



OGDEN VALLEY PLANNING COMMISSION

AMENDED MEETING AGENDA

**NOTICE: Meeting Location has been changed
to the County Commission Chambers**

August 27, 2019

5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call:*

1. Minutes:

- 1.1. Approval of the May 28, 2019, June 4, 2019, July 2, 2019, and July 30, 2019 meeting minutes**

2. Consent Agenda:

- 2.1. CUP 2019-06: Consideration and action on a conditional use permit to construct a well house and water line to connect an existing water line to supply the Town of Huntsville's public water system, located at 9800 E 2300 S, Huntsville in the F-5 Zone. (Huntsville Rangeland Company LLC, Applicant; Brandon Nielsen, Authorized Agent) Tammy Aydelotte, Presenter**

2. Petitions, Applications and Public Hearings

2.1. Administrative Items

a. New Business

- 1. UVH 101818: Consideration and action on a request for preliminary approval of Hidden Creek Estates Subdivision, consisting of 9 lots located at 2050 N Big Sky Drive, Liberty in the FV-3 Zone. (Brandon Janis, Applicant) Felix Lleverino, Presenter**
- 2. DR 2019-09: Consideration and action on a request for approval of the Selina Hotel at Powder Mountain Design Review application located at 5752 N Summit Pass Road in the DRR-1 Zone. (Rory Murphy, Applicant) Steve Burton, Presenter**
- 3. CUP 2019-09: Consideration and action on a request for conditional use approval of the Whisper Ridge Heliport, located at 5788 N Daybreak Ridge, Eden in the DRR-1 Zone. (SMHG Village Development LLC, Applicant; Rick Everson, Authorized Agent) Steve Burton, Presenter**

4. Elections: Vice Chair for 2019

5. Public Comment for Items not on the Agenda

6. Remarks from Planning Commissioners

7. Planning Director Report

8. Remarks from Legal Counsel

9. Adjournment

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open, public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Testifying at Public Meetings and Public Hearings

Address the Decision Makers: When testifying please step to the podium and state your name and address.

- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All testimony must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when testimony is pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances. Don't repeat testimony that has already been given. If you agree with previous testimony, then state that you agree with that testimony.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly hand written with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful. It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

¹ This is a subdivision located at approximately (address). It lies within the (Zone), covers (acres), consists of (# Lots), and consists of approximately 1,100 feet of public road improvements. Do you have questions about the outline...if so, I would be happy to answer them? If not, I will turn the time over to Mr. (applicant).

¹ Possibly include personal introduction/information and resume, introduction of other professional contributors, property ownership time or lease situation, visuals (photos, renderings), anticipated impacts and offered mitigation or rationale behind impacts being acceptable, and statement of code compliance.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit to construct a well house and water line to connect an existing water line to supply the Town of Huntsville’s public water system.

Type of Decision: Administrative

Agenda Date: TBA

Applicant: Huntsville Rangeland Company LLC

Authorized Agent: Brandon Nielsen

File Number: CUP# 2019-06

Property Information

Approximate Address: 9800 East 2300 South, Huntsville

Project Area: 0.89 acres

Zoning: Forest (F-5) Zone

Existing Land Use: Public Utility Substation

Proposed Land Use: Well House

Parcel ID: 21-036-0008

Township, Range, Section: T6N, R2E, Section 27

Adjacent Land Use

North: Agricultural/Open Space	South: Open Space
East: Open Space	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 9 Forest Zone (F-5)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 10 Public Buildings and Public Utility Substations and Structures

Summary and Background

Huntsville Town is requesting approval of a conditional use permit to construct an 18’ X 22’ or 396 sq. ft. well house that will house a flowing, artesian well. The proposed structure will contain piping, and valves. The site-plan also indicates 6” PVC waterline from the existing stub within the gravel road. A public utility substation is listed as a conditional use within the F-5 Zone. A well house is considered an accessory to the public utility substation.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application meets these standards. The following is the staff’s evaluation of the request.

Analysis

General Plan: The Ogden Valley General Plan identifies the need for additional culinary water and new water infrastructure based on projected growth. (see the 2016 Ogden Valley General Plan Chapter 7: Utilities and Public Services). The proposed use conforms to the Ogden Valley General Plan by providing additional water sources to meet the demands of the Valley's existing water systems throughout developing areas.

Zoning: The intent of the F-5 zone can be further described per LUC §104-9-1 as follows:

The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.

Site development standards for the proposed public utility substation are outlined in the LUC §108-10-2 that shall be met as part of the development process. The applicable standards are as follows:

- **Minimum yard setbacks:**
 - **Front:** “Front yard setback requirement may be reduced to no less than 10’ if the lot does not directly front on a public or private street right-of-way.” This lot does not front on a public or private street right of way. The proposed well house is 86.74 feet from the front lot line.
 - **Side:** “The side yard setback requirement shall comply with the typical setback specified in the applicable zone regulating the property.” The minimum side-yard setback for the AV-3 Zone is 10’. The well house will be 108.54’ from the nearest side property line.
 - **Rear:** “The rear yard setback may be reduced to 10’ in the agricultural zone.” The well house will be 28.86’ from the rear property line.
 - **Minimum lot area and width:** “No minimum lot area or width, provided that the lot or parcel shall contain an area and width of sufficient size and dimension to safely accommodate the utility facility or use, any necessary accessory use, any landscaping required by this Land Use Code, the required setbacks, and space to park two maintenance vehicles.”
- **Main Building height:**
 - **Height:** The maximum height in for a main building in the F-5 Zone is 35 feet. The proposed well house will be 10’.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The following is an analysis of the application reviewed against the applicable conditional use standards:

- ***Standards relating to safety for persons and property:*** The site plan indicates that the proposed structure complies with yard setbacks and does not encroach upon property lines or public/private streets. The geologic map indicates that this property is not within a geologic study area. The site is enclosed by an existing six-foot chain link fence to prohibit trespassers.
- ***Standards relating to infrastructure, amenities, and services:*** The well house will be used to house piping, and valves Huntsville Water.
- ***Standards relating to the environment:*** Environmental hazards are not anticipated with this proposal. The chlorination area within the well house will meet the Utah State Division of Water Rights requirements for safety.
- ***Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan:*** The proposed well house will be built to resemble an existing well house made of split-face cmu’s, with a vertical siding and seam system, and a 4’ x 4’ skylight (see page 27).

Design Review: The proposed conditional use mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout, and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable due to the nature of the request. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- ***Consideration related to Screening.*** The site is screened by natural vegetation and topography, as the proposed site is not located near any public or private roads.
- ***Considerations relating to traffic safety and traffic congestion.*** Traffic safety hazards and congestion are not anticipated with this project. The Wishing Well House site is approximately 4000 feet from 1904 South Street and the site will be visited infrequently for maintenance.
- ***Considerations relating to landscaping.*** Ogden Valley Landscape Standard requires that a minimum of 20% of the project area be landscaped. Most of the site will be reclaimed to its natural state of perennial pasture grass. The landscape plan is compatible with the mountainous landscape of the Ogden Valley.

- *Considerations relating to buildings and site layout.* The proposed 396 square foot well house will be identical to the structure shown on page 13. The roof will be a non-reflective brown colored metal material, vertical siding material will match the roof in color, and the cmu will be a java-colored (see page 24). The door, frame, and vents will match the roof color, as well. Per LUC 108-2-4 (2), cmu's shall not be considered acceptable materials unless it is specifically colored and textured to give an appearance of natural rough stone. The exterior design shall conform to the Ogden Valley Architectural Design Standards (see the building image on page 27).
- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the planning report. Weber County Engineering has stated their approval and have no concerns with the proposal. Weber Fire District has yet to review this project.

Review Agencies: Prior to the commencement of work, all requirements from applicable review agencies must be met.

Summary of Planning Commission Considerations

Conditional use approval is pursuant to LUC §108-4-4, under "Decision Requirements", which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. The Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

Staff Recommendation

The Planning Division recommends approval of file# CUP 2019-06, a conditional use permit for a public utility substation well house, located at approximately 9800 East 2300 South, Huntsville. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The well house will be kept in good repair.
2. A minimum of 20 percent of the project area will be restored to its natural pasture grass state and reestablished by hand watering for the first year.
3. Any further additions will undergo the Conditional Use Permit Amendment Process.
4. All exterior material will comply with the Ogden Valley standards including siding, roofing, and windows.
5. All exterior cmu's will be textured and colored to give an appearance of natural rough stone (LUC 108-2-4).
6. All exterior lighting must comply with LUC 108-16 (Ogden Valley Outdoor Lighting Ordinance).

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan (*see the 2016 Ogden Valley General Plan Chapter 7: Utilities and Public Services*).
2. The proposed use will provide the needed water sources to meet the demands of the Ogden Valley.
3. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Site plan
- B. Construction Drawings
- C. Application

Map 1

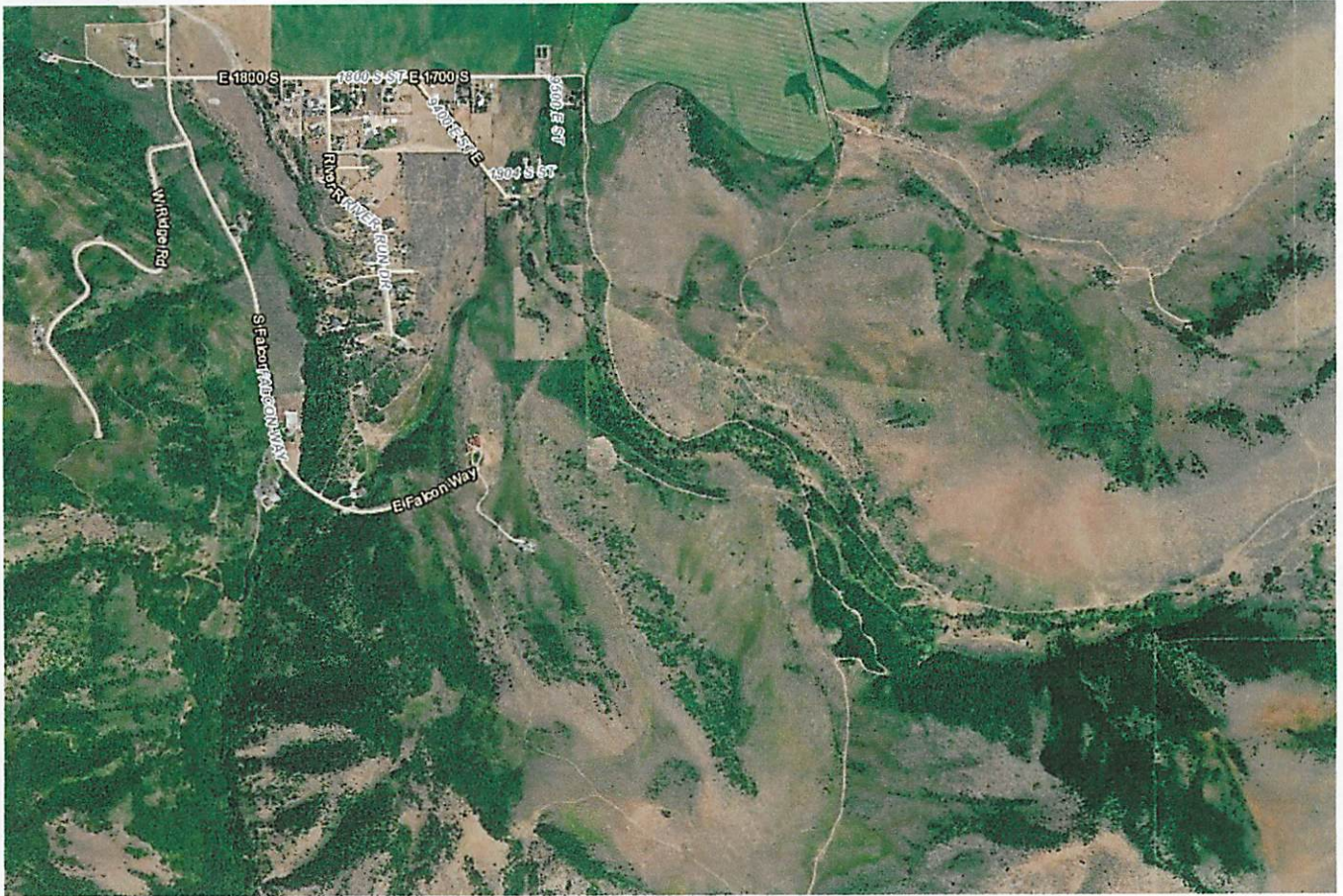


Exhibit A – Site Plan



HUNTSVILLE TOWN CORPORATION WISHING WELL CONNECTION TO SYSTEM

HUNTSVILLE, WEBER COUNTY, UTAH

Sheet List Table	
Sheet Number	Sheet Title
General	
G-001	COVER SHEET
G-002	MOBILITY MAP AND PROJECT LOCATION MAP
G-003	GENERAL NOTES AND ABBREVIATIONS
G-004	LINE AND SYMBOL LEGENDS AND DETAIL KEY
CIVIL	
C-101	SITE PLAN
C-102	GRADING PLAN
C-501	DETAILS
C-502	DETAILS
Mechanical	
M-101	WELL HOUSE PIPING PLAN
M-201	WELL HOUSE PIPING SECTIONS
M-501	DETAILS
Structural	
S-001	GENERAL STRUCTURAL NOTES

Sheet List Table	
Sheet Number	Sheet Title
Structural	
S-002	GENERAL STRUCTURAL NOTES
S-101	FOOTING AND FOUNDATION PLAN
S-102	ROOF FRAMING PLAN
S-301	SCHEDULES
S-501	FOOTING AND FOUNDATION DETAILS
S-502	FOOTING AND FOUNDATION DETAILS
S-701	ROOF FRAMING DETAILS
S-702	ROOF FRAMING DETAILS
Architectural	
A-001	BUILDING CODE AND ARCHITECTURAL SCHEDULES
A-002	DOOR SCHEDULE AND DETAILS
A-101	FLOOR AND ROOF PLAN
A-201	BUILDING ELEVATIONS
A-301	BUILDING SECTIONS
A-501	ARCHITECTURAL DETAILS
A-502	ARCHITECTURAL DETAILS

