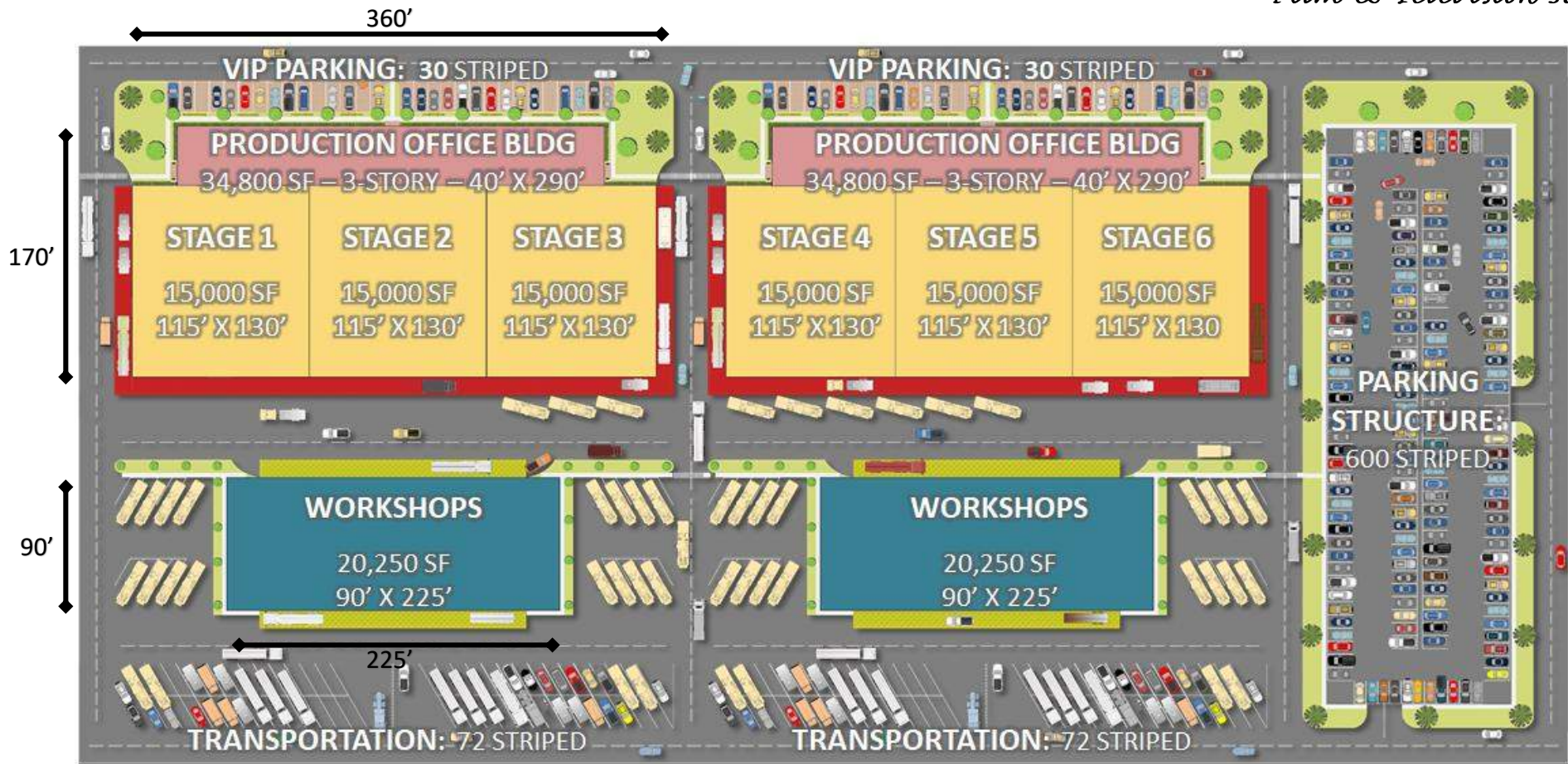
1. Rock Climbing, Laser Tag
 2. Indoor Go-Kart Track
 3. Bowling Alley
 4. Live Music / Theater Venue
 5. Conference Center
 6. Restaurants / Retail
 7. Chapel
 8. Hotel
 9. Wedding Barn / Event Venue
 10. Film & Television Studio
 11. Film School
 12. Indoor Rodeo Arena
- A. Train Stations (*Back & Forth Service*)
- Rodeo Arena
 - Parking Structure
 - Main Street
 - Hotel
 - Studio Tour
 - Wedding Barn
- B. Hotel Rooms w/ 1-Horse Garage
- C. Studio Tour Entrance
- D. Horseback Riding Path
- E. Riverbank Walking Path
- F. Bridge to Event Venue (*Wedding Barn*)





