

Weber County Design Review Application

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

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) PINEAE GREENHOUSES FRC	Mailing Address of Property Owner(s) 1901 S 5100 W OGDEN UTAH 84401
Phone 801-633-6295	Fax
Email Address bgold@pineae.com	Preferred Method of Written Correspondence <input 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) BRIAN D. GOLD	Mailing Address of Authorized Person 1901 S 5100 W OGDEN, UTAH 84401
Phone 801-633-6295	Fax
Email Address bgold@pineae.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name PINEAE GREENHOUSES FRC	Current Zoning A-2	Total Acreage 85
Approximate Address 1901 S 5100 W OGDEN, UTAH 84401	Land Serial Number(s)	

Proposed Use

Project Narrative

ADDITION OF A NEW GREENHOUSE TO BE BUILT 2021 - 2025

Property Owner Affidavit

I (We), _____, 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.

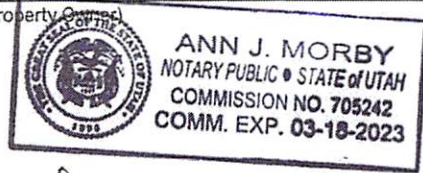
PINEAE GREENHOUSES INC

(Property Owner)

BRIAN D GOLD - CEO PRESIDENT

(Property Owner)

Subscribed and sworn to me this 24 day of March, 2021.



Ann J. Morby

(Notary)

Authorized Representative Affidavit

I (We), PINEAE GREENHOUSES INC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, 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.

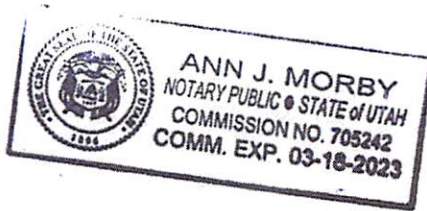
BRIAN D. GOLD

(Property Owner)

[Signature]

(Property Owner)

Dated this 24 day of March, 2021, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



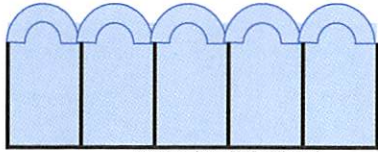
Ann J. Morby

(Notary)

Pineae Greenhouses New Greenhouses 2021/2023 updated 4/14/21

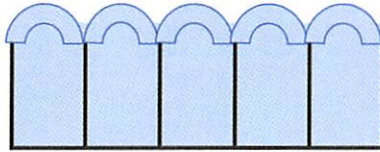
Total Sq. Ft. of buildings in Amended Site Plan: 379,080

New Greenhouse "S-7" 2021



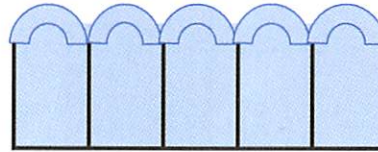
New Greenhouse "S-7" 150' x 324'
48,600 Sq. Ft.

New Greenhouse "S-6" 2022

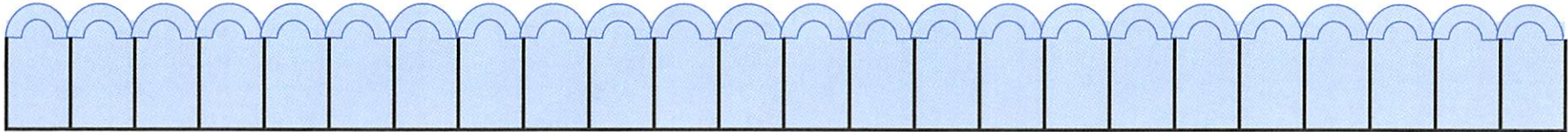


New Greenhouse "S-6" 150' x 324'
48,600 Sq. Ft.

New Greenhouse "S-5" 2023



New Greenhouse "S-5" 150' x 324'
48,600 Sq. Ft.



New Greenhouse "NW-1" 780' x 384'
233,280 Sq. Ft.

Detention Volume Calculations

Rational Formula

Project	Pineae Greenhouses	Date:	Apr. 12, 2021
Project No.	NA	Prepared By:	BFC
Location:	Unincorporated Weber Count West Haven	Checked By:	BFC

Input Data

	Area	Runoff Coeff.	Weighted Runoff Coeff.	C _w A
	square feet	C	C _w	square feet
Roof	1,242,004	0.90		
Pavement	65,000	0.85		
Landscape	1,990,488	0.15		
Total	3,297,492		0.63	2,088,412
Total acres	75.70			
Allowable Release Rate	0.20	cfs/acre		
Storm Frequency	100.00	year		

Analysis

Storm Interval	Precipitation	C _w A	Accumulated Flow	Allowable Discharge	Required Storage
minutes	inches	square feet	cubic feet	cubic feet	cubic feet
15	1.070	2,088,412	186,217	13,626	172,591
30	1.450	2,088,412	252,350	27,252	225,098
60	1.790	2,088,412	311,521	54,504	257,017
120	1.960	2,088,412	341,107	109,008	232,099
180	2.010	2,088,412	349,809	163,512	186,297
360	2.210	2,088,412	384,616	327,024	57,592
720	2.760	2,088,412	480,335	654,048	-173,713
1440	3.090	2,088,412	537,766	1,308,096	-770,330

