Weber County General Plan or Text Amendment Application

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

Date Submitted	*Received By (Office Use)*	*Added to Map (Office Use)*
3/11/14		

Property Owner Contact Information

Name of Property Owner(s)	Mailing Address of Property Owner(s)
SCOTT LITTLEFIELD	218 OGDEN CANYON OGDEN, UT. 84401

Phone	Fax
(801) 814-7183	

Email Address	Preferred Method of Written Correspondence
u0716349@utah.edu	☒ Email ☐ Fax ☐ Mail

Ordinance Proposal

Ordinance to be Amended

FOREST RESIDENTIAL ZONE FR-1, CONDITIONAL USES 12-3

Describing the amendment and/or proposed changes to the ordinance:

NIGHTLY RENTALS AS APART OF A CONDOMIUM PROJECT

Ordinance Proposal (continued...)

Applicant Affidavit

I (We), _____, depose and say that I (we) am (are) the interested member)s) of 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.

_____
(Signature)

_____
(Signature)

Subscribed and sworn to me this _____day of _____, 20 _____,

_____
(Notary)

Cobbles Condominium Owner Petition to the Weber County Planning Division

We, the Cobbles Condominium Owners, petition you, the Weber County Planning Division for a Zoning Ordinance Text Amendment or
an addition to the conditional uses section of the Forest Residential Zone (FR1) to allow Nightly Rentals in Cobbles Condominiums.

Nightly rentals of homes are not currently prohibited under the current CCR's. Weber County currently allows nightly rentals for other condominiums in Weber County. Discussions with Weber County officials have indicated that Weber County would consider a zoning Ordinance Text Amendment or a change to the Forest Residentian Zone (FR-1) to add for Cobbles Condominium pursuant to a request from owners of Cobbles Units (signatures attached).

Owners who rent their home for nightly rental agree to add the following provisions to rental contracts:

- Require all renters to sign a contract that limits group size and activities.
- Require all participants to park off the street.
- No ATVs or additional RVs allowed.
- Rentals will comply with Weber County permitting and licensing requirements.
- Observe quiet times (after 9 PM and before 9 AM).
- No loud, outside music.
- Failure of renters to comply with the provisions in the contract could require the renter to vacate the premises immediately.

All owners involved in nightly rentals will provide their phone numbers to all other residents so they can be contacted directly if there are problems.

Homeowners renting any property will have the obligation to screen all potential renters to ensure that each rental results in an experience pleasant to all residents.

Additionally, the renters are considered guests of the owners and owners will provide comfortable homes that are well-kept and owners will be available to assist these guests at any time during their stay.

Please email the add this request to the County Commission Agenda and include a notice to Cobbles HOA Board Representative Patti Litlefield and she will inform all Cobbles owners of county Commission hearings: patti.littlefield@kroger.com

Owner Signature	Date	Phone Number
Hal Lee	28 Oct 13	801 627 1017
Mike Bachmann	28 Oct 13	801 430 0583
[illegible]	10/28/13	801-940-6390
[illegible]	1/8/14	801-791-3473
[illegible]	1/13/14	801 643-4721
Rick Montgomery	1-13-14	801-791-1219
[illegible]	1/13/14	801-814-7183
Patti Littlefield	1/13/14	801-814-7091
Brenda [illegible]	1/19/14	801 915 9792
Traci Douglass	1-19-14	801-732-9521
[illegible]	1-30-14	801-644-2887

CHAPTER 12

FOREST RESIDENTIAL ZONE FR-1

12-1. Zone Character and Objectives

The purpose of the Forest Residential Zone is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

12-2. Permitted Uses

1. Accessory building or accessory use customarily incidental to a permitted use
2. Agriculture
3. Animals and fowl kept for family food production
4. Cluster subdivision, in accordance with Chapter 22B
5. Corral, stable or building for keeping animals or fowl, provided such building shall be located not less than one hundred (100) feet from a public street, and not less than twenty-five (25) feet from any side or rear lot line, 40 feet from the residence and 75 from the nearest adjacent residence. 99-23
6. Greenhouse, non-commercial only
7. Home occupations 96-35, 2010-20
8. Horses for private use only, and provided that not more than two (2) horses may be kept for each one (1) acre of land - exclusively devoted to the keeping of horses. 14-92, 99-23
9. Household pets which do not constitute a kennel. 99-23
10. Single family dwelling
11. Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work
12. Residential Facilities for persons with a disability meeting the requirements of Chapter 23-13 of this Ordinance. 2009-14

