

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 05/29/2019	Received By (Office Use)	Added to Map (Office Use)
------------------------------	--------------------------	---------------------------

Property Owner Contact Information

Name of Property Owner(s) Levanta LLC		Mailing Address of Property Owner(s) 11148 Zealand Ave N Champlain MN 55316
Phone 6125187629	Fax	
Email Address kody@holkerlawoffices.com		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) Robert Edwards		Mailing Address of Authorized Person 227 Suite B 25th Street Ogden, UT 84403
Phone 8015584740	Fax	
Email Address robwedwards@gmail.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Sustainable Valley Development (Eden Ready Mix)		Current Zoning AV-3	Proposed Zoning G
Approximate Address 4708 East 2650 North Eden, Utah 84310		Land Serial Number(s) #22040030	
Total Acreage 14.1	Current Use AV-3	Proposed Use G	

Project Narrative

Describing the project vision.
 To create sustainable development in the Ogden Valley utilizing local resources. The vision is to be provide the building materials needed to support local construction (page #49 General Plan) in a way that will increase public health, safety and welfare. No operating sand and gravel resource or ready mix concrete batch plant currently exists in the Ogden Valley. Scarcity of supply creates a situation where large ready mix trucks along with large dump trucks, and dumps etc., are being driven long distances throughout the County and Ogden Canyon to fulfill the current demand. As growth continues to increase, these symptoms will only worsen with out a new solution.

In some locations in the Ogden Valley, where it becomes impractical to build due to cost of products and inability to deliver a ready mix product within the 90 minute time frame, as required by APWA (American Public Works Association) Specs and Standards.

While operating under existing stream alteration and restoration permits from the Federal and State government to improve and maintain the North Fork river and Wolf Creek river, the goal will be to create a sustainable project of which will allow the supply of the main constituents used in ready mix concrete and other local construction projects throughout the area.

The new ready mix operation for Ogden Valley will provide the essential products necessary for residential and commercial building and development, while meeting the mandate of the existing general plan, by providing the materials to necessary for growth.

This vision complies with the General Plan. Please read and see the Introduction and places in the existing plan that support this project such as: Community Character, Vision, 4, 5, 6, 7, 9, page #19 and the projected growth in the Ogden Valley over the next 30 years.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

2-Community Character- suggest actions that will enhance the livability of Ogden Valley and provide opportunities for local home owners and contractors.

4- Rural Residential Development and Housing - the desire for a variety of housing types and neighborhoods that can provide shelter and so forth.

Page #19 - Total housing units today vs projected by 2050. The population is to rise from 7,500 to 21,000 by 2050 according to the general plan. The homes need to be affordable and appeal to people from lower, moderate and high incomes, all of which will need ready mix concrete to construct. Each residence of average will consume 150 yards of ready mix concrete. Due to distance of transport, the lack of an operating sand and gravel operation and ready mix operation, the ability to build these future homes is greatly diminished. The cost for these goods can almost double in some cases due to the absence of local supply. It is paramount to have resources to build these future units.

5 Sustainable Local Business - Business can be hampered by costs of infrastructure as well as lack of infrastructure. The driving factor in infrastructure cost is the availability of the building products that this project will provide. It is hard for local business when they're limited on cash flow due to high buildout costs. It creates a disadvantage for local business that this project will help alleviate.

6 Transportation - This is a major factor to consider. It will enhance mobility by reducing traffic through Ogden Canyon, and also reduce congestion all while improving air quality. In reducing the amount of CO2 emitting trucks that are idling or driving from sometimes as far as Box Elder County through Weber County and up the Canyon, the County will greatly reduce CO2 emissions and continue its leadership on environmental issues within the State.

7 Utilities and Public Services - This project is fundamental for execution of this general plan mandate. These building materials/natural resources are needed to provide current and future utilities.

9 Resource Management - This is a responsible and sustainable way to provide these commodities in a location of the county that already provides similar and like activities.

Why should the present zoning be changed to allow this proposal?

At current the property sits next to the industrial manufacturing zone area in Eden and will share the same access road (Clark Lane) that is already utilized by the County maintenance yard, heavy civil construction yard, and landscape yard. It will better improve the health of the public by reducing truck trips from Box Elder County through the County and the Ogden Canyon. Vehicles are one of the main contributors to poor air quality and can be dangerous in tight spaces like the Ogden Canyon. They contribute to congested road ways.

Currently the County purchases and has delivered the maintenance yard, all the sand, road base, rock and other commodities it uses annually to the maintenance yard which is across the street from the project. The savings in trucking costs, human safety, welfare and the elimination of health hazards are significant. The county will be able to buy their products in the valley increasing efficiency and saving millions of tax-payer dollars over the project life while performing in an environmentally responsible manner.

The only land currently zoned gravel in the Ogden Valley has a reserve that is exhausted, has access issues and does not have the quality of material necessary to create Concrete Ready Mix. This proposed project provides the County with a viable alternative to the current situation and the zoning should be changed to allow this working operation. The zoning should be changed to a location where the actual products can be made and are in the same area as the other industrial business in the valley. The work with the State and Federal Corps of Engineers on the river restoration and stream alteration coinciding with this project make this the very definition of a sustainable project, a win-win situation.

