

# Weber County Conditional Use Permit Application

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

Date Submitted / Completed <b>4/30/13</b>	Fees (Office Use) <b>\$125.00</b>	Receipt Number (Office Use) <b>1806</b>	File Number (Office Use) <b>CUP2013-14</b>
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### Property Owner Contact Information

Name of Property Owner(s) <b>CORP OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS</b>		Mailing Address of Property Owner(s) <b>50 EAST NORTH TEMPLE SALT LAKE CITY, UT 84150</b>	
Phone <b>801-763-4520</b>	Fax <b>801-763-4548</b>		
Email Address (required) <b>bigelowbc@ldschurch.org</b>		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) <b>MICHAEL CHAMBERS, PE</b>		Mailing Address of Authorized Person <b>2890 EAST COTTONWOOD PRKWAY SUITE 300 SALT LAKE CITY, UT 84121</b>	
Phone <b>801-617-3200</b>	Fax <b>801-617-4200</b>		
Email Address <b>MICHAEL.M.CHAMBERS@MWHGLOBAL.COM</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Property Information

Project Name <b>CAMP SHAWNEE</b>		Total Acreage <b>74.25</b>	Current Zoning <b>AV-3</b>
Approximate Address <b>5200 N 3300 E EDEN, UT 84310</b>		Land Serial Number(s) <b>160050003, 160050008</b>	

Proposed Use  
**LDS CHURCH GIRLS RECREATIONAL CAMP**

#### Project Narrative

PER UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF DRINKING WATER, UPGRADES TO THE PUBLIC WATER SYSTEM ARE REQUIRED. THESE UPDATES CONSIST OF: REHABILITATION OF THE COLD WATER CANYON AND BEAR CANYON SPRINGS, INSTALLATION OF NEW 3 INCH HDPE DISCHARGE AND DISTRIBUTION PIPING, REPLACEMENT OF FREEZE PROOF YARD HYDRANTS, CONSTRUCTION OF A 12 FOOT BY 16 FOOT CONCRETE BLOCK TREATMENT BUILDING WITH STANDING SEAM METAL ROOF, REPAIRING THE TWO EXISTING WATER STORAGE TANKS, AND SITE RESTORATION. THIS AMENDMENT ALSO ADDRESSES PREVIOUS BUILD OUT ACTIVITIES.

Dustin@whitson.com

### Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

POTENTIAL IMPACTS INCLUDE LIGHT FROM THE TWO EXTERIOR LIGHTS ON THE TREATMENT BUILDING HOWEVER THESE LIGHTS ARE NECESSARY FOR OPERATIONS AND MAINTENANCE IF REQUIRED AT NIGHT. OTHER STRUCTURES AT THE PROPERTY ARE FOR RECREATIONAL PURPOSES.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

CAMP SHAWNEE IS CONSIDERED A RECREATION AREA ALLOWED IN THE ZONING ORDINANCE FOR THE AGRICULTURAL VALLEY ZONE, AV-3. A TREATMENT BUILDING IS REQUIRED PER THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF DRINKING WATER TO HOUSE TREATMENT EQUIPMENT TO ENSURE SAFE DRINKING WATER FROM THE ONSITE SPRINGS FOR USE BY THE RECREATIONAL AREA USERS. THE BUILDING WILL CONSIST OF A 12 FT BY 16 FT CONCRETE BLOCK STRUCTURE WITH STANDING SEAM METAL ROOFING. EQUIPMENT LOCATED INSIDE WILL CONSIST OF WATER FILTRATION AND DISINFECTION EQUIPMENT, ELECTRICAL CONTROL EQUIPMENT, WATER QUALITY INSTRUMENTS, ELECTRIC UNIT HEATER, EXHAUST FAN SYSTEM. THERE WILL ALSO BE ONE 3 FT WIDE DOOR FOR INGRESS/EGRESS AND TWO EXTERIOR BUILDING MOUNTED LIGHT FIXTURES. COLOR OF BLOCK TO BE SAGE STONE AND ROOF TO BE GREEN.

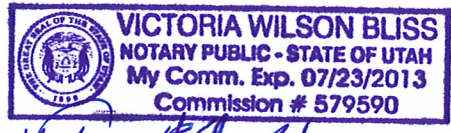
**Property Owner Affidavit**

I (We), GARTH MARSH, 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.

