

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	Received By (Office Use) <i>#2357</i>	Added to Map (Office Use) <i>\$225 ZMA 2013-04</i>
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Property Owner Contact Information

Name of Property Owner(s) David M Clapier Keith B Clapier Barton J Clapier Kurt H Clapier		Mailing Address of Property Owner(s) 902 Hwy 162 Eden, Utah 84310
Phone 801-510-3568 435-513-2188	Fax	
Email Address Nessmuck4473@msn.com Kclapier@yahoo.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) David M Clapier		Mailing Address of Authorized Person 7310 South 950 West Willard Utah 84340
Phone 801-510-3568	Fax	
Email Address Nessmuck4473@msn.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

Property Information

Project Name Clapier Parcel	Current Zoning F-40	Proposed Zoning F-1
Approximate Address 902 Hwy 162 Eden, Ut 84310 <i>156 N. Hwy 152 EDEN UT 84310</i>	Land Serial Number(s) 20-017-0003	
Total Acreage 3.64	Current Use Vacant	Proposed Use Single Dwelling

Project Narrative

Describing the project vision.

xxxx Appilcants desire a change in zoning from the current zoning of F-40 to the purposed change of F-1 in order to obtain a land use permit that allows the construction of a non-commercial, residential single family dwelling.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

xxxx By allowing a change in the current zoning which is F-40 to the purposed zoning of F-1 would not only bring this parcel into compliance with the General Plan but, it would also bring the Clapier parcel into compliance with the zoning that already exists in Ogden Canyon...

ALSO SEE ITEM (1)

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

xxxx By allowing this change in zoning this parcel will be... (1) In compliance with zoning that already exists in Ogden Canyon. (2) Consequently eliminating the "zoning island" that exist currently..

Plan #1

Notes on Weber County General Plan (12-30-13)

- 1) **General plan prohibits development on lots exceeding 30% slope.** The Clapier parcel is flat.
- 2) **General plan prohibits development on ridgelines.** This is non-applicable, Clapier parcel sits in valley bottom.
- 3) **General plan prohibits development on critical wildlife habitat.** There are no known Threatened and Endangered species found on property. Footprint of development can be situated away from intermittent Shanghai stream corridor to protect mature cottonwood trees found along stream and consequential wildlife habitat. Situating the footprint away from the stream corridor will have an additional benefit of not impacting mule deer from migrating through the property at night to water from nearby Pineview reservoir to the south. Note: this intermittent stream corridor connects with large culvert that passes under Highway 162, which deer utilize. Other wildlife mitigations include: A) the agreement to not construct a fence around the perimeter of the property that could impede wildlife movement, especially mule deer; B) the construction of a dog run to eliminate the possibility of unfenced dogs harassing wildlife.
- 4) **General plan prohibits development on historic or cultural resources.** There are no known historic or cultural resources on Clapier parcel.
- 5) **General plan prohibits development that will impede view corridor of Pineview reservoir.** The Clapier parcel sits over 1000 feet north from Pineview reservoir or the highest watermark and will barely be visible from Highway 162. In addition, the re-vegetation of the gravel "scarps" with a native grass mixture on the western edge of Clapier parcel will "soften" the hard edge of an un-vegetated slope and actually improve the view shed. The use of a native grass seed mix will increase the wildlife habitat value by providing forage for mule deer on this south facing slope during the pre-vernal and spring months. Finally landscaping with trees can be utilized to hide any structure proposed and can improve wildlife habitat, especially utilization of native fruit-bearing species like black hawthorn (*Crataegus douglasii*).
- 5) **Weber county has concerns about increasing nitrates in Ogden Valley that may or may not be attributed to septic waste.** A "perk test" was performed on the Clapier parcel approximately 10 years ago and found no problems i.e. high water table. The soils are gravels, hence the barrow pits on the parcel, and well-drained. In addition, the low density proposed (FR-1) will have an insignificant impact on increased nitrates.
- 6) **Weber county has concerns about number of private wells being drilled in Ogden Valley.** The applicant is only asking for one well permit unless a hook-up with an existing culinary water system is available.
- 7) **Weber county has concerns about increased traffic on Highway 162.** The single-family low density proposed (FR-1) will have an insignificant impact on increased traffic flow.

Project Narrative (continued...)

How is the change in the public interest?

Applicants desire a change in zoning in order to obtain a land use permit that allows the construction of non-commercial residential single family dwelling.

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

xxxxx A quit claim deed was recorded by Weber County Recorder office on January 9 1991. This quit claim deed involved the Clapier parcel located at 902 Hwy 162 Eden, Utah with the Ogden River Water Users Association (O.R.W.U.A) a parcel of land immediately to the west. The purpose of the Quit Claim Deed allowed the following : (1) Provide O.R.W.U.A. a sufficient lot size to allow the re-construction of a new care takers residence. (2) Provide the Clapiers a legal easement into their property from Hwy 162 immediately to the South . Prior to conveyance of this quit claim deed proposed easement did not exist.

Project Narrative (continued...)

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

xxxx

By allowing the change from the current zoning, of F-40 to the purposed zoning, of F-1 will not . (1). Substantial degrade natural ecological resources. i.e. existing trees will not be removed but rather trees and landscape will be added. (2). Impact sensitive lands. i.e. Parcel is a dry upland lot with no wetlands or riparian areas. Much of the existing lot is a barrow pit from the construction of Pineview Dam and the re-construction of Hwy.162. (3). No additional impact to existing transportation corridors and anticipated use to Highway 162 will be infrequent. In addition the existing road has sufficient ingress and egress to allow a large vehicle such as fire engines or emergency medical equipment or personnel easy access to this parcel.. The lot is flat maneuvering large vehicles is not an issue.

Property Owner Affidavit

I (We), CLAPIER'S, 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.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 30 day of December, 2013.

Destini Doutré
(Notary)



Authorized Representative Affidavit

I (We), N/A , 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.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 30-DEC-2013

Receipt Nbr: 2357

ID# 16828

Employee / Department: ANGELA - 4181 - PLANNING
 Monies Received From: DAVID CLAPIER
 Template: PUBLIC WORKS
 Description: ZONING MAP PETITION

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

Total Currency	\$	<u> </u>	.00
Total Coin	\$	<u> </u>	.00
Total Debit/Credit Card	\$	<u> </u>	.00
Pre-deposit	\$	<u> </u>	.00
Total Checks	\$	<u> </u>	225.00
Grand Total	\$	<u><u> </u></u>	225.00

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		225.00

TOTAL \$ 225.00

Check Amounts

225.00

Total Checks: 1

Total Check Amounts: \$ 225.00

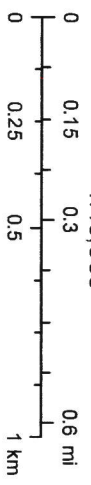
*** SAVE THIS RECEIPT FOR YOUR RECORDS ***

South Half of the North Half of Section #16
Rezone Diagram Clapier Parcel from F-40 To F-1 Sec. 16



December 30, 2013

- Street Labels
- City Labels
- Benchmarks
- Section Corners
- Street Monuments
- Surveyed Section Lines
- Property Point
- Property Line
- Property Area
- Utility Line
- Utility Area
- Corridor Point



1:18,056

Image courtesy of USGS Earthstar Geographics. SIO @ AND © 2013 Nokia @AND

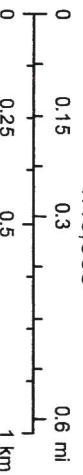
156 N. HWY 158 E. NUT 17 R4310

Clapier Parcel I Sec. 16



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