PROJECT NO. 55-18-114

JUNE 2019

AGENCY REVIEW SET

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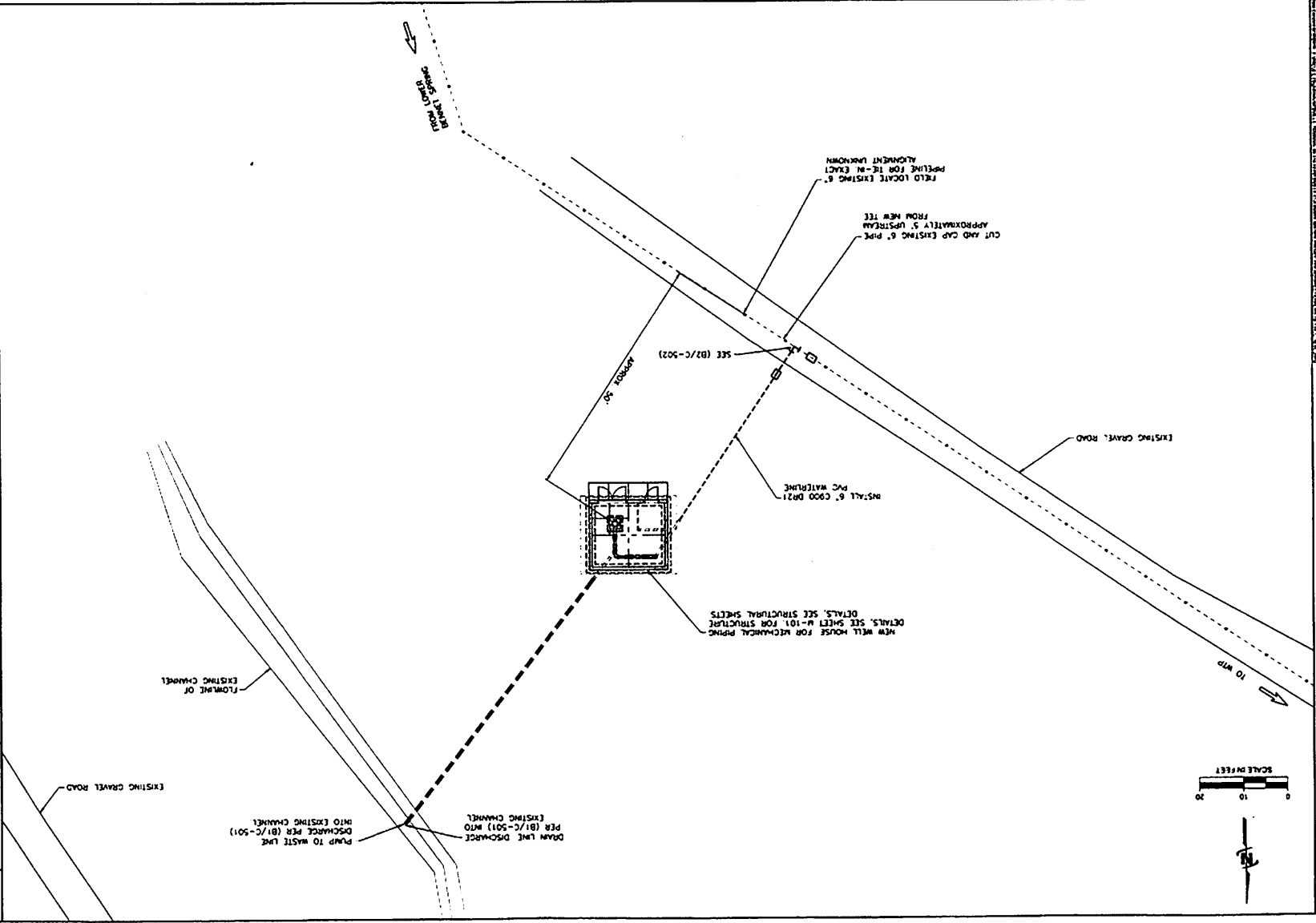
OTHER J-U-B COMPANIES

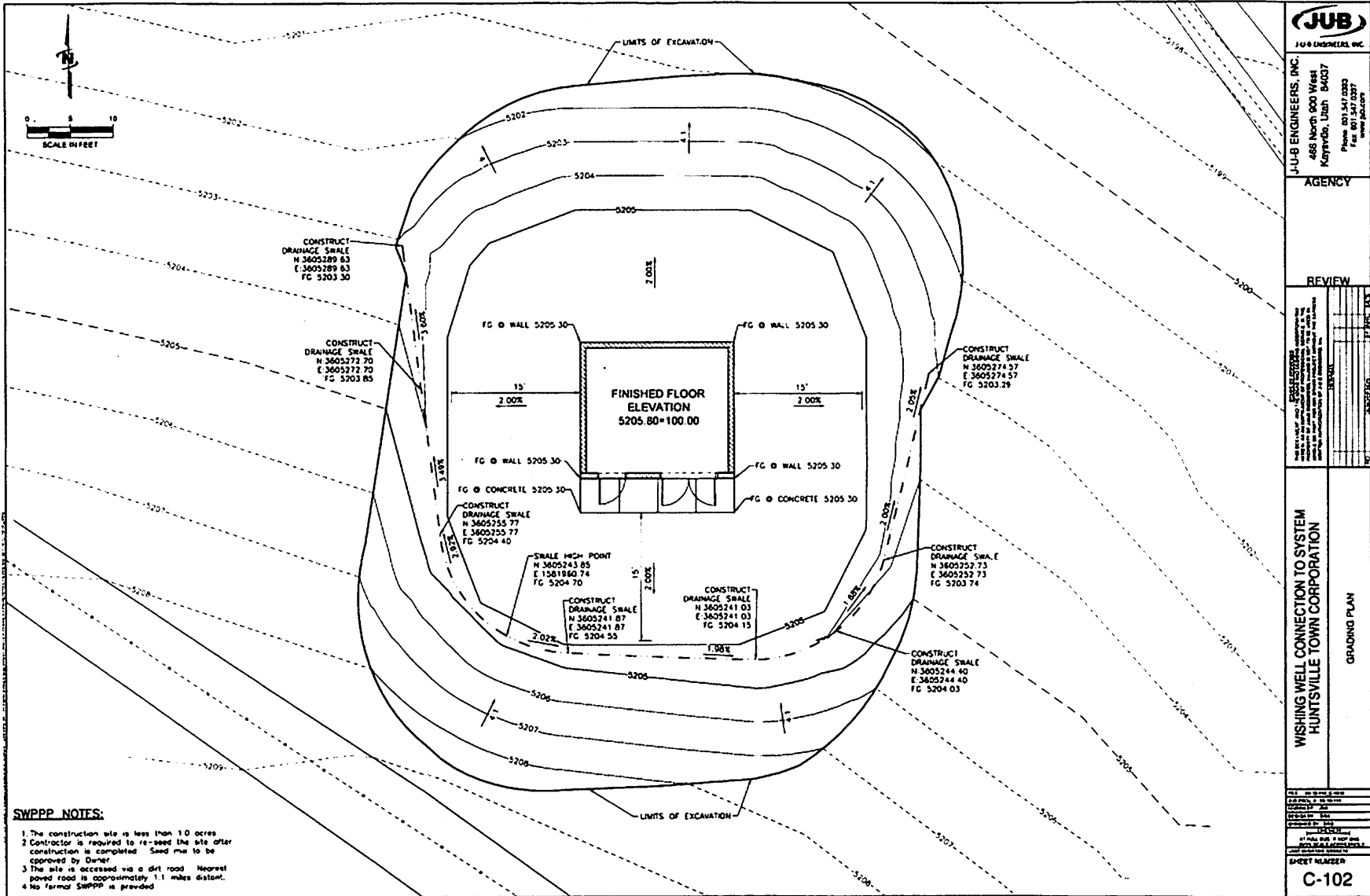
466 North 900 West, Kaysville, Utah 84037

Phone: 801.547.0263 Fax: 801.547.0397 www.jub.com



101-C SHEET NUMBER 101-C-101	WISHINGWELL CONNECTION TO SYSTEM HUNTSVILLE TOWN CORPORATION SITE PLAN	THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED WORK AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF HUNTSVILLE SPECIFICATIONS AND STANDARDS. THE ENGINEER HAS NOT CONDUCTED TESTS OR ANALYSES OF THE PROPOSED WORK. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROPOSED WORK AS SHOWN ON THESE PLANS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT OR THE ACCURACY OF THE INFORMATION OBTAINED FROM VISUAL INSPECTIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROPOSED WORK AS SHOWN ON THESE PLANS.
AGENCY JUB ENGINEERS, INC. 456 North 900 West Knoxville, Utah 84007 Phone (801) 541-0287 Fax (801) 541-0287 www.jub.com	REVIEW DATE	JUB ENGINEERS, INC.





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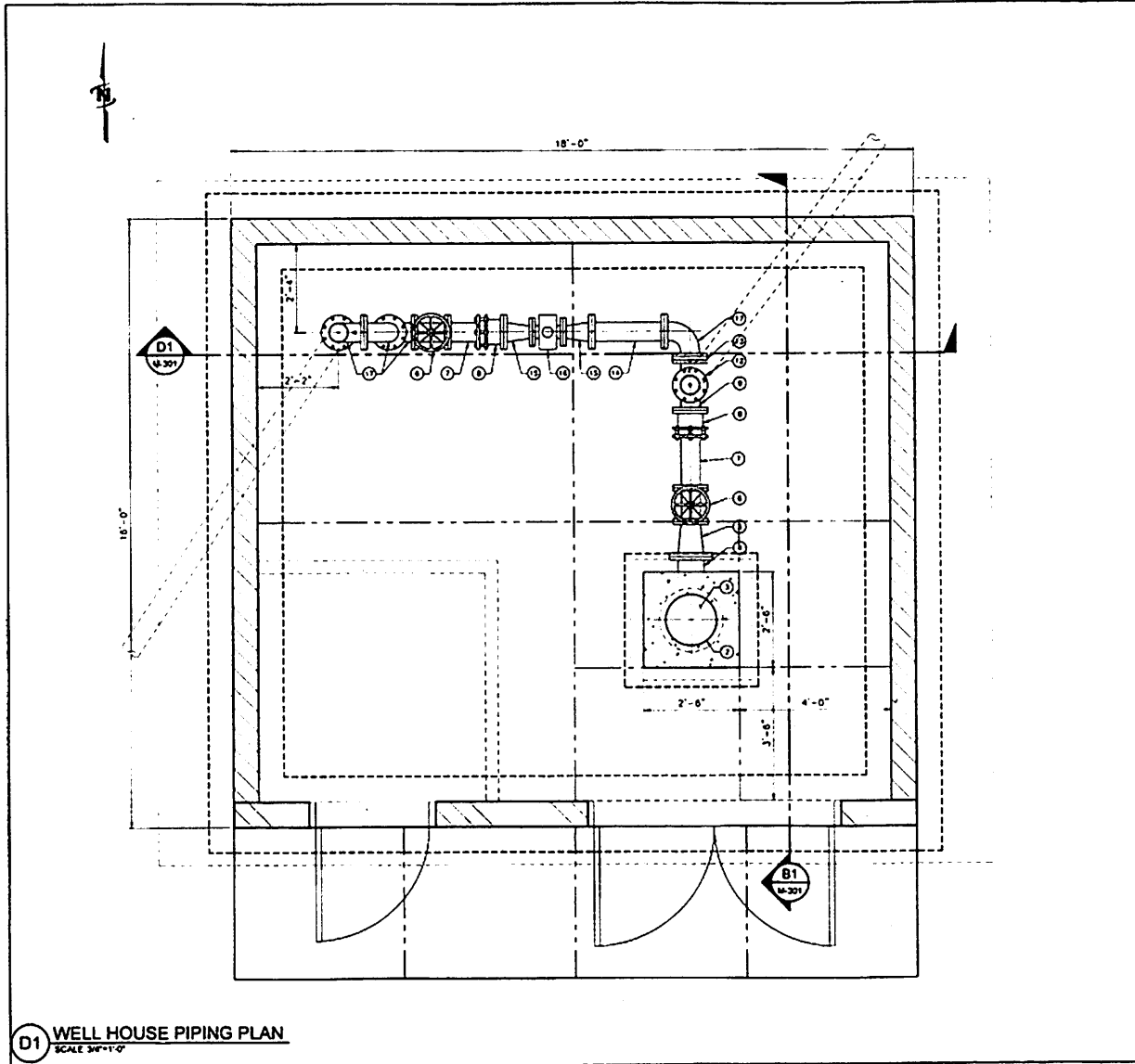
AGENCY

REVIEW

WISHING WELLS CONNECTION TO SYSTEM
HUNTSVILLE TOWN CORPORATION

GRADING PLAN

C-102



KEYED NOTES

- ① 20" WELL CASING
- ② 18" WELL CASING
- ③ WELL CASING CAP
- ④ 8" WELL OUTLET PIPE W/ FLANGE
- ⑤ 8"x6" CONC. REDUCER, FL/FL
- ⑥ 6" GATE VALVE, FL/FL
- ⑦ 6" SPOOL, FL/PE
- ⑧ 6" FLANGE COUPLING ADAPTOR
- ⑨ 6" CROSS, FL/FL
- ⑩ COMBINATION AIR/VACUUM VALVE PROVIDE WITH ISOLATION VALVE AND DISCHARGE PIPE WITHIN 12'-18" OFF FLOOR
- ⑪ SMOOTH NOSE SAMPLING TAP
- ⑫ 6" BLIND FLANGE
- ⑬ 6" TIDE FLEX CHECK VALVE
- ⑭ 6" SPOOL, FL/FL
- ⑮ 6"x4" REDUCER, FL/FL
- ⑯ 4" FLOW METER, FL/FL
- ⑰ 6" 90° BEND, FL/FL
- ⑱ 6" 90° BEND, M/M/M
- ⑲ PIPE SUPPORT
- ⑳ 4" FLOOR DRAIN

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REVIEW

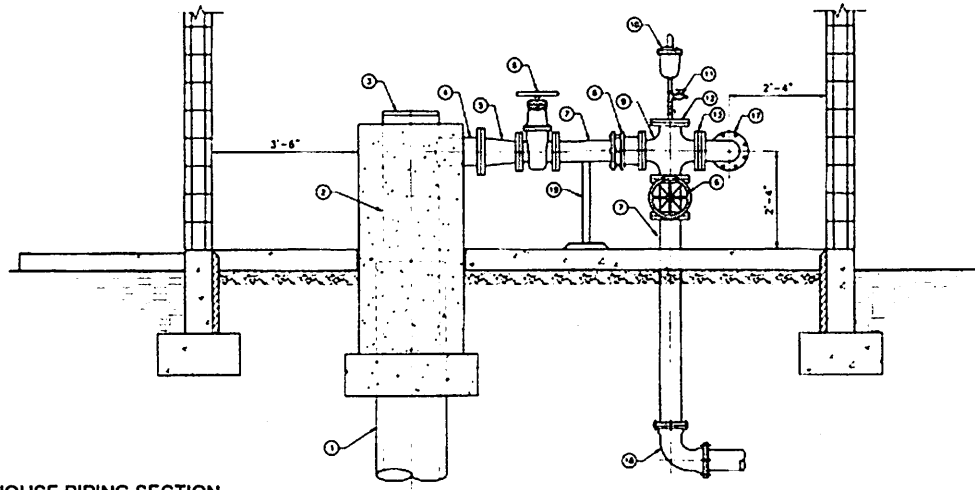
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WISHING WELL CONNECTION TO SYSTEM
HUNTSVILLE TOWN CORPORATION

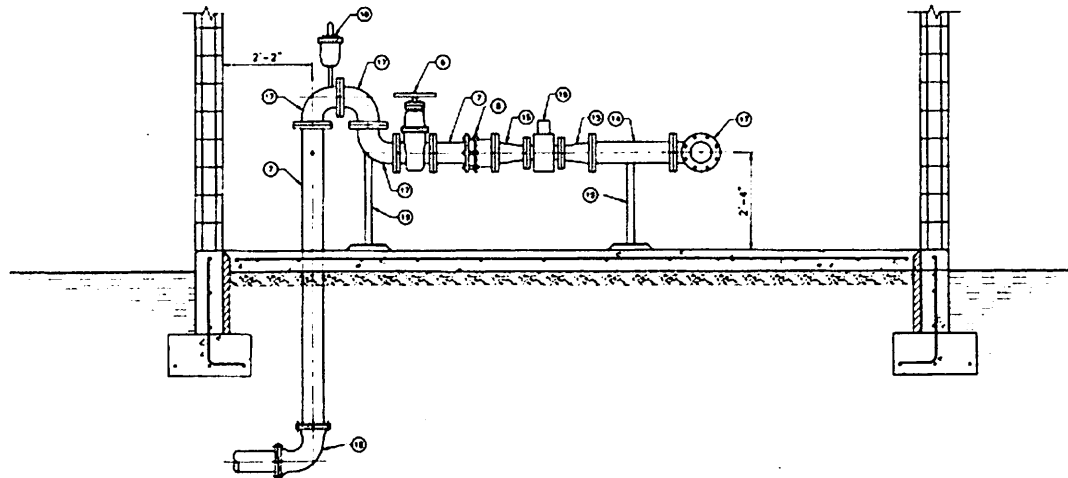
WELL HOUSE PIPING PLAN

M-101

D1 WELL HOUSE PIPING PLAN
SCALE 3/8"=1'-0"