12-3. Conditional Uses **2010-20**

The following uses shall be permitted only when authorized by a Conditional Use permit obtained as provided in Chapter 22C:

1. Bed and Breakfast dwelling subject to the following standards 15-86, 99-23
   A. Two parking spaces shall be provided for the host family plus one space for each guest room;
   B. Proprietor or owner shall occupy the property;
   C. Meals shall only be served to overnight guests;
   D. Signs are limited to a name plate identification sign not exceeding 2 sq. ft. in area per dwelling;
   E. Not more than 2 guests sleeping rooms per dwelling;
   F. Allowed only in existing dwellings with no exterior additions nor change in residential character; and
   G. Business license shall be obtained

2. Bed and Breakfast Inn subject to the following standards and criteria: 9-90, 99-23
   A. Proprietor or owner shall occupy the premises;
   B. Not more than seven (7) sleeping rooms per inn. 2003-2
   C. The lot must be at least 2 1/2 acres in area with frontage on a public street of at least two hundred fifty (250) ft. in width;
   D. The lot shall have frontage on a major street as shown on the County Master Plan (State Highway or County Major Street);
   E. The lot shall not be in a recorded subdivision unless the lot is specifically created for the purpose of a Bed and Breakfast Inn;
   F. The Inn shall be at least 300 ft. from the nearest existing dwelling;
   G. Two parking spaces shall be provided for the host family plus one space for each guest sleeping room;
   H. The guest parking shall be in the rear of the Inn;
   I. Meals shall be served to registered overnight guests only;
   J. Signs are limited to one name plate or one identification sign of not more than 8 sq. ft. in area;
   K. The site shall be landscaped to provide a visual and noise buffer to adjoining property; A Landscape Plan shall be submitted with Site Plan.
   L. The Inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance;
   M. A business license shall be obtained;
   N. All units to be in one building together with owner's residence.
3. Church, synagogue or similar permanent building used for regular religious worship
4. Educational Institution
5. Educational/Institutional Identification Sign 20-94, 30-94
6. Golf course, except miniature golf
7. Parking lot accessory to uses permitted in this zone
8. Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance 3-72
9. Private park, playground or recreation area, but not including privately owned commercial amusement business
10. Public building, public park, recreation grounds and associated buildings
11. Public Utility Substations 96-42
12. Ski resorts, including summer skateboard activities as an accessory use 19-77
13. Water storage reservoir developed by a public agency
14. Conference/Education Center, with 5 acre minimum lot size 99-23
15. NIGHTLY RENTALS AS APART OF A PLATTED CONDOMINIUM PROJECT.

12-4. Permitted Signs and Regulations

Signs shall meet requirements of Chapter 32B, Valley Commercial Signs if located within the Ogden Canyon or Ogden Valley area.

12-5. <u>Site Development Standards.</u>

1.	Minimum Lot Area	One acre
2.	Minimum Lot Width	150 feet, except the width of lots on the outside of the curved streets or on the ends of cul-de-sacs may be reduced by up on one- third (1/3) provided the lot has the required lot width at a distance of 70 feet back from the front lot line. 7-77

3. Minimum Yard Setbacks		
A. Front	30 ft. on streets of less than 80 ft. in width; 50 ft. on streets and highways of 80 ft. or more in width	2-89
B. Side	20 feet	
C. Rear		
1. Main Bldg.	30 feet	
2. Accessory Bldg.	10 feet	
4. Main Building Height		
A. Minimum	one story	
B. Maximum	35 feet	
5. Accessory Building Height	25 feet, unless meeting requirements of Chapter 23-16, Large Accessory Buildings.	2002-8, 2009-14

WEBER COUNTY

WEBER COUNTY CMS RECEIPTING SYSTEM

OFFICIAL RECEIPT

*** REPRINT ***

Date: 11-MAR-2014 Receipt Nbr: 2852 ID# 18793

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: COBBLES CONDOMINIUMS
Template: PUBLIC WORKS
Description: TEXT AMENDMENT

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	$	.00
Pre-deposit	$	.00
Total Checks	$	300.00
Grand Total	$	300.00

Account Number	Account Name	Comments	Total
2014-08-4181-3419-0550-000	ZONING FEES		300.00

TOTAL $ 300.00

Check Amounts

300.00

Total Checks: 1 Total Check Amounts: $ 300.00

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