BAY ENTERTAINMENT STUDIOS

Film & Television Studio

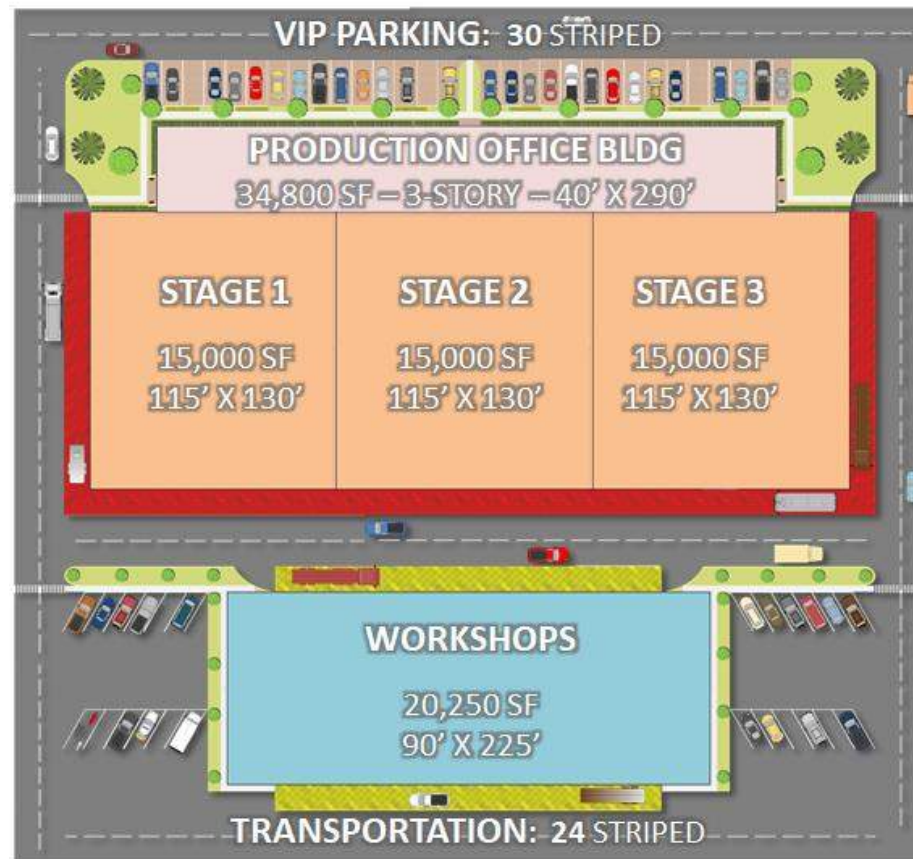


- "Transportation" refers to Production Transportation Dept. and includes 45 truck parking stalls & 16 star wagon stalls
- 7' Fire Lane around stage exterior walls
- Estimated employee parking requirement; 600 stalls in addition to VIP Parking



BAY ENTERTAINMENT STUDIOS

Film School



- "Transportation" refers to Production Transportation
- 7' Fire Lane around stage exterior walls
- Student parking requirements TBD



Exhibit H

BAY ENTERTAINMENT STUDIOS

Film School



- *“Transportation” refers to Production Transportation*
- *7' Fire Lane around stage exterior walls*
- *Student parking requirements TBD*

- ▶ Description: Independent educational facility providing University affiliated Associates and Bachelors Degrees and Vocational Certifications for skilled trades in entertainment related fields of study.
- ▶ Design Criteria: Campus environment consistent with professional settings, situations and equipment.
- ▶ Area: ~4 Acres (170,630 SF)
- ▶ Development Program:
 - ▶ 1; 3-Story Administration Building; classroom and office environment for Production Departments
 - ▶ 1 Divisible Workshop Building; for skilled trades (set design and construction, wardrobe, etc.)
 - ▶ 3 Soundstages; Consistent with current state-of-the-art, professional interior filming locations
 - ▶ Backlot; Consistent with professional exterior, on-lot filming
- ▶ Shared Components: Heavy Equipment, Lighting Equipment, Internship Program, Guest Lecturers, Marketing
- ▶ BEG Components: Construction Financing, Design, Construction, Administration, Security, Facility Maintenance
- ▶ Deal Structure Intent: Construction and administration financed via lease commitments from participating Universities and non-profit job training grants.



Exhibit I

Weber County's The Studio Ranch

Architectural Theme

Exhibit I

Arena

Equestrian barn with country store retail wrap on south elevation



Main Street

Eclectic mix of Victorian and rural American Main Street using local materials and details



The Wedding Barn

High end wooden barn with rural themed bridge and chapel



Exhibit I

Theaters

Classic rural Main St. Americana with retro marquees and finishes



The Studio Ranch

Artist Barns

Wood barns from across America



Exhibit I

The Studios



The Studio Ranch

Alternative Studios (Enhanced)

Softened with locally sourced, natural materials, vertical elements and agricultural roof pitches



The Film School and Artist Retreat

Modern functionality with local, natural materials and simple lines



Parking Structures

Wood slats, vegetation, painted screens will soften exposed sections of parking structures

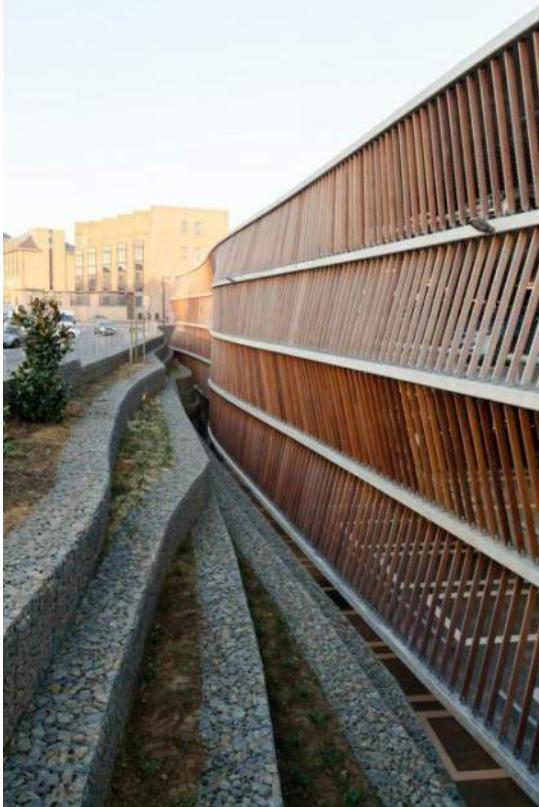


Exhibit I

Boardwalks and cultural parks

Simple, wood planking and natural materials



Exhibit I

Wetland mitigation and green storm-water management



FLOODPLAIN AND WETLANDS MAP