B1 WELL HOUSE PIPING SECTION
SCALE 3/4"=1'-0"



D1 WELL HOUSE PIPING SECTION
SCALE 3/4"=1'-0"

KEYED NOTES

- ① 20" WELL CASING
- ② 16" WELL CASING
- ③ WELL CASING CAP
- ④ 8" WELL OUTLET PIPE W/ FLANGE
- ⑤ 8"x6" CONC. REDUCER, FLxFL
- ⑥ 6" GATE VALVE, FLxFL
- ⑦ 6" SPOOL, FLxPE
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- ⑮ 6"x4" REDUCER, FLxFL
- ⑯ 4" FLOW METER, FLxFL
- ⑰ 6" 90° BEND, FLxFL
- ⑱ 6" 90° BEND, MxMxM
- ⑲ PIPE SUPPORT
- ⑳ 4" FLOOR DRAIN



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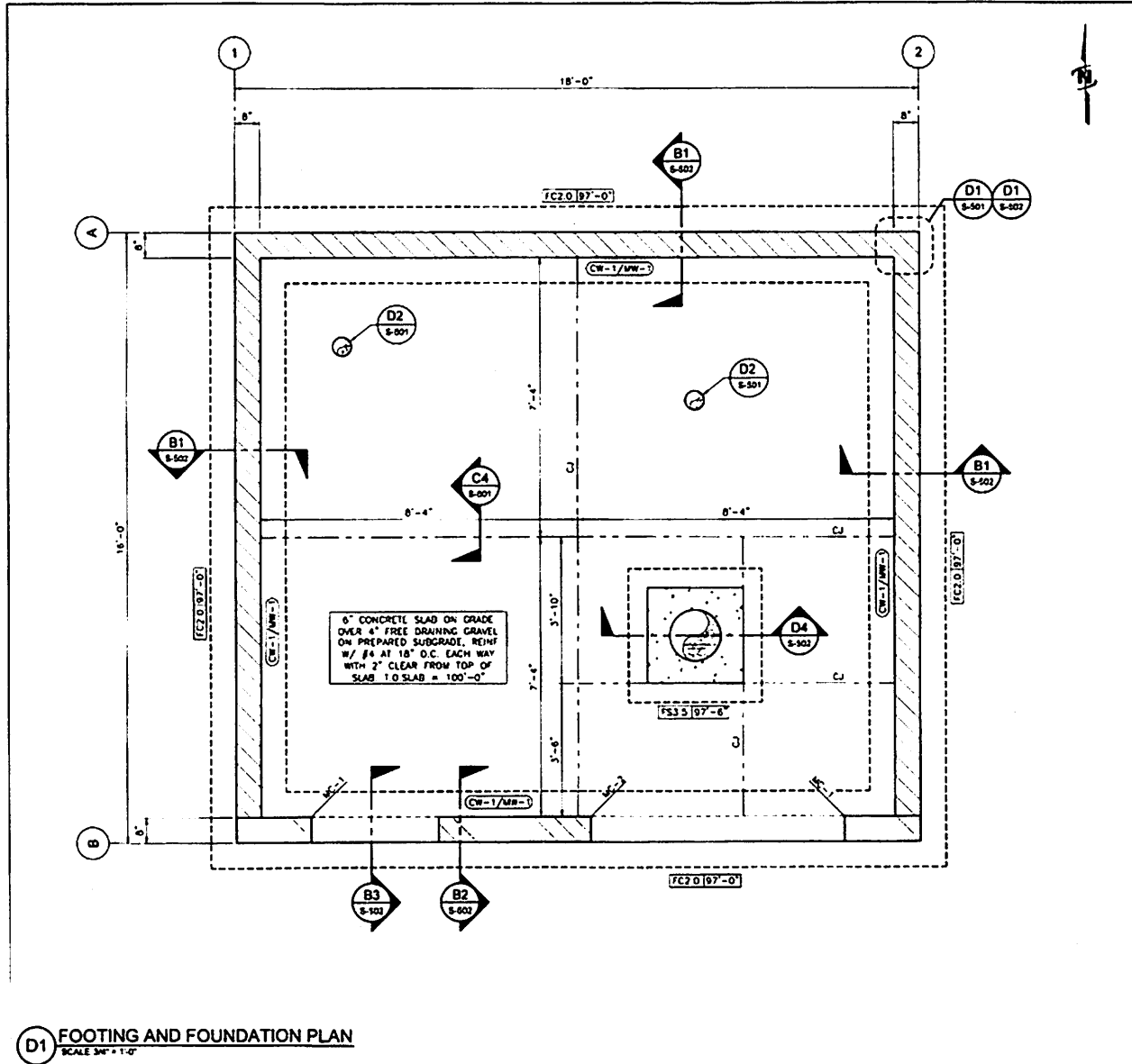
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DATE	BY	CHKD	APP'D

WISHING WELLS CONNECTION TO SYSTEM
 HUNTSVILLE TOWN CORPORATION

WELL HOUSE PIPING SECTIONS

SHEET NUMBER
M-301



D1 FOOTING AND FOUNDATION PLAN
SCALE 3/4" = 1'-0"

FOUNDATION PLAN NOTES

1. SEE BUILDING FLOOR PLAN ON SHEET (A-101) FOR ALL BUILDING DIMENSIONS.
2. VERIFY FLOOR ELEVATIONS WITH ARCHITECTURAL ELEVATIONS. COORDINATE LOCATION OF ALL PUMPS, PIPING, PIPE PENETRATIONS, AND DUCT PENETRATIONS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3. SEE ELECTRICAL DRAWINGS FOR ALL LIGHTING, ELECTRICAL APPARATUS, AND CONDUIT SIZE AND LOCATION.
4. SEE CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
5. SEE (B2/S-501) FOR COMPACTED STRUCTURAL FILL BENEATH FOOTINGS IF REQUIRED BY SITE SOIL CONDITIONS. SEE GENERAL STRUCTURAL NOTES.
6. SEE (D2/S-501) FOR REINFORCING AROUND MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
7. SEE (B3/S-501) & (D4/S-501) FOR BURIED PIPES RUNNING PARALLEL AND PERPENDICULAR TO FOOTINGS.
8. SEE (D4/S-501) FOR TYPICAL CONTROL JOINTS IN FLOOR SLABS.
9. SEE (B1/S-501) FOR CONCRETE REINFORCING STEEL LAP SCHEDULE.
10. SEE (D4/S-502) FOR REINFORCING AROUND MISCELLANEOUS OPENINGS IN MASONRY WALLS.
11. SEE (D2/S-502) FOR TERMINATION OF HORIZONTAL WALL REINFORCING AT ENDS OF WALLS AND OPENINGS.
12. SEE (D3/S-502) FOR MASONRY CONTROL JOINT DETAIL.
13. SEE (D3/S-502) FOR MASONRY CONTROL JOINT DETAIL.

MARKS & SYMBOLS LEGEND

MARK	DESCRIPTION
	SECTION MARK SHEET NUMBER
	FOOTING MARK TOP OF FOOTING ELEVATION
	DEPRESSED FOUNDATION WALL. POUR SLAB OVER. SEE (D3/S-502)
	CONCRETE WALL. SEE SCHEDULE ON (S-301)
	MASONRY WALL. SEE SCHEDULE ON (S-301)
	CONCRETE WALL. SEE SCHEDULE ON (S-301)
	MASONRY WALL. SEE SCHEDULE ON (S-301)
	CONCRETE WALL BELOW AND MASONRY WALL ABOVE. SEE SCHEDULES ON (S-301)
	MASONRY COLUMN. SEE SCHEDULE ON (S-301)
	MASONRY COLUMN. SEE SCHEDULE ON (S-301)
CJ	CONTROL JOINT. SEE (C4/S-501)
FC-X	CONTINUOUS FOOTING. SEE SCHEDULE ON (S-301)
MC	MASONRY CONTROL JOINT. SEE DETAIL (D3/S-502)
FD	INDICATES FLOOR DRAIN. SEE MECH DRAWINGS

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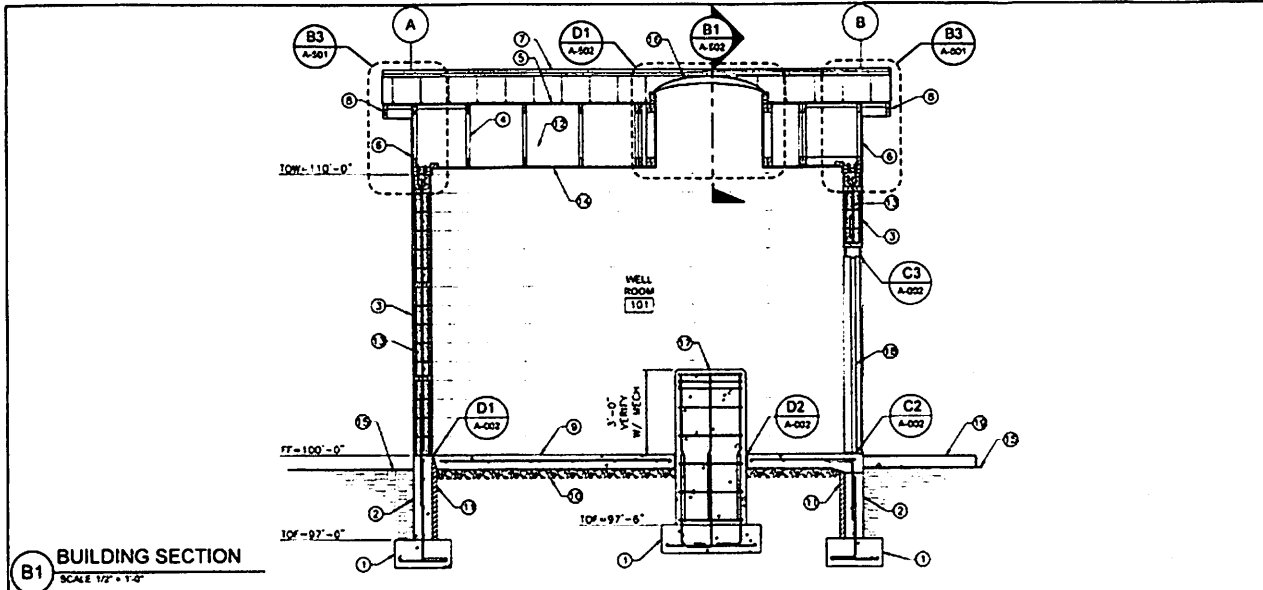
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REVIEW

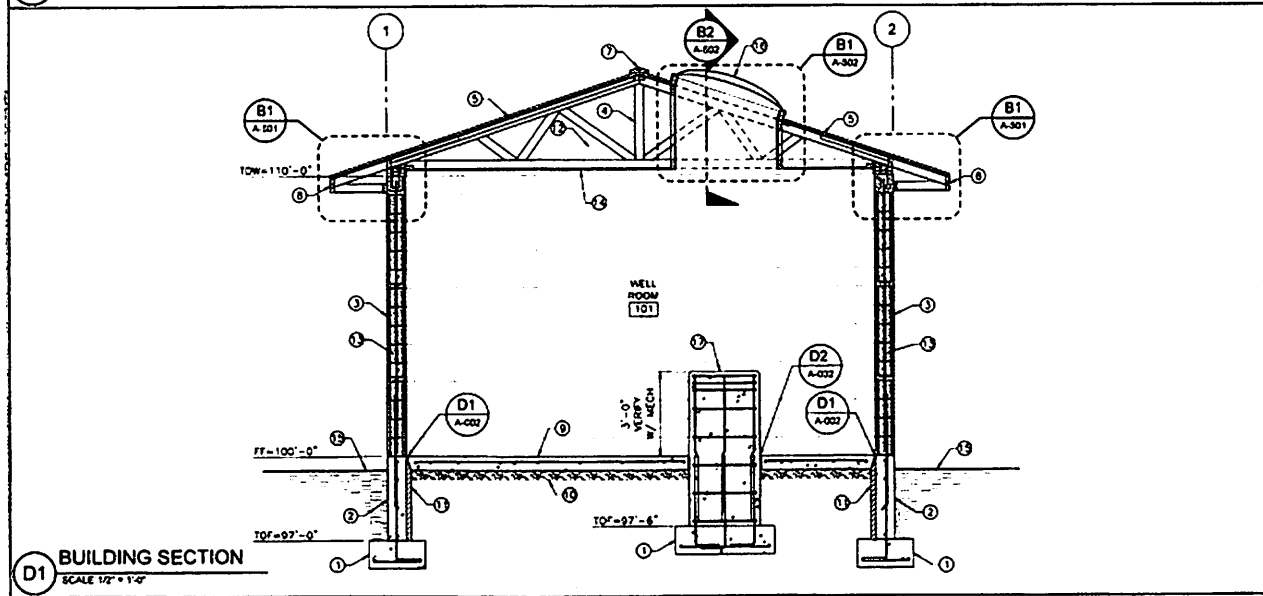
WISHING WELL CONNECTION TO SYSTEM
HUNTSVILLE TOWN CORPORATION

FOOTING AND FOUNDATION PLAN

SHEET NUMBER
S-101



B1 BUILDING SECTION
SCALE 1/2" = 1'-0"



D1 BUILDING SECTION
SCALE 1/2" = 1'-0"

GENERAL NOTES

1 CONTRACTOR SHALL FURNISH AND INSTALL TRIMS, FLASHING, AND FINISH PEICES TO PRESENT A FINISHED APPEARANCE.

KEY NOTES

- 1 CONCRETE FOOTING. SEE STRUC DRAWINGS
- 2 CONCRETE FOUNDATION WALL. SEE STRUC DRAWINGS
- 3 SPLIT-FACE CONCRETE MASONRY WALL. SEE STRUC DRAWINGS
- 4 PRE-FABRICATED WOOD TRUSS. SEE STRUC DRAWINGS
- 5 ROOF WITH STANDING SEAM SYSTEM. SEE ROOF PLAN
- 6 SIDING WITH STANDING SEAM SYSTEM
- 7 CONTINUOUS PRE-FINISHED METAL RIDGE VENT. SEE (D1/A-501)
- 8 METAL VENTED SOFFIT AND FACA (MBCI FLUSH SEAM PANEL SYSTEM OR APPROVED EQ.) MECHANICALLY FASTEN TO STRUCTURE
- 9 CONCRETE SLAB ON GRADE. SEE STRUC DRAWINGS
- 10 4" FREE DRAINING GRAVEL BASE. SEE STRUC DRAWINGS
- 11 2" RIGID INSULATION
- 12 R-38 BATT INSULATION
- 13 LOOSE FILL INSULATION IN ALL UNCROUTED CELLS
- 14 1/2" GYPSUM BOARD CEILING
- 15 APPROXIMATE FINISHED GRADE. SEE CIVIL DRAWINGS
- 16 4'-0"x4'-0" SKYLIGHT. SEE ROOF PLAN
- 17 WELL PEDESTAL. SEE STRUCTURAL
- 18 DOOR AND FRAME. REFER TO DOOR SCHEDULE
- 19 EXTERIOR CONCRETE FLATWORK. SEE CIVIL DRAWINGS



