

Weber County  
Planning Department  
2380 Washington Blvd  
Suite 240  
Ogden, Utah 84401

11/18/2021

### Project Narrative

The attached conditional use permit application is to construct 12 Recreation Lodges in the CVR-1. The primary intent and purpose of the zone is commercial in nature with dwellings being permitted with a conditional use permit. The Ogden Upper Valley General Plan designates the property as being part of the Village Area. The General Plan also recommends additional commercial use approximately  $\frac{3}{4}$  of a mile away at the Trappers Loop intersection.

The application is consistent with the other development projects in the Village Area and the CV-2 zoned property to the east. To complement the existing outdoor recreation, the development plan includes ice skating rink and pickleball court and plenty of parking for recreational toys.

As required by the zone, 10% of the land area is planned for commercial. Per the terms of the will-serve-letter, use of the commercial lot will be restricted to water usage like an office. The office water connection will also serve the water needs of the HOA amenities property.

The zone allows approximately 20 dwellings per acre which is over 60 dwellings for a property of this size. The attached application is for a much lower density at less than 4 dwellings per acre. The will-serve-letter also limits the number of water fixtures per single-family home.

The exterior design of the homes includes a variety of earth-tone, durable materials including architectural-grade asphalt shingles, fiber cement siding, wood columns, metal accent siding and downward facing light. The height of the homes is approximately 32 ft compared to the allowed height of 50 ft. The design does not include any lock out sleeping rooms. If required three streetlights will be installed as shown on the improvement plan, but preference is to not have streetlights.