South Mark, APM  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 22<sup>nd</sup> day of March, 20 13



Victoria Wilson Bliss  
(Notary)

**Authorized Representative Affidavit**

I (We), GARTH MARSH, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), MWH Americas Inc, 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.

South Mark, APM  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 22<sup>nd</sup> day of March, 20 13, personally appeared before me Victoria Wilson Bliss, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Victoria Wilson Bliss  
(Notary)



Weber County

Weber County Planning Division  
www.co.weber.ut.us/planning  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

## Conditional Use Permit Application

A conditional use application is required for conditional uses listed in the Weber County Zoning Ordinance zone regulations. This Conditional Use application identifies submittal requirements and processes for each desired conditional use.

### 22C-2. Conditional Use Permit

A Conditional Use Permit shall be required for all uses listed as Conditional Uses in the zoning regulations.

The applicant of a conditional use proposal shall be the recorded owner(s) or an authorized agent. The applicant must demonstrate that the contemplated use is compatible with the zoning ordinance standards and that the use would be essential or desirable to the public convenience or welfare in that area, that it will not impair the integrity and character of the surrounding property, or that the use can be made compatible by imposing conditions. These conditions may include, but are not limited to, the size, shape, location and topography of the site, the hours and days of operation, how to minimize environmental impacts such as noise and air pollution, location of vehicle access points, outdoor lighting, landscaping standards, fencing, water and wildlife protection, etc.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: \_\_\_\_\_ Time: \_\_\_\_\_

- Staff member assigned to process application: BEN HATFIELD

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2<sup>nd</sup> Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4<sup>th</sup> Tuesday of the month.

### Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



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- A site plan showing details and other requirements as outlined in the Weber County Zoning Ordinance Chapter 22C (Conditional Uses) Chapter 36 (Design Review), Chapter 24 (Parking and Loading Spaces), Chapter 25 (Motor Vehicle Access) Chapter 18C (Architectural, Landscape and Screening Design Standards).
- Written information demonstrating how the proposed conditional use permit meets the criteria found in 22C-4 and other review criteria (see *Review Criteria*).
- Culinary water and waste water letter

**Fee Schedule**

Property Zoning \_\_\_\_\_ Fee Required \$125

- Conditional Use Permit (Buildings less than 5,000 sq. ft.) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225
- Conditional Use Permit (Buildings 5,000 sq. ft. or greater) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225 + \$15 per 1,000 sq. ft.
- Conditional Use Permit for Planned Residential Unit Development (P.R.U.D.) \$500
- Conditional Use Amendments \$125

**Purpose and Intent of Conditional Uses**

The purpose and intent of Conditional Uses is to provide for additional review of uses to ensure compatible integration with the surrounding area.

**Review Criteria**

The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use based on findings of fact with respect to each of the following criteria found in the Weber County Zoning Ordinance 22C-5-1-5 as follows:

**22C-4. Criteria for Issuance of Conditional Use Permit**

The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.



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### Appeal Process

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The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the decision of the Planning Commission.

The County Commission may uphold or reverse the decision of the Planning Commission and impose any additional conditions that it may deem necessary in granting an appeal. The decision of the County Commission shall be final.