JUB ENGINEERS, INC.
444 ENGINEERS, INC.
466 North 900 West
Keyhole, Utah 84037
Phone: 801.442.2222
Fax: 801.447.0221
www.jub.com

AGENCY

WISHING WELL CONNECTION TO SYSTEM
HUNTSVILLE TOWN CORPORATION

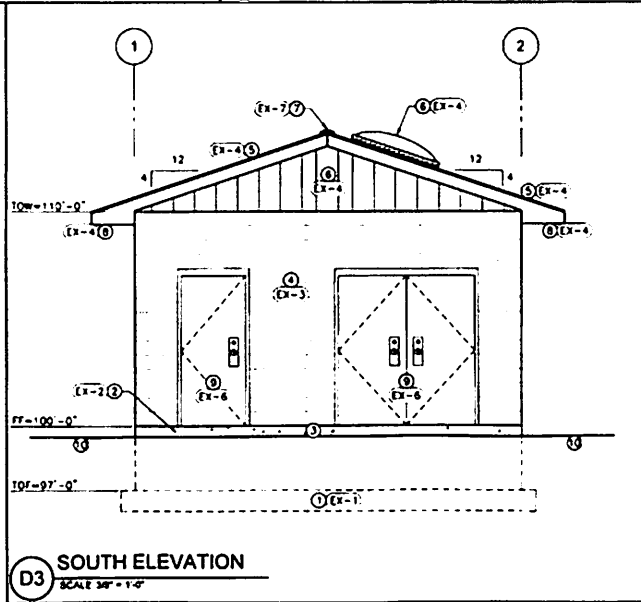
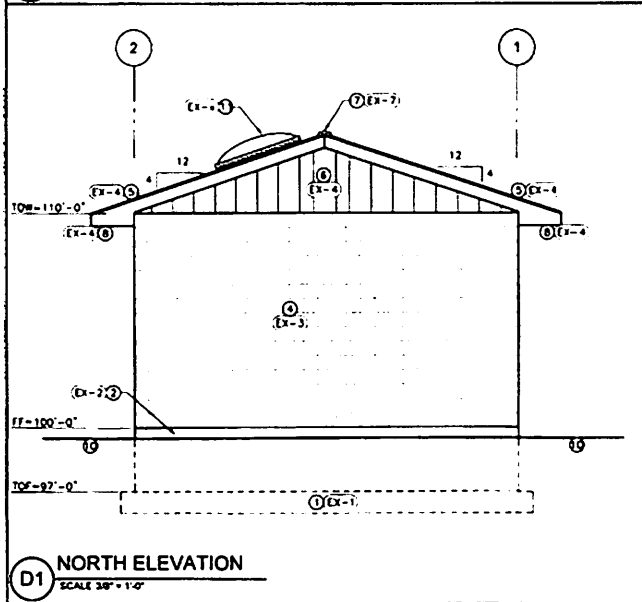
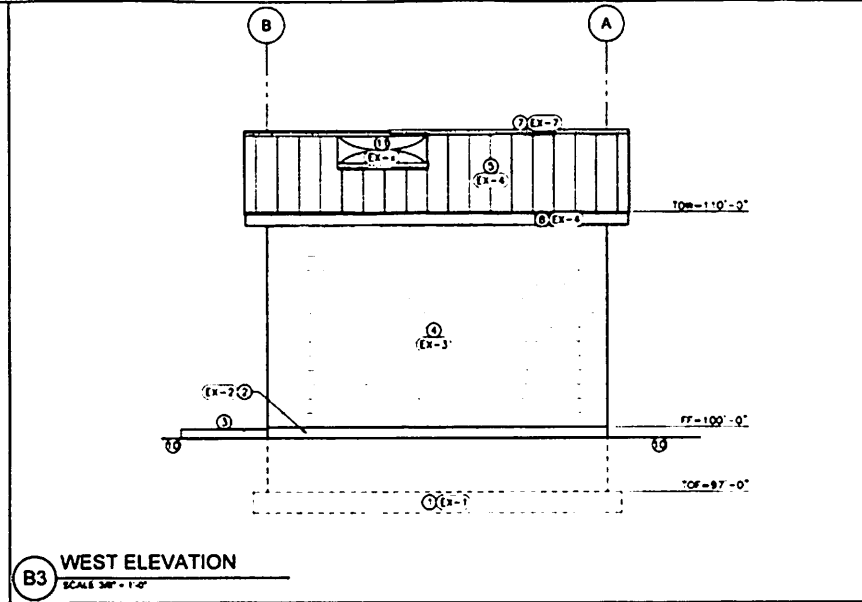
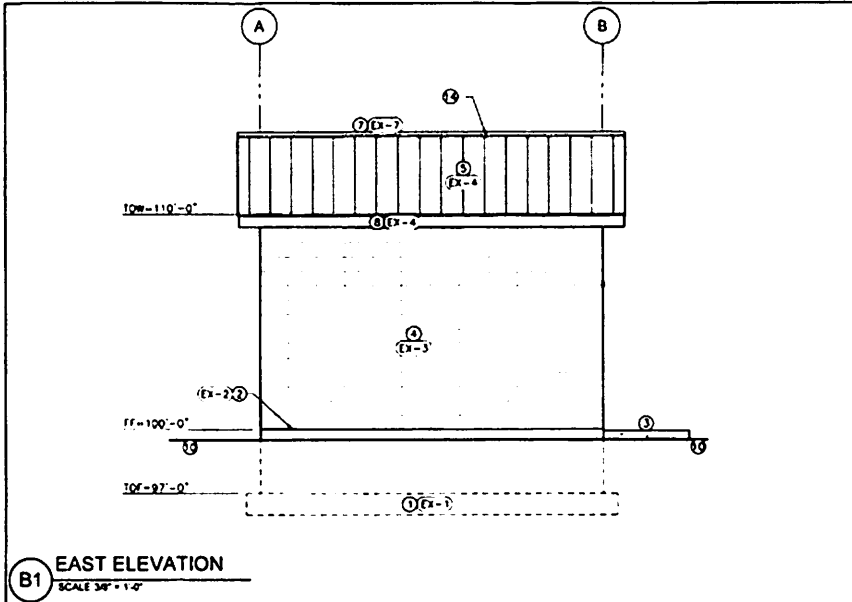
REVIEW

NO.	DATE	BY	CHKD.	REVISION

WISHING WELL CONNECTION TO SYSTEM
HUNTSVILLE TOWN CORPORATION

BUILDING SECTIONS

A-301



GENERAL NOTES

- 1 CONTRACTOR SHALL FURNISH AND INSTALL TRIMS, FLASHING, AND FINISH PIECES TO PRESENT A FINISHED APPEARANCE.
- 2 (EX-X INDICATES EXTERIOR COLOR, SEE EXTERIOR COLOR SCHEDULE.

KEY NOTES

- 1 LINE OF FOOTING AND FOUNDATION, SEE STRUCTURAL DRAWINGS
- 2 ARCHITECTURAL CONCRETE FOUNDATION WALL
- 3 EXTERIOR CONCRETE FLATWORK, SEE CIVL DRAWINGS
- 4 SPLIT-FACE CONCRETE MASONRY (FIELD) REFER TO WALL TYPES ON FLOOR PLAN
- 5 ROOF WITH STANDING SEAM SYSTEM, SEE ROOF PLAN
- 6 SIDING WITH STANDING SEAM SYSTEM
- 7 CONTINUOUS PRE-FINISHED METAL RIDGE VENT
- 8 METAL VENTED SOFFIT AND FACIA (MBCI FLUSH SEAM PANEL SYSTEM OR APPROVED EQUAL) MECHANICALLY FASTEN TO STRUCTURE
- 9 DOOR AND FRAME, REFER TO DOOR SCHEDULE
- 10 APPROXIMATE FINISHED GRADE, SEE CIVL DRAWINGS
- 11 4'-0" x 4'-0" SKYLIGHT, SEE ROOF PLAN

JUB
 H&H ENGINEERS, INC.
 485 North 900 West
 Kayville, Utah 84037
 Phone: 801-547-0393
 Fax: 801-547-0397
 www.jub.com

AGENCY

REVIEW

WISHING WELL CONNECTION TO SYSTEM
 HUNTSVILLE TOWN CORPORATION

BUILDING ELEVATIONS

A-201

EXTERIOR COLOR SCHEDULE

TAG	MATERIAL	MANUFACTURER	FINISH	COLOR	REMARKS
EX-1	CONCRETE	---	SMOOTH FORM FINISH	NATURAL WITH DAMP PROOF COATING	CONCRETE STEM WALLS BELOW GRADE
EX-2	CONCRETE	---	SACK RUBBED FINISH	NATURAL	CONCRETE STEM WALLS ABOVE GRADE
EX-3	CMU 8" HIGH	AMCOR	SPLIT FACE	JAVA	FIELD COLOR, CMU MORTAR TO MATCH CMU
EX-4	STANDING SEAM	MBCI	PRE-FINISHED	KOKO BROWN	METAL ROOF, FASCIA, SOFFIT
EX-5	VENTS	---	PRE-FINISHED	MATCH ROOF COLOR	RIDGE VENTS
EX-6	DOOR & FRAME	---	PRE-FINISHED	MATCH ROOF COLOR	DOOR & FRAME
EX-7	LOUVER	---	PRE-FINISHED	ALUMINUM	LOUVERS

Exhibit C - Application

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 07/08/2019	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Huntsville Rangeland Company LLC		Mailing Address of Property Owner(s) 6995 E. 200 S. Huntsville, UT 84317-9809	
Phone 801-518-7422	Fax		
Email Address (required) bwhite@utahwater.com		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) Bill White, Brandon Nielsen, Rex Harris		Mailing Address of Authorized Person 6995 E. 200 S. Huntsville, UT 84317-9809	
Phone 801-518-7422, Rex 801-791- Brandon	Fax 3926		
Email Address bwhite@utahwater.com, Bnielsen@JUB.com, Rexharris@utah.gov		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Huntsville Wishing Well Equipping		Total Acreage 0.1	Current Zoning F5 and FV3
Approximate Address 9800 E. 2300 S. Huntsville		Land Serial Number(s) 21-036-008	
Proposed Use Public Water System Facility Building			
Project Narrative The project includes constructing a well house and water line to connect an existing well to an existing water line for to allow the well to supply the Town of Huntsville's public water system. The well is a flowing artesian well. No electrical service will be installed in the building. The proposed building will be a CMU block building approximately 288 s.f. with a total site disturbance anticipated to be less than 0.1 acre.			

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.

Construction has the potential to create dust and noise. The construction site is less than 1.0 acres. The plans require the contractor to re-seed the site with a seed mix approved by the Owner. See the Wishing Well House Design Review for plans.

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

The proposed well house is a permitted use w/in the current zoning.

Property Owner Affidavit

I (We), William White, 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.

William White
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 9 day of July, 2019.

State of Utah
County of Weber



Emily Kristine Call
(Notary)



Staff Report to the Ogdan Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary approval of Hidden Brook Estates Subdivision, consisting of 9 lots.
Type of Decision	Administrative
Agenda Date:	Tuesday, August 27, 2019
Applicant:	Brandon Janis
File Number:	UVH101818

Property Information

Approximate Address:	2050 N Big Sky Drive, Liberty
Project Area:	27.8 acres
Zoning:	Forest Valley (FV-3)
Existing Land Use:	Forest
Proposed Land Use:	Residential Subdivision
Parcel ID:	22-040-0024, 22-040-0023
Township, Range, Section:	T7N, R1E, Section 33

Adjacent Land Use

North:	Residential	South:	Forest
East:	Forest	West:	Forest

Staff Information

Report Presenter:	Felix Lleverino fleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RK

Applicable Ordinances

- Title 101 (General Provisions) 1-7 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley 3 Zone)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background

The applicant is requesting preliminary approval of a nine-lot subdivision that will gain access from Big Sky Drive, a private road within the Big Sky Estates subdivision. The private right-of-way is to be 50 feet in width that will provide frontage for eight of the nine lots. Lot 9 will front on Big Sky Drive. The developer has been working with the Big Sky HOA 1 and 2 to come to an agreement for repairs that may occur from large construction vehicles, and incorporating into the Big Sky HOA. Subdivisions in mountainous areas are appropriate for private roads. The developer will be required to construct the road to a County standard for a private road. The road improvements will extend from the intersection of 2050 North Street and Big Sky Drive to a turnaround area that also stubs to the adjacent property to the east. 2050 North Street and Hidden Creek Road will serve as the primary access for residents within the Hidden Creek Development. In an emergency, the residents will have access to an alternate exit over an existing dirt road that connects with 2650 East and/or Nordic Valley Drive (labeled on Exhibit F as Access Point #1 and #2). Where the Hidden Creek Road terminates, Weber County Fire and Engineering will require a turn-around.

The property is located in the Forest Valley FV-3 Zone at approximately 2000 N 4080 East in Liberty. The landscape within the subdivision consists of a mix of wild scrub oak canopy, grassy meadows and some patches of marshy areas fed by drainages and Coal Hollow Creek.

The developer has been in communication with the Big Sky Estates HOA and has provided a list of contributions that will be made to the Big Sky Estates Development (see Exhibit E).

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the 2016 OVGP).

Zoning: The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

"The purpose of the Forest Valley Zone, FV-3 is to provide an 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."

Site Development Standards: The site development standards for the FV-3 zone are as follows:

Minimum lot width: 150 feet

Minimum lot area: 3 acres

Each lot within Hidden Brook Estates conforms to these standards.

Natural Hazards: This proposal includes two separate Geologic Hazard Evaluations that have been prepared by Western Geologic, one that evaluates lots 1-8 that is dated October 4, 2018, and the other that evaluates lot 9 is dated October 8, 2018. Page 12 of the Geologic Hazard Assessment shows a table that was created as a conservative assessment for the entire site and risks that may vary in some areas. Earthquake ground shaking, and Landslides and slope failures have the hazard rating of "High" while problem soils have a hazard rating of "Moderate". For this reason, the geologist has requested that a project geotechnical engineer perform an evaluation and set the parameters as needed. The Geologic Hazard Assessment for lot nine lists the same hazards and severity as what has been found within lots one through nine.

Building Site: The applicant has provided a slope analysis showing the average slope within each lot. The average slope within lots 1 through 9 range from 15.78 to 23.29 (see Exhibit C).

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Sensitive Lands: Exhibit C indicates the presence of a natural year-round stream that requires a 75-foot setback from the high water mark. Page 17 of the Geologic Hazard Assessment titled WAJ Enterprises Property Dated October 4th 2018 states "No homes or septic systems be located within 30 feet of the landslide area without additional subsurface exploration to characterize the lateral extent and thickness of the deposit (see the landslide area labeled Qms (Tn) Area in Exhibit C)."

Culinary Water: Nordic Mountain Water has provided a feasibility correspondence stating that water is available to service this development on the condition that Mr. Janis upgrades the line from the intersection of Panorama Circle and Big Sky Drive to the point of entry to this subdivision (see Exhibit B). A will serve letter will be required prior to final approval being scheduled with the Planning Commission.

Sanitary System: Weber-Morgan Health Department has provided a feasibility letter for all nine lots.

Review Agencies: The Weber County Fire District has conditionally approved this proposal with a requirement that the applicant submits a written response to a series of questions. Weber County Planning Division and Weber County Engineering Department have submitted reviews that will need to be addressed by a revised subdivision plat and agreements that the developer will enter into prior to recording the final Mylar.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends preliminary approval of Hidden Brook Estates Subdivision, consisting of 9 lots. This recommendation is based on the following conditions:

1. The developer will create a Home Owner's Association in accordance with section 106-2-6 of the land use code.
2. The developer will obtain a written agreement from Big Sky Estates #1 and #2 HOA.
3. A note added to the plat stating that any development of the subdivision must comply with all recommendations outlined in the geologic hazards report. The note will specify the company that prepared the report and will specify the project numbers.