REQUIRED STORAGE	257,017	cubic feet
MAXIMUM RELEASE RATE	15.14	cfs



PINEAE GREENHOUSES, INC.
 1901 SOUTH 5100 WEST
 OGDEN, UTAH 84401-9070
 (801) 731-7830

WELLS FARGO BANK
 CENTERVILLE, UTAH 84014
 31-297/1240

201070

3/24/2021

PAY TO THE ORDER OF: WEBER COUNTY

\$ **5,840.40

Five Thousand Eight Hundred Forty and 40/100*****

WEBER COUNTY

DOLLARS

[Handwritten Signature]

MEMO

⑈ 201070⑈ ⑆ 24002971⑆ 2240005724⑈

WEBER COUNTY

3/24/2021

201070

5,840.40

SITE PLAN

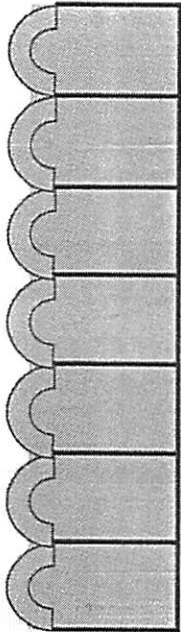
Wells Fargo Checking

5,840.40

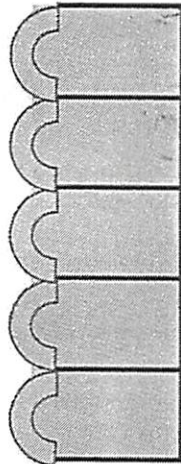
Pineae Greenhouses New Greenhouses 2021/2023 updated 3/24/21
 Total Sq. Ft. of buildings in Amended Site Plan: 165,240

19,440

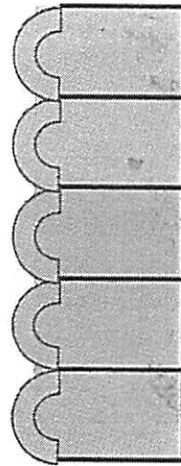
New Greenhouse "S-7" 2021



New Greenhouse "S-6" 2022



New Greenhouse "S-5" 2023



New Greenhouse "S-7" 210' x 324'
68,040 Sq. Ft.

New Greenhouse "S-6" 150' x 314'
48,600 Sq. Ft.

New Greenhouse "S-5" 150' x 324'
48,600 Sq. Ft.

Fee Breakdown for DR
 Amendment:

\$270
 $44957.20 \rightarrow (165,240/1000) \times \270
 + \$583.20 ^{Blk 9} $(19,440/1000) \times \$30$
 \$5810.40 (Planning)
 + 30.00 (Engineering)
 \$5840.40 TOTAL

OLD: S-5 48,600 #
 S-6 48,600 #
 S-7 68,040 #
165,240 #

NEW: S-5 48,600 #
 S-6 48,600 #
 S-7 48,600 #
 NW-1 233,280 #
379,080 #

DIFF: +213,840 @ \$30/1000
 \$6,415,200

WEBER COUNTY

#WinninginWeber

\$5840.40



SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

Pineae Greenhouses, Inc.
1901 S 5100 W
Ogden, UT 84401

D.L. Evans
92-358/1241

300093

4/14/2021

PAY TO THE ORDER OF WEBER COUNTY


\$*6,415.20

Six Thousand Four Hundred Fifteen and 20/100 ***** DOLLARS

WEBER COUNTY

MEMO

AUTHORIZED SIGNATURE



MP

① Details on Back. Security Features Included

⑆ 300093⑆ ⑆ 124103582⑆ 938 00226 6⑆

Pineae Greenhouses, Inc.

WEBER COUNTY

4/14/2021

SITE PLAN REVISION

300093

6,415.20

DL Evans Checking

6,415.20

B 19,440

\$5840.40



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

- All applications for occupancy permits or building permits for all multi-family (over 8) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the Planning Commission with the exception that small buildings with a total footprint of less than 10,000 sq ft and a project area of less than one acre shall be reviewed and approved by the Planning Director after meeting the requirements of all applicable ordinances. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.

Other zoning ordinance chapter requirements may apply as determined in the pre application meeting

Fee Schedule

	Planning Fees	Engineering Fees
Design Review Fee "	\$450.00 +\$30.00 per 1000 square feet of total building area; and +\$30.00 per 1000 square feet of site area being modified excluding building footprint	\$50.00
Design Review Amendment Fee "	\$270.00 +\$30.00 per 1000 square feet of total building area being modified; and +\$30.00 per 1000 square feet of site area being modified excluding building footprint	\$30.00
Design Review Re-review Fee	\$100.00	

Purpose and Intent of Design Review

The purpose and intent of design review by the Planning Commission is to secure the general purposes of this ordinance and the general plan and to insure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.