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### For Your Information

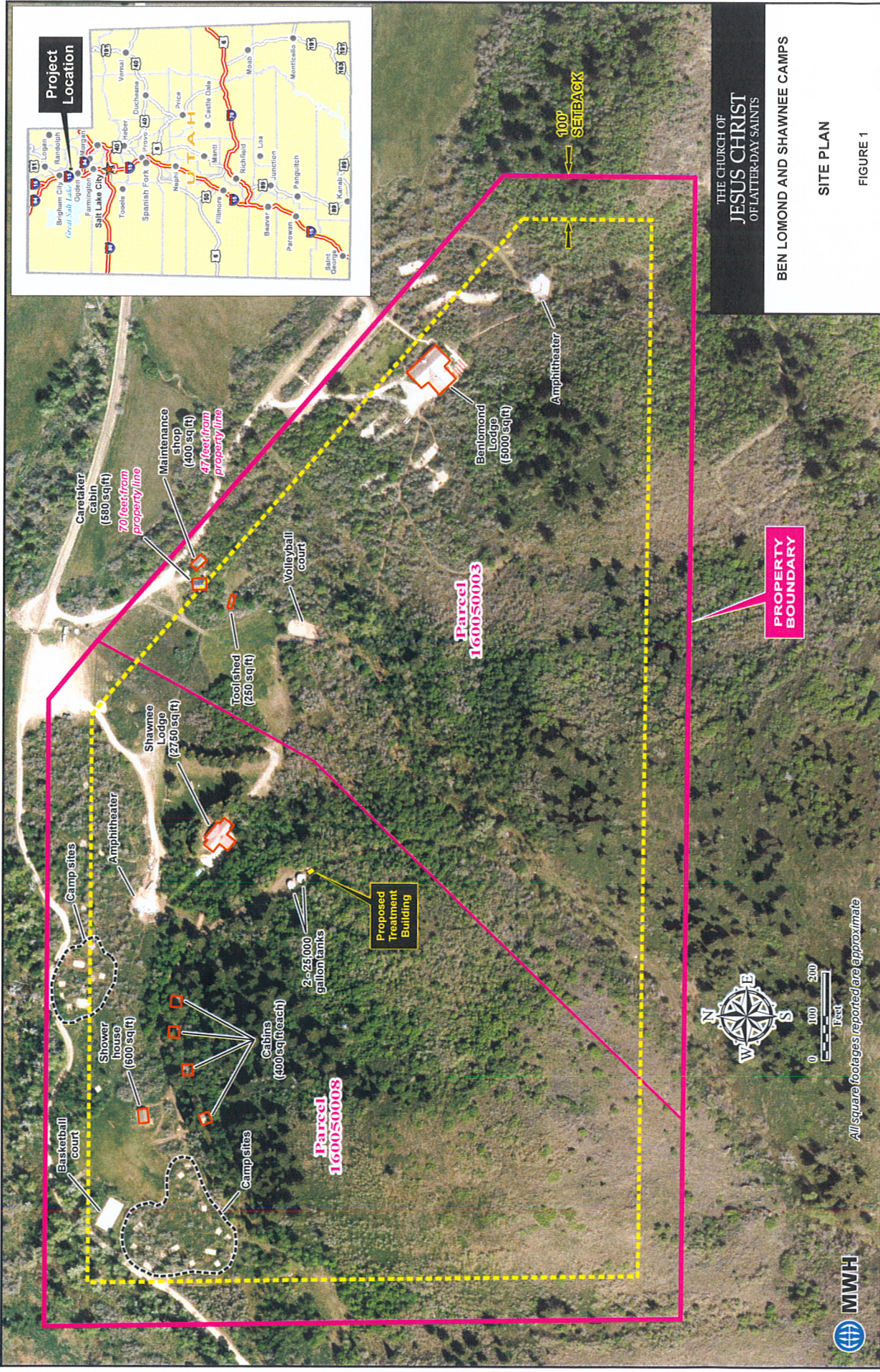
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Other Weber County Zoning Ordinance chapter requirements may apply to this Conditional Use as determined in the pre-application meeting.

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Planning Commission.

This application can be filled out online at the following Planning Division web site: [www.co.weber.ut.us/planning](http://www.co.weber.ut.us/planning). Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.