This recommendation is based on the following findings:

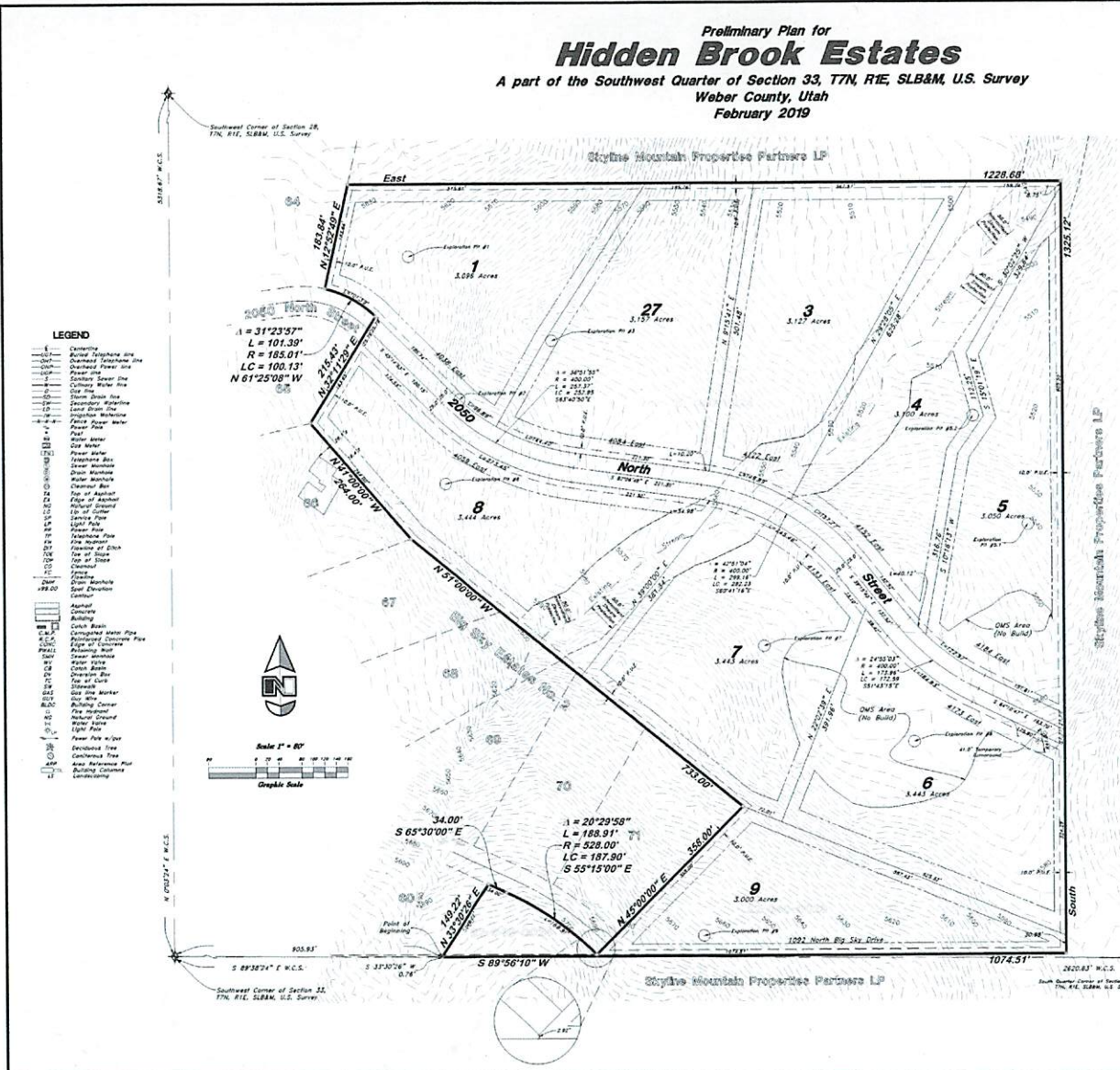
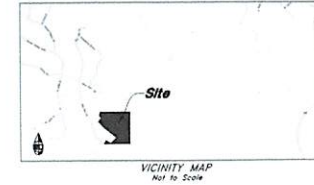
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

- A. Hidden Creek Estates Subdivision Plat
- B. Letter from Nordic Mountain Water, Inc.
- C. Slope Analysis
- D. Feasibility Letter from the Health Department
- E. Letter from Developer to Big Sky No. 2
- F. Map showing access road



Preliminary Plan for
Hidden Brook Estates
 A part of the Southwest Quarter of Section 33, 77N, R1E, SLB&M, U.S. Survey
 Weber County, Utah
 February 2019



- LEGEND**
- 1 Contour
 - 2 Utility Telephone Line
 - 3 Utility Gas Line
 - 4 Utility Sewer Line
 - 5 Utility Water Line
 - 6 Easement
 - 7 Easement
 - 8 Easement
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 - 100 Easement

DESCRIPTION

A part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Soil Lake Base and Meridian, U.S. Survey, Weber County, Utah.

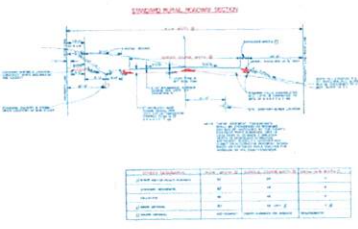
Beginning at the Southeast Corner of Lot 60, Big Sky Estates No. 2 (Entry No. 200942, Book 15 of Plats, Page 25) Weber County, Utah, said point being 905.83 feet South 89°32'24" East along the Section Line and 0.74 feet South 82°30'24" West from the Southwest Corner of said Section 33 and running thence along the Eastern, Southern and Northern Lines of said Big Sky Estates No. 2 the following nine (9) courses: (1) North 33°02'24" East 148.22 feet; (2) South 89°30'00" East 34.00 feet to a point of curvature; (3) Southeastly along the arc of a 328.00 foot Radius curve to the right a distance of 188.91 feet (Central angle equals 20°29'58" (20°29'58" arc) and Long Chord bears South 55°15'00" East 187.90 feet) to a point of non-tangency; (4) North 45°00'00" East 358.00 feet; (5) North 51°00'00" West 733.00 feet; (6) North 41°00'00" West 264.00 feet; (7) North 32°11'28" East 215.43 feet to a point of a non-tangent curve; (8) Northwestly along the arc of a 185.01 foot Radius curve to the left a distance of 101.39 feet (Central Angle equals 31°23'57" and Long Chord bears North 61°25'08" West 100.13 feet) to a point of non-tangency; and (9) North 12°32'49" East 185.84 feet to the Southeastly Corner of the Skyline Mountain Properties Partners LP Property; thence along said Southern, Western and Northern Lines the following three (3) courses: (1) East 122.65 feet; (2) South 125.12 feet; and (3) South 89°58'10" West 1074.51 feet to the Southeastly Corner of said Lot 80 and the Point of Beginning.

Contains 30.500 Acres, more or less

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map (FIRM) for Weber County, Utah, Community Flood Number 4805702236 F dated 2 June 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading).

- NOTES**
- Stream Protection Easement is 30.0' each side of the Centerline of the Stream, as determined and witnessed on the ground.
 - Developer and Contractor to follow recommendations outlined in Geotechnical Study prepared by Christensen Geotechnical.
 - No building shall be permitted within the OMS Area.



ENGINEER:
 Great Basin Engineering Inc.
 1760 South Main Street
 3rd Floor, Suite 200
 Ogden, Utah 84403
 (801) 381-4515

DEVELOPER:
 Skyline Mountain Properties Partners LP
 1760 South Main Street
 3rd Floor, Suite 200
 Ogden, Utah 84403
 (801) 381-4515

GREAT BASIN ENGINEERING
 1760 SOUTH MAIN STREET, 3RD FLOOR, SUITE 200, OGDEN, UTAH 84403
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Hidden Brook Estates
 A part of Section 33, 77N, R1E, SLB&M, U.S. Survey

12 Oct, 2018
 SHEET NO. 1

W:\138753_Site\Drawings\33R0753_Prelim.dwg, 2/26/2019 12:17:26 PM, 6/66, 1:1

Bill Green <bill.green@digis.net>
to Nordic, me, Bill -

Tue, Oct 16, 10:49 AM (23 hours ago)



To whom it may concern:

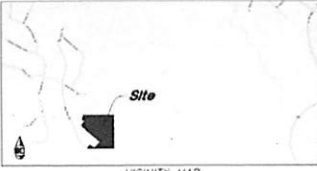
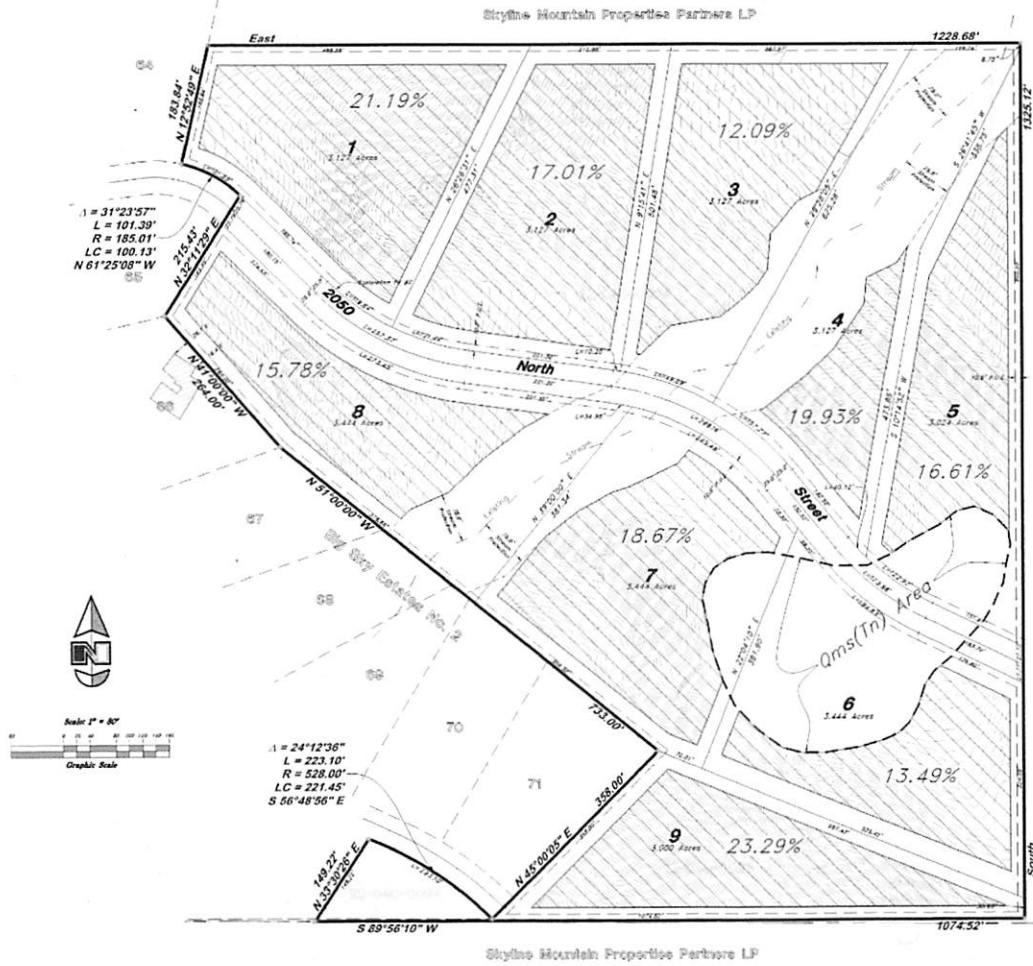
Nordic Mtn. Water, Inc. currently has an active pipeline along Big Sky Drive and provides water service to the homes along that route. We also currently have sufficient water to supply the subdivision as proposed by Brandon Janis at Big Sky Drive. At this time, Mr. Janis has not entered into any agreement with Nordic Mtn. Water, Inc. concerning water services for his proposed subdivision. Should he decide to move forward with his Subdivision at Big Sky Drive, he will be required to upgrade our line from the intersection of Panorama Circle and Big Sky Drive to the point of entry to his proposed Subdivision.

Sincerely
Bill D. Green
Pres. Nordic Mtn. Water, Inc.

From: Brandon Janis [mailto:brandonjanis@gmail.com]
Sent: Tuesday, October 16, 2018 9:57 AM
To: Bill Green <bill.green@digis.net>
Subject: Email for County Planning Dept

Hidden Creek Estates

Slope Analysis



ZONING INFORMATION
 This property is Zoned P-3 (Forest Value) and has the following building setbacks:
 Front Yard = 30 feet
 Side Yard = 20 feet, except 30 feet on side facing street on corner lot
 Back Yard = 30 feet
 Building Height = 1 Story building minimum (33 feet maximum)

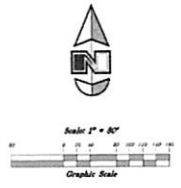
BUILDABLE AREA INFORMATION
 For each of the nine Lots in this subdivision, the Buildable Area is defined as follows:
 Buildable Area: All of the portion of the lot which is outside of the following five (5) locations:
 1. Front (30'), side (20'), and rear (30') setbacks.
 2. 150 foot wide stream easement.
 3. Qms(Tn) area described on Figure 3C of the Geologic Hazardous Evaluation (Dated Oct. 2018).
 4. The small area within Lot 5 to the South of the Qms(Tn) area.
 5. The western roughly triangular-shaped region of Lot 3.
 Note that Buildable Areas are required to be at least 20,000 square feet in size. Each of the nine lots in this subdivision meet this requirement as provided in the table below.

The average slopes are calculated by the method listed in the "Code of Ordinances Weber County, Utah" (Published in 2013 by Order of the Board of County Commissioners) under the definition of "Average Percent of Slope" in "Section 101-1-7 - Definitions" of "Title 101 - General Provisions" of "Part 1 - Land Use Code" of the Code of Ordinances. The following equation is provided:

$$(0.00229 + 1.3 L) / 4 = S$$
 where "S" is the average percent of slope, "L" is the contour interval in feet, "L" is the combined length (in feet) of all contours within the given area, and "A" is the acreage of the given area.

