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 Received By (Office Use) Added to Map (Office Use) Date Submitted **Property Owner Contact Information** Mailing Address of Property Owner(s) Name of Property Owner(s) 5093 South 1500 West Wayne S. Smart Family Trust Riverdale, Utah 84405 Fax Phone 801-612-0419 801-643-7090 Preferred Method of Written Correspondence **Email Address** Mail X Email Fax Rodeoriches801@gmail.com **Authorized Representative Contact Information** Mailing Address of Authorized Person Name of Person Authorized to Represent the Property Owner(s) 5093 South 1500 West Matthew A. Bartlett Riverdale, Utah 84405 Phone 801-612-0418 801-643-7090 Preferred Method of Written Correspondence **Email Address** Email Fax RodeorichesB01@gmail.com Property Information Proposed Zoning **Current Zoning** Project Name C-2 **Promontory Studio Ranches** Land Serial Number(s) Approximate Address 150610046, 150610049,150610084,150610085, 150600124, 150600125, 2250 West 12th Street 150410026 Ogden, Utah 84401 Proposed Use Current Use **Total Acreage** Commercial Agriculture 90.09 **Project Narrative** Describing the project vision. Bay Entertainment Group, LLC proposes to build a multi-use expo and event center and film studio on the 90.09 acres described above and bordering the Weber River. The property is currently owned by the Wayne S. Smart Family Trust and has historically been used as farm ground with several residential outcroppings. The planned development will be named the "Promontory Studios Ranch" and is almed at highlighting the unique, rural, and scenic nature of the property and surrounding area while creating a substantial number of high paying jobs. The project will consist of four (4) primary components including world class sound stages, a film school (aimed primarily at retraining veterans to work in the motion picture industry), a world class equine and sports event center and a five star hotel facility suitable for housing film crews, actors and producers who will make use of the film studios. In an effort to maintain the natural beauty of the site, initial plan designs and development agreements include a number of walking paths, open spaces and a plan to use and highlight the seasonal wetlands already found on the property. A "small town" theme will run consistently throughout the project with the aim that film producers could use parts of the development as a working film set. Public access to the planned development will be greater than most traditional film studios in hopes of allowing the public to witness and participate in the film industry and those businesses that support the film industry. By creating a multi-use expo and event center, with expo space that is able to also be used as sound stages of varying size; the planned development will also provide a very valuable entertainment for northern Utah and the Intermountain West. Likewise, the project is designed to centralize and minimize parking and reduce pollution by moving patrons around the development through walking paths, riding paths, informative natural trails and the use of an ecological tram system.

Project Narrative (continue	ed)		
planned development. By changing	ot currently in line with t the General plan to acco	ne General Plan, there does exist commercial property approximately 1/2 m nadate the planned development, the County will be rezoning the property in a manner that benefits the community as a whol.	ile to the east of the / to be more similar to
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River Parkway and Western Weber of the river and a number of designed	llow the property to be d County. The developers in open spaces.	eveloped in a manner that will maintain and highlight the scenic and rural retent to adesign the development in such a way that the general public will the specific public will be provided in the provided i	have greater access to
The planned development could al	so easily be connected to	the Weber River Parkway Trail system and act as a key destination for those	traveling along the
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Project Narrative (continu	ued)					
How is the change in the public im As previously stated, the planned		n space and river acce	ss which are usable by t	he public.		
The planned development will als	o create facilities that will	enrich the rural life exp	perlence of those living	in the surroundin	ig area.	
Likewise, it is anticipated that the	project will create approx	kimately 600 high payir	ng lobs that will			
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What conditions and circumstance					ALCONOMIC	
Weber County last addressed the known plans to bring a film studio implement a service tax in the Sta services of several key individuals County.	o, film school or the busin	esses that supportthos n attractive candidate f	e projects to Weber Cou or the creation of a film	inty. Fortunately, studio. The deve	the Utah State Le lopers have been	gislature's refusal to able to obtain the
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Project Narrative (continued...)

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

The planned development will increase the health of Weber County residents by providing accessible entertainment venues and open spaces that continue to highlight the rural/outdoor lifestyle of many county residents, in particular, the development will feature a world class equine event center unlike anything currently available either publicly or privately in Utah.

The development will promote the welfare of County residents by creating high paying jobs and educational opportunities in an industry that is not currently represented in Northern Utah. In addition to the jobs created directly by th development, many ancillary businesses will benefit gretly from the development. The developers anticipate that the development will bring several high net worth individuals to the community and that those individuals will fall in love with the environment and lifestyle found in Weber County and invest back into the community. The developers are already exploring ways in which to increase air traffic from Southern California directly to the Ogden-Hinckley Airport as a means of bringing those people to the County.

Property Owner Affidavit

I (We) AMES H. FANST VWALS & ER 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.

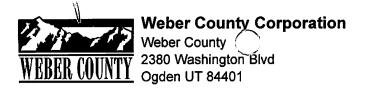
(Property Owner) of Strager Formily LTD PODERSEN

Subscribed and sworm to me this 2 day of APTIL 2019

(Property Owner)

- wy Walling C (Notary)





Customer Receipt

Receipt Number

106128

Receipt Date

04/30/19

Received From:

Matthew Bartlett

Time:

16:24

			Clerk:	amorby
Description		Comment		Amount
ZONING FEES			\$2,514.00	
	Payment Type	Quantity	Ref	Amount
	CHECK		110	
		AMT TENDERED:	\$2,514.00	
		AMT APPLIED:	\$2,514.00	
		CHANGE:	\$0.00	