All square footages reported are approximate

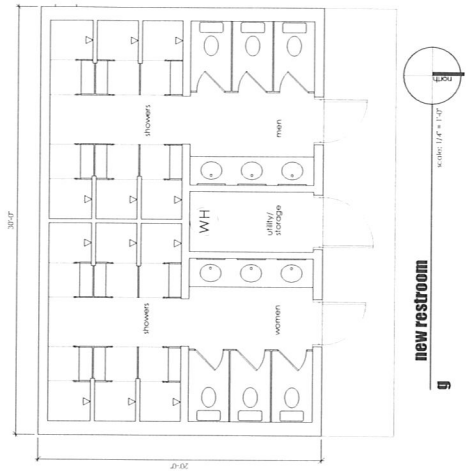
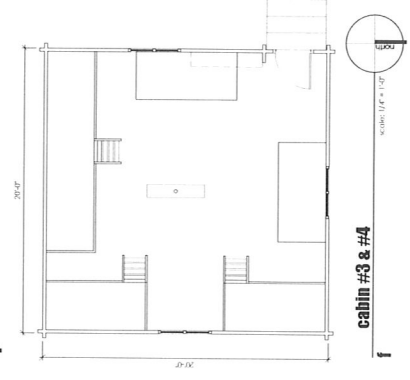
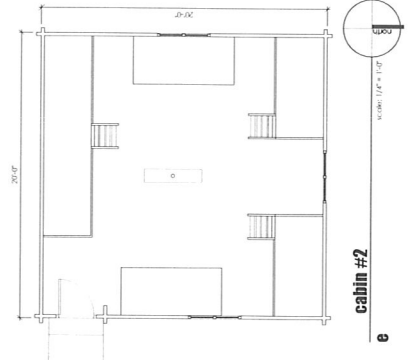
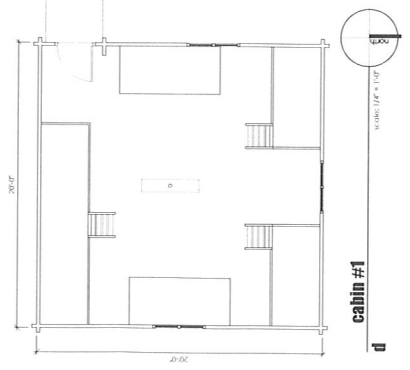
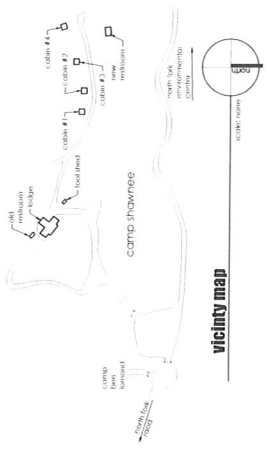
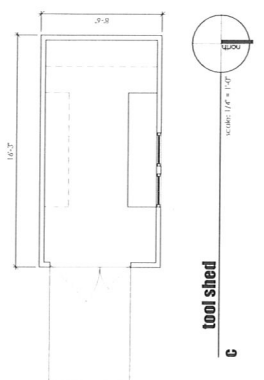
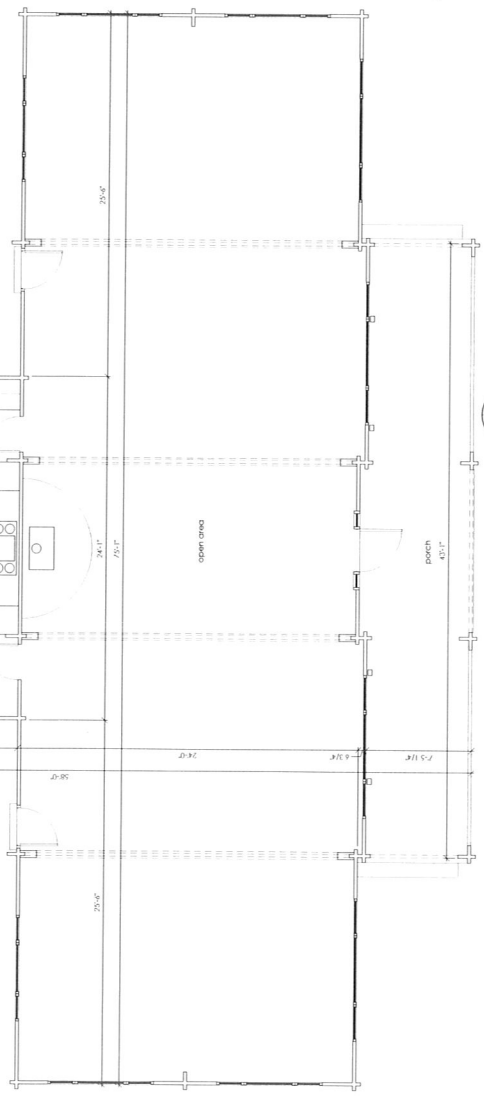
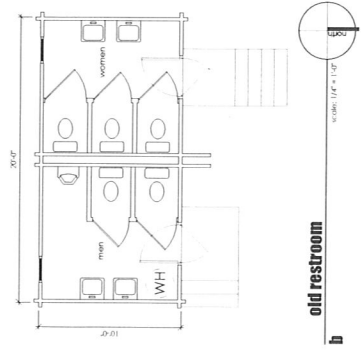


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**JESUS CHRIST**  
 OF LATTER-DAY SAINTS