Please refer to the following table for a summary of the results calculated by using this equation:

Lot Number	Buildable Area (ac)	Buildable Area (sf)	Contour Interval (ft)	Total Length of Contours (ft)	Average Slope (%)
1	2.265	98,669	1	20,955	21.19
2	2.343	102,045	1	17,402	17.01
3	2.03	88,411	1	10,717	12.09
4	0.77	33,550	1	6,700	19.93
5	1.657	72,177	1	12,017	16.61
6	1.396	60,788	1	8,225	13.49
7	2.165	94,323	1	17,649	18.67
8	1.637	71,303	1	11,281	15.78
9	1.721	74,986	1	17,506	23.29



1 = 31°23'57"
 L = 101.39'
 R = 185.01'
 LC = 100.13'
 N 61°25'08" W

1 = 24°12'36"
 L = 223.10'
 R = 528.00'
 LC = 221.45'
 S 56°48'36" E

Styline Mountain Properties Partners LP

Styline Mountain Properties Partners LP

Styline Mountain Properties Partners LP

DESIGNED BY:
 Great Basin Engineering Inc.
 615 440 Highway
 3-48 South 7475 East Suite 200
 Ogden, Utah 84403
 (801) 391-6918

DEVELOPER:
 Penson Jones
 (977) 240-4447
 PensonJones@aol.com

PRELIMINARY

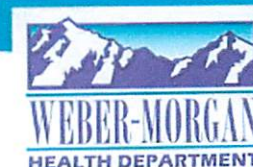


Slope Analysis Exhibit
 Hidden Creek Estates
 2050 North Sky Drive
 Weber County, Utah
 a part of Section 33, 37N, 81E, 22&36E, 10S, Survey

30 Oct, 2018

1

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director



July 9, 2019

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Preliminary Subdivision **Determination**
Hidden Brooks Estates, 9 lots
Parcel # 22-040-0023
Soil # 14747

Gentlemen:

The soil and percolation information for the above-referenced lots have been reviewed. Culinary water will be provided by Nordic Mountain Water Company, an approved community water system. **A letter from the water supplier is required prior to the issuance of a permit.**

ENGINEERING CONSIDERATIONS

Due to variable conditions found throughout the property (including variance in soil types, the presence of wet areas, springs, streams, etc.) absorption fields will be strictly limited to the areas on each lot where feasible soil evaluations have occurred. Current code requirements restrict the placement of the wastewater system absorption field to within 50 feet of the site and soils evaluation test pit location. The flatter areas throughout the property are typically infeasible for septic system installation based on documented high ground water tables in these areas (ranging from <12" to water flowing out of test pits above natural grade).

DESIGN REQUIREMENTS

Lot 1: Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound or Packed Bed Media Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth for a Packed Bed Media System is limited to 12 inches. The absorption system is to be designed using a maximum loading rate of 0.5 gal/ft²/day for a Packed Bed Media System or 0.25 gal/ft²/day for a Wisconsin Mound as required for the loam, granular structure soil horizon.

Lot 2: Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound or Packed Bed Media Wastewater Disposal System. Maximum trench depth for a Packed Bed Media System is limited to 12 inches. The absorption system is to be designed using a maximum loading rate of 0.4 gal/ft²/day for a Packed Bed Media System or 0.2 gal/ft²/day for a Wisconsin Mound as required for the silty clay, blocky structure soil horizon. **Feasibility of this lot is dependent upon the proposed lot line shift of the western property line to incorporate the soil exploration test pit # 3 located at UTM Zone 12 Nad 83 0428822 E 4571993N.**

Lot 3, 6, 7, & 9: Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound or Packed Bed Media Wastewater Disposal System. Maximum trench depth for a Packed Bed Media System is limited to 12 inches. The absorption system is to be designed using a maximum loading rate of 0.4 gal/ft²/day for a Packed Bed Media System or 0.2 gal/ft²/day for a Wisconsin Mound as required for the sandy clay loam, blocky structure soil horizon.

Lot 4: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound or Packed Bed Media Wastewater Disposal System with Drip Irrigation. Maximum trench depth for a Packed Bed Media System with Drip Irrigation is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.5 gal/ft²/day for a Packed Bed Media System or 0.25 gal/ft²/day for a Wisconsin Mound as required for the loam, granular structure soil horizon. **Due to the proximity of this lot to the stream and required system setbacks, a Packed Bed Media System with Drip Irrigation may be the only feasible system for this lot. Feasibility of this lot is dependent upon the proposed lot line shift of the western property line to incorporate the soil exploration test pit # 5.2 located at UTM Zone 12 Nad 83 0429042 E 4571951N.**

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phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

Lot 5: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound or Packed Bed Media Wastewater Disposal System with Drip Irrigation. Maximum trench depth for a Packed Bed Media System with Drip Irrigation is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.4 gal/ft²/day for a Packed Bed Media System or 0.2 gal/ft²/day for a Wisconsin Mound as required for the clay, massive structure soil horizon.


Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**: application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Summer Day, LEHS III
Environmental Health Division
801-399-7160

From: Brandon Janis [mailto:brandonjanis@gmail.com]

Sent: Friday, November 16, 2018 9:46 AM

To: Lleverino, Felix <flleverino@co.weber.ut.us>

Subject: [EXTERNAL]Re: Private right of way standard

Good morning Felix,

Big Sky #1 organized their HOA about four months ago (see attachment 01) - I attended their board meeting to coordinate the potential of our new subdivision and how we would participate in the maintenance and snow removal from the county road to the intersection of Big Sky Drive, Panorama Circle, and Blue Bell Drive

Big Sky #2 organized their HOA about two months ago (see attachment 02) and again I attended their first neighborhood meeting to discuss our potential participation in the maintenance and snow removal of Big Sky Drive

If we close on the property (Hidden Creek Estates 27 acres) we are under contract to contribute \$10,000 into the Big Sky #2 road maintenance fund for future repairs - this would be paid out of escrow at closing

We would be participating on a monthly/annual basis in the road maintenance and snow removal with both Big Sky HOA's. Being that there are currently only 24 lot owners in Big Sky #1 and only about half of these will participate monetarily in the maintenance fund, our monthly/annual addition to fund contributions will represent about half of the revenue.

By adding our road it will provide a fire escape route for both Big Sky #1 and #2 (see attachment 03) - the blue line is the proposed road through Hidden Creek Estates and the two access points further north down the mountain are noted

Please let me know if you have any questions.

Thanks!

Brandon





Staff Report to the County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval of the Selina Hotel at Powder Mountain.

Type of Decision: Administrative

Agenda Date: Tuesday, August 27, 2019

Applicant: Rory Murphy

File Number: DR 2019-09

Property Information

Approximate Address: 5752 N Summit Pass Rd

Project Area: 0.53 acres

Zoning: DRR-1

Existing Land Use: Vacant

Proposed Land Use: Multi-use Hotel

Parcel ID: 23-137-0001

Township, Range, Section: T7N, R1E, Section 22

Adjacent Land Use

North: Resort	South: Resort
East: Resort	West: Resort

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
 801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 104, Zones, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary

Greenline Capital, LLC is seeking design review approval of the Selina Hotel at Powder Mountain consisting of 47 hotel rooms and 60 condominium units. The hotel will also consist of a full service restaurant/lounge, tavern, spa, and a ski/bike shop on the first floor. The hotel will be located on parcel D3 of Summit Eden Phase 1C. Included in this report is an analysis of this proposal reviewed against the Weber County Land Use Code (LUC) together with the Ogden Valley General Plan and the Powder Mountain Master Plan and development agreement.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort (DRR-1) zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29 as:

The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and

objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land.

Lot area, frontage/width and yard regulations: The site development standards for the DRR-1 zone state that there are no minimum lot size and width requirement for multifamily buildings and commercial/mixed use structures. The zoning also states that there are no yard setback requirements for multifamily and commercial/mixed use primary structures. The building location in relation to the platted parcel are shown on the proposed site plan (exhibit B).

Beginning on the second level, at approximately 14.5 feet above the finished grade, the applicant is proposing a projection into the private street known as Copper Crest. The projection will be approximately 1'8" into the private street. LUC 108-7-2 allows for projections into private street rights of way provided that the following limitations, requirements, and standards are met:

- (1) *Projections shall be defined as and limited to architraves, awnings, balconies, bay windows, belt courses, canopies, columns, cornices, eaves, footings, gutters, lintels, marquees, pedestrian walkways, pediments, pilasters, railings, signs, sills, steps, and terraces.*

The applicant refers to this specific projection as a bay window. The proposed projection can be seen on the site plan.

- (2) *As determined by Weber County review agencies, the appropriate codes shall be applied and all projections shall be demonstrated as compliant with those codes.*

The applicant's licensed architect has explained how this type of encroachment is permitted by the International Building Code. The applicant will be required to demonstrate compliance at the stage of building permit review.

- (3) *The Weber County building official shall apply International Building Code standards related to encroachments into public rights-of-way.*

The applicant will be required to demonstrate compliance at the stage of building permit review.

- (4) *Where a public utility easement does not strictly prohibit the location of a structure immediately adjacent to or within a private road right-of-way, a letter approving the projection(s), whether above grade or below, shall be provided by all utility service providers that have located utilities on the related side of the right-of-way or have plans, within two years, to locate utilities on the related side of the right-of-way.*

The applicant will be required to provide this as a condition of design review approval.

- (5) *A letter approving the projection(s), whether above grade or below, shall be provided by the owner of the right-of-way.*

The applicant will be required to provide this as a condition of design review approval.

- (6) *In addition to all required street improvements, high-back curb or other barrier, determined appropriate by the Weber County engineer, shall be installed to separate and sufficiently protect pedestrian areas or sidewalks from dangers associated with street travel lanes.*

A sidewalk, not less than four and one-half feet in width is proposed around the perimeter of the hotel that is adjacent to street rights of way. The plans show a 2 foot high back curb between sidewalk.

(7) Pedestrian areas or sidewalks shall not be less than four and one-half feet in width.

A sidewalk, not less than four and one-half feet in width is proposed around the perimeter of the hotel that is adjacent to street rights of way.

Design Review Considerations: The following is an analysis of the proposal reviewed against the design review considerations, as outlined in LUC 108-1:

(1) Considerations relating to traffic safety and traffic congestion.

- a) The effect of the development on traffic conditions on abutting streets.
- b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
- c) The arrangement and adequacy of off street parking facilities to prevent traffic congestion.
- d) The location; arrangement, and dimensions of truck loading and unloading facilities. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, all residential windows should face away from loading docks.
- e) The circulation patterns within the boundaries of the development. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, a separate ingress/egress may be required, depending on the size and/or type of use, and for any multiple use complex.
- f) The surfacing and lighting of off street parking facilities.

The majority of the applicant's parking plan consists of off street parking stalls located approximately 500 feet south east of the hotel on an undeveloped portion of the SMHG property. The off street parking area will be an unpaved valet parking lot consisting of the majority of the required 139 stalls. The applicant has also proposed 12 stalls off of Copper Crest Drive. Although the applicant has proposed parking along Summit Pass Drive, the County's Roads and Engineering divisions have requested that no parking be allowed along Summit Pass Drive. The request has been made a condition of approval. As such, the applicant will need to provide the additional stalls within the off street valet parking lot.

A concern related to traffic safety is snow removal on public roads. By removing the street parking along Summit Pass Drive, the county is ensuring that there will be adequate space along the public road for effective snow removal, based on existing snow removal agreements between the county and SMHG.

(2) Considerations relating to outdoor advertising. The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards, the blanketing of adjacent property signs and the appearance and harmony with other signs and structures with the project and with adjacent development.

The applicant has provided a signage plan included as Exhibit D. The proposed signage consists of 3 wall signs on 3 sides of the hotel. The size of the wall signs are 11' by 5' which will say the words "Selina". The applicant will be required to provide colors and material of the sign as a condition of approval. The applicant will be required to demonstrate compliance with the Ogden Valley Outdoor lighting ordinance and the signage ordinance prior to receiving a building permit. The applicant has also proposed a mural wall on the south end of the building as a way to create a gathering area. The signage plan also consists of several blade signs that will be located along the street level to advertise the commercial aspects of the hotel as pedestrians walk along the sidewalk.

(3) Considerations relating to landscaping.

The applicant is requesting that the Ogden Valley Landscaping requirement of 20 percent of the total project area be modified for this proposal. The landscaping standards, as outlined in LUC108-2-3 state the following for projects in the DRR-1 Zone:

(b) Specific considerations in the DRR-1 zone. In the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the land use authority may modify the applicability of any provision of this chapter by approving a landscape, buffering, and screening plan created by the developer if the land use authority

determines that the plan is consistent with the approved master plan. For the purposes of this section, the term "developer" refers to the signatory, successors, or assigns of a development agreement, or as otherwise defined in an applicable development agreement.

Given that the Powder Mountain master plan shows this area as 'mixed use, hotel', staff feels that the request to modify the 20 percent landscaping requirement should be granted, based on the applicant's proposed landscaping plan. The applicant's landscaping plan will include planters with vegetation, including sitka spruce and canyon maple trees to break up the front of the hotel and add texture to the overall massing and site design.

(4) Considerations relating to buildings and site layout.

- a. Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining buildings and the neighborhood concept.
- b. Consideration of exterior design and building materials in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on a street or streets, line and pitch of roofs, and the arrangements or structures on the parcel.

The hotel will take up approximately half of development parcel D3, as shown on the site plans. A building elevation showing mass is included as Exhibit C. The DRR-1 zoning allows for a maximum building height of 75 feet for multi-family, commercial and mixed use structures at elevations of at least 6,200 feet above sea level. The proposed building height is 67 feet at the highest point and 50 feet at the lowest point.

The exterior building materials will consist of vertical board formed concrete and shiplap wood cladding at the base of the building. The main material in the middle of the building will be spruce wood, windows, and black metal siding. The building elevations show the breaks at the top of the building from all directions. Changes in roof height along each building elevation help to break up the façade from all directions. Roof pitches are proposed to be flat, similar to many of the existing single family dwellings in the area.

The hotel will have five stories and will be a total of 63,800 square feet. The overall site is 0.535 acres. The 60 condo units will range in size from 182 square feet to 709 to square feet. The fourth and fifth floor will each have 30 condo units. The 47 hotel rooms will be located on the first three floors of the hotel. The commercial operations will be located on the first two floors. The restaurant/bar will be 4,668 square feet; the ski/bike shop will be 317 square feet; the tavern will be 808 square feet; and the spa will be 1,172 square feet.

(5) Considerations relating to utility easements, drainage, and other engineering questions. Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property.

The applicant will need to comply with all requirements of the Engineering division as a condition of design review approval.

(6) Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.

- a. Does any proposed phase or phasing sequence of an approved concept or preliminary development plan provide for logical workable independent development units that would function adequately if the remainder of the project failed to materialize?
- b. Is this plan or phase thereof a more detailed refinement of the approved concept plan?
- c. Are any modifications of a significant nature that first need to follow the procedure for amending the approved concept plan?

Page 32 of the Powder Mountain master plan indicates that this parcel is intended to be a mixed use hotel within the Powder Mountain Village. Page 43 of the master plan shows examples of concept architecture for hotels and commercial buildings to resemble. This page of the master plan states the following:

"Building and landscape materials will be used that are natural in appearance and available locally or regionally....All buildings, site landscaping and construction at Powder Mountain should be healthy, durable, restorative, and a complement to the natural landscape. The design of the site and buildings must incorporate sustainable building design and construction practices including: utilization of renewable and highly efficient energy systems, green building materials, recycling of construction waste, utilization of natural day lighting and water conservation measures."

Regarding this requirement, the applicant has stated the following in the project narrative:

"The most sustainable feature of the building is its overall concept of being almost entirely constructed from renewable and natural resources. The buildings superstructure and composition are made from pre-fitted wooden structures are constructed from panels brought to the site. There is almost no construction waste and the wood is required to be harvested from sustainable forest management sources. There is no irrigated landscaping associated with the project and this in and of itself is a very impactful water conservation measure. The fenestration of the hotel provides for extensive utilization of natural light and passive solar heat."

The Powder Mountain development agreement outlines a workforce housing plan. According to the workforce housing plan, the proposed hotel will have a total of 51 employees. The applicant's narrative explains that, pursuant to the Powder Mountain Workforce Housing Plan, the workforce housing obligation for this development is being accommodated off site, as part of the 886 off site units.

According the zoning development agreement recorded on the property, hotel rooms count as 1/3 of a unit, while condominiums count as one full unit. With 47 hotel rooms and 60 condominium units, this proposal will consist of 75 units, out of the overall amount of units allowed under the development agreement.

Review Agencies: A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the review agencies are adhered to. One condition of the Fire District is that a fire station be in the construction stages in conjunction with the hotel.