The operations will be out of public sight and only operate seasonally. To supply the demand created by forward-thinking and ambitious General Plan, The County is being forced to meet its obligations for commodities by trucking them long distances and paying high prices. We would like to help the County meet its obligations to the people of Weber County in a safer, healthier, environmentally better, more efficient way.

Project Narrative (continued...)

How is the change in the public interest?

Below is a bullet list of benefits this provides for the public interest.

1. Efficient Use of Tax Dollars in Savings and Creation - savings from road damage, trucking costs, and creation of sales tax revenue in the county.
2. Availability of Products - having concrete available at affordable pricing.
3. Cost of Housing - reduce costs in construction have availability to build while meeting National APWA standards
4. Air Quality - reduce amount of trucks on the road and their greenhouse gasses
5. Canyon Road Safety - reduce truck traffic in transportation of materials through out Utah's canyons
6. Sustainable Local Business - Keep costs to build lower and provide affordable lease spaces both residential and commercial.
7. Safety of Roads - reduce congestion at critical points of traffic in dangerous tight spaces.
8. Ability for Improvements Utilities and Public Services - having the materials in the local market will allow for utility work and affordable construction pricing that will benefit the local community and local contractors.
9. Enhance the livability by providing a necessary commodity.

The United States Geological Survey states that Americans were consuming 3.5 tons a year of these types of commodities in 1935 and today in 2019 the average American consumes 10 tons a year of these commodities. With 7,500 current residents in the Ogden Valley that is at a minimum of 75,000 tons of aggregates a year that are consumed in the valley and they will have to come from a location no matter where that is. We believe it is best to do it in the place that makes the most sense and protects the public interest as set forth in the general plan. We believe this is the best location in the Ogden Valley for this type of operation that protects the rural character of the valley.

What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

With the growth over the years the County has introduced a maintenance yard on Clark Lane across the street from the project site that is continuing to transport sand and gravel commodities from the lower valley into the upper valley. Without the local operating Sand and Gravel this is costing the County millions of dollars and endangering the public in many ways. Now add the absence of a Ready Mix Concrete facility to this scenario. It has now reached the point where it is necessary for the Valley to have these critical commodities provided to them locally in a safe and sustainable location.

It is questionable if the growth projected in the general plan of 7,500 to 21,000 people is even realistic and feasible without this project. If growth goes as projected, the increase in infrastructure demand, facility demand and construction material demand along with triple the traffic up Ogden Canyon, is not an ideal scenario for either the County Government or the Residents. Ogden Canyon is already struggling environmentally with the current traffic demands. The Ogden Valley should be able to provide its citizens with its own commodities at reduced prices from what they pay now by the elimination of the trucking costs.

Clark Lane is utilized daily and in the night hours and is the destination of stockpiled sand, roadbase, rock, heavy equipment etc. There is a heavy construction yard across the street and this supports the same type of equipment needed for the development of the area projects. Clark Lane has become the main industrial location and access road of which we would add to this an already consistent use.

The County has been wise in its past planning, but there now exist many potential homesites that currently can not be built meeting APWA concrete standards due to distance of hauling to construction sites more than 90 minutes after discharge from the plant. This balloons the cost of housing and also creates a scenario that can be unsafe. It is not best practice if trying to allow the residents to control costs of building in order to compete with costs elsewhere within Utah.

We view this sustainable project as a solution to many of the needs of the public and the environment. We also hope to increase the quality of life for the citizens of Weber County.

Project Narrative (continued...)

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

- * Road Safety
- * Road Traffic
- * Road Damage
- * Environmental Quality
- * Residential Home Affordability
- * Potential for Utility Improvements
- * Savings Put Towards Public Projects

Property Owner Affidavit

I (We), Kody Holker, LEVANTA 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.

Kody B. Holker
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 3rd day of June, 2019



Britani H Jelen
(Notary)

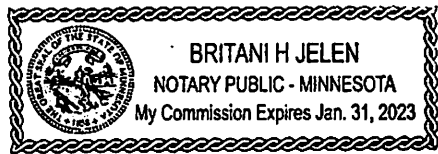
Authorized Representative Affidavit

I (We), KODY HOLKER the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), ROBERT EDWARDS to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

(Property Owner)

Dated this 3rd day of June, 20 19, personally appeared before me Kody Holker the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)

MISCELLANEOUS PAYMENT RECPT#: 108689
Weber County
2380 Washington Blvd
Ogden UT 84401

DATE: 06/03/19 TIME: 13:06
CLERK: kserrano DEPT: Planning
CUSTOMER#: 0

COMMENT: Cheet # 1354

AMOUNT PAID: 740.00

PAID BY: Wilcoxon Enterprises
PAYMENT METH: CHECK
 Check # 1354

REFERENCE:

AMT TENDERED: 740.00
AMT APPLIED: 740.00
CHANGE: .00
CHARGES:
412290 zoning petition 740.00