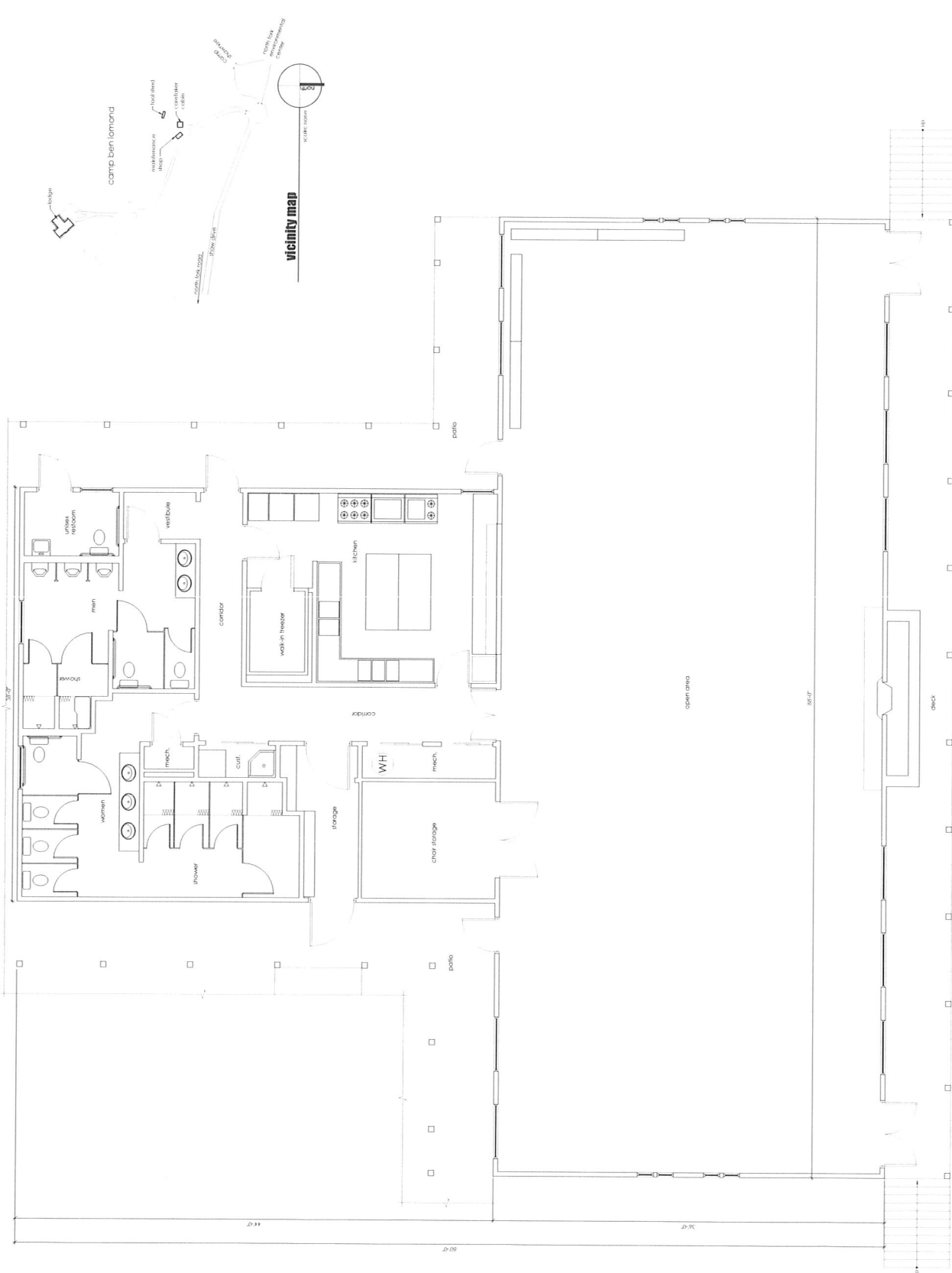
**BEN LOMOND AND SHAWNEE CAMPS**

**SITE PLAN**

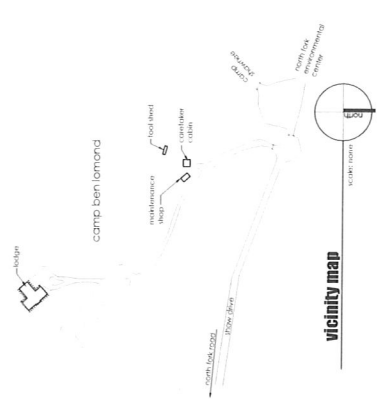
**FIGURE 1**







**lodge floor plan**

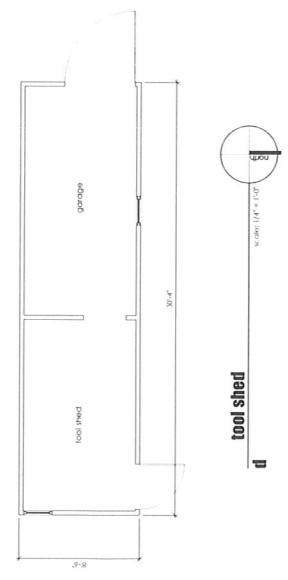
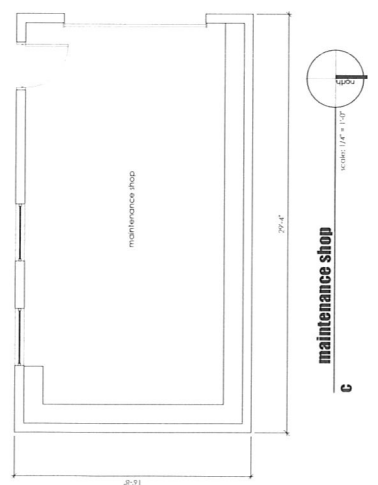
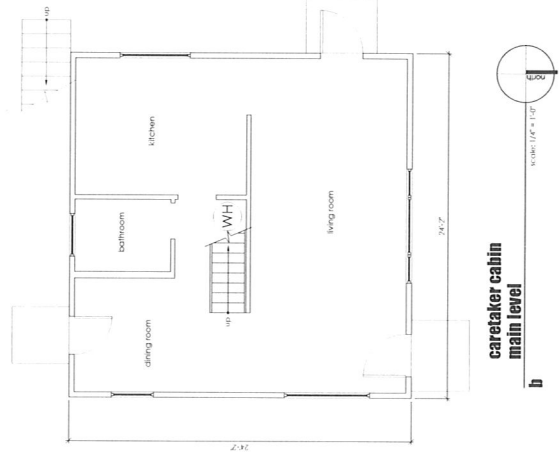
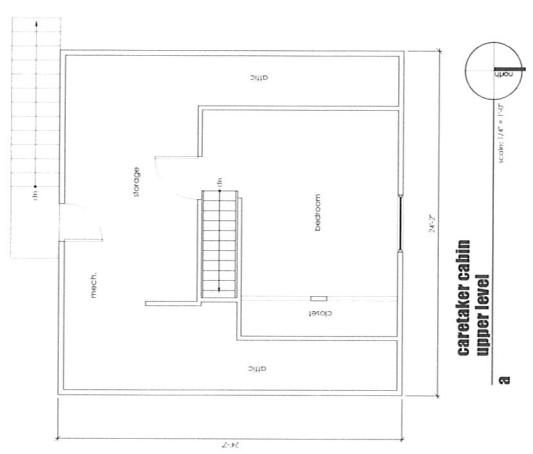
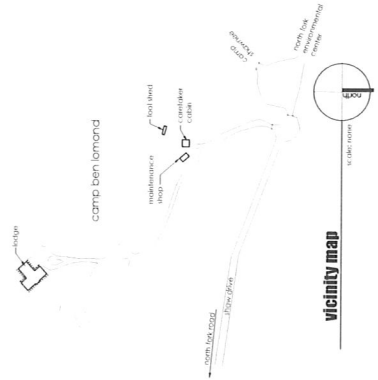


**vicinity map**



width: 1/4" = 1'-0"

floor plans





WEBER COUNTY CMS RECEIPTING SYSTEM  
OFFICIAL RECEIPT

\*\*\* REPRINT \*\*\*

Date: 30-APR-2013

Receipt Nbr: 1806

ID# 11534

Employee / Department: ANGELA - 4181 - PLANNING  
Monies Received From: DUSTIN OLSEN  
Template: PUBLIC WORKS  
Description: CUP

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	125.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	.00
Grand Total	\$	=====	125.00

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		125.00
TOTAL \$			125.00

Check Amounts

Total Checks: Total Check Amounts: \$ .00

\*\*\* SAVE THIS RECEIPT FOR YOUR RECORDS \*\*\*