Staff Recommendation

Staff recommends design review approval of file DR 2019-09. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. On street parking is not permitted along Summit Pass and the applicant will need to ensure adequate spaces within the off street valet parking area.
2. The applicant will be required to demonstrate compliance with the Ogden Valley Outdoor lighting ordinance and the Ogden Valley signage ordinance prior to receiving a building permit.
3. The applicant will be required to show compliance with all criteria regarding projections into private rights of way, as outlined in LUC 108-7-2.

This recommendation is based on the following findings:

1. The proposed conditional use amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed conditional use amendment complies with the applicable County ordinances and the associate development agreement and master plan.

Exhibits

- A. Narrative
- B. Site Plan
- C. Building Elevations
- D. Signage plan
- E. Relevant pages of master plan

NARRATIVE

Greenline Capital, LLC is proposing to develop a Hotel/Condominium project at the Summit Powder Mountain North Village area in the parcel identified as Parcel D3 on the Summit Eden Phase 1C Amendment 2 Plat (recorded 05 February 2016). The Selina Hotel proposal consists of 47 hotel rooms, 60 condominiums, a full-service restaurant/lounge, a tavern/speakeasy, a spa and a ski/bike shop. The proposal is a Selina-branded resort hotel with numerous amenities and commercial centers. It is located in the DRR-1 (Ogden Valley Destination and Recreation Resort Zone) in the Powder Mountain North Village Master Plan area.

The Selina Hotel is the first significant commercial project to be proposed in the Powder Mountain area. It plans to utilize Base Units allotted from the Powder Mountain Master Developer, SMHG, for its density requirements. The Weber County Land Management Code that address the DRR-1 Zone directs applicants to develop projects that 1) enhance and diversify quality public recreational opportunities, 2) contribute to the surrounding community's well-being and 3) instill a sense of land stewardship. The primary objective is to create recreational resort experiences. This proposed Selina Hotel fits very well with the overall objectives stated in the DRR-1 Zone. The project is expected to generate significant tourist tax dollars and minimally affect the existing infrastructure and services that Weber County currently enjoys.

Selina Hotel Program, Purpose and Appearance

The Hotel is five stories in height and is a total of 63,800 square feet. The overall site is 0.535 acres in size and the structure is located in the center of the North Village Core area of the Powder Mountain Resort. Height is approximately 56 feet from existing elevation. The Hotel will offer a combination of lodging services, food and beverage services as well as some limited resort-oriented commercial activities such as the bike/ski shop and the spa. Perhaps most importantly, it provides vitality and vibrancy to the entire resort area and really begins to anchor a Village Core that should be a significant economic development area for Weber County for years to come.

The architectural style and appearance of the Hotel is a modern, Scandinavian look which targets the demographic that Powder Mountain is hoping to attract. The signage and advertising will be understated and tasteful and a large mural is planned for the south end of the building. The project will be designed to invite people to experience its restaurants and taverns and the applicant hopes that it becomes a source of community energy and a gathering space that helps to propel the Village and the mountain in general forward in a positive and fiscally responsible manner.

The project proposes 60 condominiums that range in size from 182 square feet to 709 square feet. There are 30 units each on the third level (fourth floor including parking level) and 30 units on the fourth

level (fifth floor). All of the condominium units are one-bedroom units. There are only two end units that are 709 square feet, one on each floor. The next largest unit is 478 square feet and there are six units total in that range (three on each floor). The vast majority of condominium units are between 182 square feet and 289 square feet. There are 52 (out of 60) units that fall into this category. Obviously, these condominiums are very small and are designed to be used in conjunction with shared space throughout the Hotel. The condominiums look and feel like well-equipped hotel rooms. They are intended to be rented when the owner is not present, however that is an opt-in decision for the owner.

The Hotel will have a vibrant front lobby which will integrate with the adjacent restaurant and bar. Also, there is a co-working space that will further add to the vitality of the space. The hotel will have offices, front desk, guest storage and valet service. The hotel kitchen is adjacent to this area as well. Guests will access via centrally located elevators and stairs. The hotel rooms mirror the square footages outlined in the condominium proposal above. There are 47 proposed dedicated hotel rooms for nightly rentals. This is of paramount importance to the Selina Hotel operators that they have dedicated rooms to make the hotel operations function appropriately. The hotel parking will be addressed primarily by a valet service that is integral to the hotel’s operation. The valet service will utilize a combination of underground spaces, adjacent street spaces and a nearby parking lot to accommodate the parking and traffic flow. The parking plan is explained in detail in Exhibit A of this submittal.

We are proposing one small encroachment on the west side of the building. There is an overhang onto the road Right-of-Way that begins approximately eleven (11’) feet in height off of the ground. We discussed this with the representatives from the Building Department, the Planning Department and the Community Development Department and their initial reaction was that this should not be an issue. The encroachment is an overhang and does cross the ROW line by about three feet in width and about 28 feet in length. It is not a significant impact and should not interfere with either snow plowing or any utility easements or interference whatsoever.

Selina Hotel Proposed Commercial Uses

The Selina Hotel is designed to be a destination hotel, with all amenities located within the hotel area. There is a main restaurant and bar area that is combined with a co-working space. This is designed to be the “heart” of the hotel and a place where people can gather and share ideas. The tavern on the ground floor is more of a music and lounge area and both the restaurant and the tavern will be open to the public. Additionally, there are media rooms and reading rooms planned so that owners and guests can have a quiet place to relax and enjoy media or their favorite book. The spa use will be the first of its kind of business in the Powder Mountain area and the offerings will reflect similar spas in resort areas. Lastly, a ski/bike shop is planned to add to the recreational service amenities.

The commercial and common space uses and their square footages are proposed according to the following table:

Use	Square Footage
Restaurant/Bar	4,668 sf

Ski/Bike Shop	317 sf
Tavern	808 sf
Spa	1,172 sf
Totals	6,965 sf

The combination of commercial and lodging will attract destination tourists to enjoy the incredible Powder Mountain experience. Hotels are strong tax generators and generally do not impact area schools, services and infrastructure. The proposal includes a strong variety of tax-producing commercial businesses as a central core function of the hotel.

Again, thank you for the opportunity to present Weber County with this proposal. Greenline deeply appreciates your consideration of this application and is very open to any comments and questions that the Staff, the Planning Commission and the County Council may have to improve the project and make for a better overall resort experience.

EXHIBIT A. Considerations Relating to Traffic Safety and Traffic Congestion

June 26, 2019

Selina Hotel at Powder Mountain Parking Plan

In order to determine what specific concerns that the Planning, Building and Community Development wanted to see for the traffic section of this submittal, the applicant met with the Directors of the above Departments to seek their feedback prior to this submittal. Their concerns were mostly centered around parking requirements. This letter will examine the parking requirements of a resort hotel and how the applicant and Powder Mountain have agreed to manage those requirements. It should be noted that this is an initial parking plan, as the Powder Mountain North Village will continue to shape and evolve over time. As land becomes more valuable and covered parking becomes a more cost-effective way to deal with parking, the Village will evolve to accommodate those concerns. The following represents the applicant's initial proposal on the number and allocation of spaces. However, because resort condominium hotels are not specifically covered by the Weber County Land Management Code, there is some guess-work on what will be required. The applicant is more than open to suggestions from the Staff and Planning Commission to try to improve the parking plan.

Overall Parking Plan

The Selina Hotel will require a significant number of parking stalls in order to function properly. As is common in urban areas, where Salina currently primarily operates, a hotel valet system is used to manage the traffic and parking for the hotel and the accompanying uses. Salina plans to have parking valets/attendants manage the traffic for the hotel by shuttling owners and guests to a nearby parking area located south of the Village Lift. The lot will be graveled, but remain unpaved because of its likely conversion in the future for development. The attendants will have a small warming facility at the lot to operate from and park the shuttle. The parking will rely on the valet system with only about 17 interior spaces available to be parked, tandem-style, in the hotel itself.

There are also about 31 street parking spaces available in the immediate vicinity of the proposed hotel. The overall plan calls for these spaces to be used primarily by the patrons of the commercial uses located in the hotel (spa, restaurant, tavern). This will add to the vibrancy of the area and encourage owners and hotel guests to use the valet parking which is adjacent to the hotel and convenient. It may be prudent to have a maximum time on these particular spaces for that reason. Additionally, all hotel and associated commercial staff will be required to use the valet service.

The proposed location of the parking lot is approximately 300 feet from the hotel. This is not an excessive distance to walk, much less shuttle people back and forth. The grade is essentially level and there are no obstructions between the hotel and this location. Powder Mountain has specifically requested that public skier traffic be restricted to the existing resort parking lots and not this North

Village Lot. Their concern is that if public parking is allowed, the parking demand will quickly overwhelm the lot's ability to gracefully absorb the traffic and hotel owners and users will be excluded. While the hotel desires to attract day-users to the food and beverage facilities and the spa, this should be accomplished with maintaining 31 spaces on the streets around the hotel for their use. Day-use commercial patrons can also use the valet/shuttle service as space allows.

Aligning the Weber County parking Code with the proposed Selina Hotel uses requires some assumptions because resort hotels are not explicitly covered in the Code. Some uses, such as the restaurant and tavern, transfer readily as the Code covers them well. Other uses are not so apparent as to the parking requirements. In that vein, the applicant is proposing the following table of uses and required stalls that should be considered under the spirit of a "first draft" and is subject to the advice and counsel of the Staff and Planning Commission.

Use	Proposed # Stalls
60 hotel-room Condominiums	60*
47 Hotel Rooms	24**
Restaurant	28**
Tavern	15**
General Commercial (@2,300 sqft)	12**
Total	139 Stalls

** as per Weber County Code

* The only close comparable in the Weber Code is the condo reference but this appears to be more suited to more traditional condos than the very small (avg. 260 sf) units that are being proposed.

EXHIBIT B. Considerations Relating to Outdoor Advertising

June 25th, 2019

Selina Hotel at Powder Mountain Outdoor Advertising Plan

The Selina Hotel brand has become one of the most popular destination hotels for the “digital nomad” group of young entrepreneurs. Selina originated in largely urban areas and for that reason is very used to working with advertising restrictions and developing a highly distinctive brand and at the same time maintaining a very subtle profile. The following pages represent the types of Selina Hotel signs that currently exist and will be proposed to exist at the Powder Mountain site. As is apparent, the Selina brand is understated and is neither ostentatious nor flashy. We do not anticipate that the Planning Staff or Planning Commission will have any undue concerns regarding our final sign package. Please review the following pages and please let us know if there are any questions or concerns regarding their proposed outdoor advertising.

Selina

Examples

Look & feel

Introduction
Proportions
Materials



Selina

Examples

Look & Feel

Introduction
Proportions
Materials



Selina

Examples

Look & Feel

Introduction
Proportions
Materials



Selina

MATERIALS

Introduction
Proportions
Materials

The Selina logo can be applied on and with every material. It can be wood, metal or another texture. It is only important that the proportions are used right.

Selina

Examples

Wood

Introduction
Proportions
Materials



Selina

Selina

Examples

Wood

Introduction
Proportions
Materials



Selina

Examples

Metal

Introduction
Proportions
Materials



Selina

Examples

Glass

Introduction
Proportions
Materials



Selina

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EXHIBIT C. Considerations Relating to Landscaping

The Selina Hotel proposal has very little landscaping associated with the project due to its location in the North Village Core area. The site plan shows planters with vegetation to break up the front of the hotel and add texture to the overall massing and site design. The design is meant to be semi-urban in nature which fits with the objectives of the Village Core, so landscaping was not a significant consideration. The building itself encompasses virtually the entire building pad, so there is not much opportunity have extensive landscaping associated with the land plan. The areas remaining should probably be utilized primarily for snow removal, however we are open to any comments form Staff and Commission relative to the landscaping component of the project.

EXHIBIT E. Considerations Relating to Utility Easements, Drainage, and other Engineering Questions

June 27, 2019

Selina Hotel Considerations Relating to Utility Easements, Drainage and other Engineering Questions

The Selina Hotel at Powder Mountain is proposing to utilize the existing utility infrastructure in place on Summit Pass Road. The existing infrastructure is a 15" storm drain pipe which connects to the overall North Village utility masterplan infrastructure. Our engineers, Ensign Engineers (Mr. David Jenkins 801-255-0529), has determined both pre-development and post-development runoff calculations and those are attached to this memo as is the total amount of runoff and the impact to the existing storm water drainage system. As far as we can tell, we do not have concerns or conflicts with existing utility easements. This is pending a review by the Weber County Building Department, Engineering Department and the Public Works Department to determine if there are concerns we need to address in this regard.

From: David Jenkins <djenkins@ensignutah.com>

To: rory murphy <paladinparkcity@aol.com>

Cc: Alex Hawkins <ahawkins@ensignutah.com>; Thomas Mazejy <tmazejy@ensignutah.com>; jakev <jakev@muscandinavian.com>; ryan <ryan@greenlinecapital.us>

Subject: RE: autoCAD files

Date: Tue, Jun 25, 2019 3:28 pm

Attachments: Rational - Exist.pdf (95K), Rational - Proposed.pdf (95K)

Rory,

For the 0.53 acre site the existing runoff for the undeveloped site is 0.38 cfs. When it is completely developed the runoff will be 1.71 cfs. This is an increase of 1.33 cfs which isn't a significant number. It is hoped that the existing storm drain system has the capacity for this. Let me know if you need anything else at this time.

Thanks,

David Jenkins, P.E. | Principal

Main 801.255.0529 | Cell 801.631.2999

djenkins@ensigneng.com | ensigneng.com

From: rory murphy <paladinparkcity@aol.com>

Sent: Tuesday, June 25, 2019 9:55 AM

To: djenkins@ensignutah.com

Cc: ahawkins@ensignutah.com; tmazejy@ensignutah.com; jakev@muscandinavian.com;

ryan@greenlinecapital.us

Subject: Re: autoCAD files

David/Alex,

Weber County Planning has asked for the approximate storm water calculations for the new hotel in order to sign off on the storm drain capability. Since we are essentially covering the entire site, we have made it all impermeable surface. Could you give me an approximate estimate of the before and after calculations for storm water runoff from the site?

Thanks,

STORM DRAIN DETENTION



PROJECT TITLE: Powder Mountain Main Street		PROJECT NUMBER: 8353B
LOCATION: Eden, Utah		DATE: 06/25/19
OWNER:		SHEET: 1 OF 1
DESIGNED BY: T. Mazejy	CHECKED BY: D. Jenkins	APPROVED BY: D. Jenkins

AREA CALCULATION

HARDSCAPE AREA :	0.00 acres	runoff coeff. C :	0.90
Offsite	0.00		0.75
LANDSCAPE/NATIVE AREA :	0.53 acres	runoff coeff. C :	0.20
TOTAL AREA :	0.53 acres	WEIGHTED C :	0.20

RUNOFF CALCULATION

(10-yr)

100 Year Design Storm		Allowable Runoff	0 cfs/ac			
		Total allowable runoff	0.000 cfs			
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft ³)	Allowed Runoff (ft ³)	Storage (ft ³)
5	0.11	4.39	300	140	0	140
15	0.11	2.77	900	264	0	264
30	0.11	1.86	1,800	355	0	355
60	0.11	1.15	3,600	439	0	439
120	0.11	0.73	7,200	560	0	560
180	0.11	0.53	10,800	604	0	604
360	0.11	0.35	21,600	801	0	801
720	0.11	0.24	43,200	1,081	0	1,081
1440	0.11	0.17	86,400	1,529	0	1,529
STORAGE REQUIRED :						1,529
STORAGE PROVIDED :					xx	

PEAK FLOW

10 Year Design Storm

$$Q_{\text{peak}} = CIA$$

Flow Calculations

C =	0.20
I (in/hr)	3.58
A (acres) =	0.53
Q _{peak} (cfs) =	0.38

STORM DRAIN DETENTION



PROJECT TITLE: Powder Mountain Main Street		PROJECT NUMBER: 8353B
LOCATION: Eden, Utah		DATE: 06/25/19
OWNER:		SHEET: 1 OF 1
DESIGNED BY: T. Mazejy	CHECKED BY: D. Jenkins	APPROVED BY: D. Jenkins

AREA CALCULATION

HARDSCAPE AREA :	0.53 acres	runoff coeff. C :	0.90
Offsite	0.00		0.75
LANDSCAPE/NATIVE AREA :	0.00 acres	runoff coeff. C :	0.20
TOTAL AREA :	0.53 acres	WEIGHTED C :	0.90

RUNOFF CALCULATION

(10-yr)

100 Year Design Storm		Allowable Runoff	0 cfs/ac			
		Total allowable runoff	0.000 cfs			
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft ³)	Allowed Runoff (ft ³)	Storage (ft ³)
5	0.48	4.39	300	628	0	628
15	0.48	2.77	900	1,189	0	1,189
30	0.48	1.86	1,800	1,597	0	1,597
60	0.48	1.15	3,600	1,975	0	1,975
120	0.48	0.73	7,200	2,521	0	2,521
180	0.48	0.53	10,800	2,720	0	2,720
360	0.48	0.35	21,600	3,606	0	3,606
720	0.48	0.24	43,200	4,863	0	4,863
1440	0.48	0.17	86,400	6,883	0	6,883
					STORAGE REQUIRED :	6,883
					STORAGE PROVIDED :	xx

PEAK FLOW

10 Year Design Storm

$Q_{peak} = CIA$					
Flow Calculations					
C =	0.90				
I (in/hr)	3.58				
A(acres) =	0.53				
Q_{peak} (cfs) =	1.71				

EXHIBIT F. Weber County Design Review Code/DRR-1 Zone

We felt that the best way to demonstrate the Selina Hotel proposal is in compliance with prior development concept plans is to compare it to the intentions of the Sections of the Weber County Land Management Code that the project would need to address. We will provide any additional information that the Staff feels is necessary to ensure that this project is compliant with the intent of the DRR-1 Zone.

In the DRR-1 Zone, Section 104-29-2, the General Design Layout requests that

“A destination and recreation resort shall have a general design that concentrates commercial and residential uses within a Village Core.”

The proposed Selina Hotel appears to be exactly what is envisioned under the DRR-1 Zone and is the first major commercial project in the Powder Mountain Resort area. The economic benefit of a destination resort hotel is significant and it will create vitality and vibrancy within the Resort.

Design Review Overview.

Sec. 108-1-1. - Purpose.

- (a) The purpose and intent of design review by the planning commission is to secure the general purposes of this chapter and the master plan and to ensure 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. We are confident that the proposed Selina Hotel plan fits harmoniously with the purpose of the Zone and does not impair orderly development of the remaining construction in the North Village Core.
- (b) It shall not be the intent of this chapter to restrict or specify the particular architectural design proposed or to specify the exterior detail or design, color, or materials proposed by the applicant, except as such detail is of such magnitude as to affect the general appearance and compatibility of the development with its surroundings or as guided by the Ogden Valley Architectural and Landscape chapter. The general appearance will be compatible with surrounding uses and has been reviewed by the Powder Mountain HOA group. The design is a contemporary Scandinavian design that will fit very well with the current vernacular of the Powder Mountain Resort.

Sec. 108-1-2. - Application and review.

- (a) All applications for occupancy permits or building permits for all multifamily (over eight) 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 or additions with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre may

be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances. In the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, the buildings with a total footprint of less than 75,000 square feet may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances and/or the intent of the applicable master plan. 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. **The plan does not exceed 75,000 square feet, nonetheless, we are committed to a thorough process and will make any appearances, undergo any processes or submit any reports that the Planning Director recommends.**

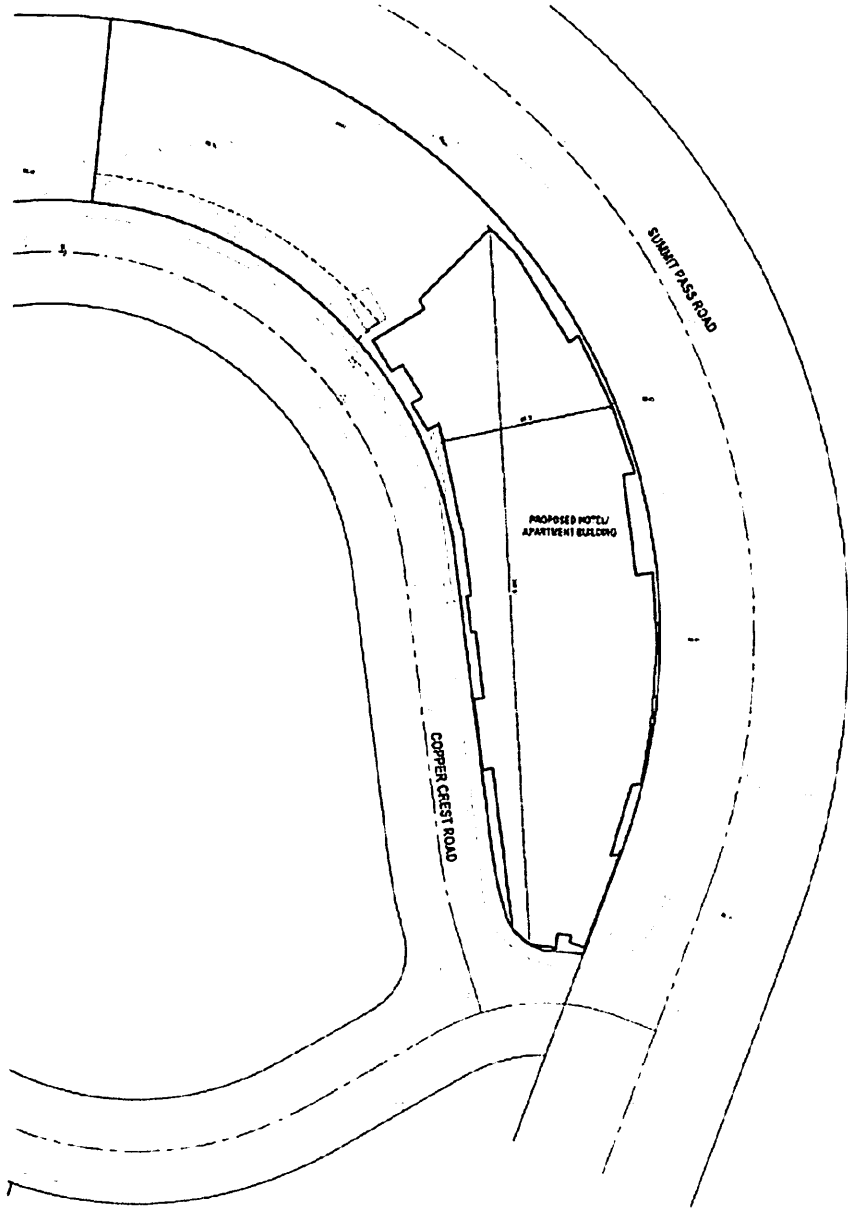
- (b) All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc.), and subsequent submittals and revisions, shall be accompanied by a full-scale set of PDF files of the respective plans.

Sec. 108-1-4. - Considerations in review of applications.

The planning commission and/or the planning director shall consider the following matters and others when applicable, in their review of applications and where the plan is found deficient, the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

- (1) *Considerations relating to traffic safety and traffic congestion.*
 - a. The effect of the development on traffic conditions on abutting streets. **The effect of the development should not unduly impact traffic conditions due to the remote location of the facility and the resort nature of the property.**
 - b. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways. **This information is included in the building plans (Exhibit D).**
 - c. The arrangement and adequacy of off-street parking facilities to prevent traffic congestion. **We have included a parking plan (Exhibit A) with this submittal and this plan outlines the parking arrangements planned for the project.**
 - d. The location; arrangement, and dimensions of truck loading and unloading facilities. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, all residential windows should face away from loading docks. **The primary area of truck loading and unloading will be the valet area on the lower level. Given the overall window plan for the hotel, it would be difficult to shield this type of activity entirely but we will do our best to make that occur.**
 - e. The circulation patterns within the boundaries of the development. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, a separate ingress/egress may be required, depending on the size and/or type of use, and for any multiple use complex. **This is included on Exhibit D.**
 - f. The surfacing and lighting of off-street parking facilities. **The surface is planned to be gravel and the lighting will be at the direction of the Master Developer, SMHG.**
- (2) *Considerations relating to outdoor advertising.* The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards, the blanketing of adjacent property signs and the appearance and harmony with other signs and structures with the project and with adjacent development. **We have included as Exhibit B, with this submittal details that address this issue.**
- (3) *Considerations relating to landscaping.* **Please see Exhibit C attached to the narrative. We have virtually no landscaping or irrigation. All trash enclosures will be covered and roofed and will be shielded from public sight.**
- (4) *Considerations relating to buildings and site layout.*

- a. Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining buildings and the neighborhood concept. **We have a detailed site and building plan accompanying this submittal. We believe that the building silhouette and massing are in harmony with the surrounding development and in-line with the plans and expectations of the Powder Mountain Master Plan.**
 - b. Consideration of exterior design and building materials in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on a street or streets, line and pitch of roofs, and the arrangements or structures on the parcel. **We agree. We will forward a full set of colors and materials to fulfill this obligation. We should have this on Monday July 1.**
- (5) *Considerations relating to utility easements, drainage, and other engineering questions.* Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property. **Please see the attached Exhibit E., that covers these concerns. Please let us know if there are further concerns or questions relating to these engineering concerns.**
- (6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.*
- a. Does any proposed phase or phasing sequence of an approved concept or preliminary development plan provide for logical workable independent development units that would function adequately if the remainder of the project failed to materialize? **Yes, we believe strongly that it does and will function adequately regardless of what happens throughout the rest of the Village.**
 - b. Is this plan or phase thereof a more detailed refinement of the approved concept plan? **Yes.**
 - c. Are any modifications of a significant nature that first need to follow the procedure for amending the approved concept plan? **No.**



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

EXHIBIT D.



SALT LAKE CITY
 614 1200 S. JUNE AVE
 SALT LAKE CITY, UT 84119
 PHONE 801 215 0221

LAYTON
 PHONE 801 541 1100

TOOELE
 PHONE 435 943 1549

CEDAR CITY
 PHONE 435 363 1451

RICHFIELD
 PHONE 801 436 7581

WWW.ENSIGNME.COM

700 S. 200 WEST
 SALT LAKE CITY, UT 84119
 PHONE 801 215 0221
 FAX 801 215 0222

MAIN STREET APARTMENT HOTEL

EDEN, UTAH

GRADING PLAN

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

C-200

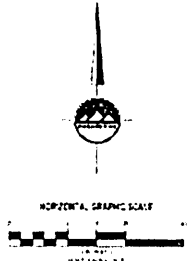
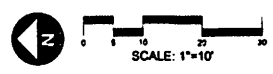


EXHIBIT E.

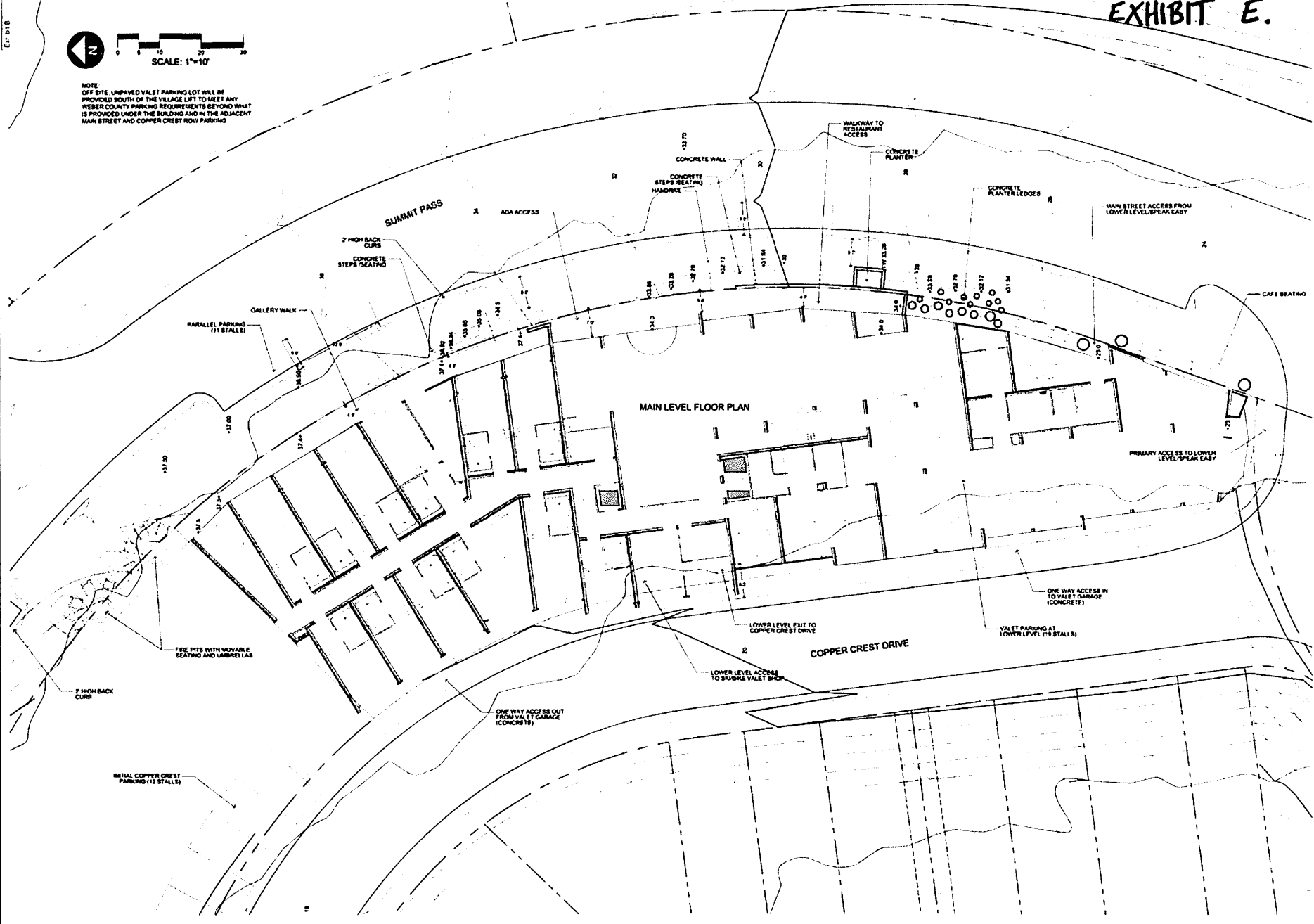


SUMMIT POWDER MOUNTAIN MAIN STREET APARTMENT HOTEL SUMMIT PASS

EPT 1018



NOTE:
OFF SITE UNPAVED VALET PARKING LOT WILL BE PROVIDED SOUTH OF THE VILLAGE LOT TO MEET ANY WEBER COUNTY PARKING REQUIREMENTS BEYOND WHAT IS PROVIDED UNDER THE BUILDING AND IN THE ADJACENT MAIN STREET AND COPPER CREST NOW PARKING



DATE	ARY 2
PROJECT	
DRAWN BY	
REVIEW BY	
VERSION	
REVISIONS	

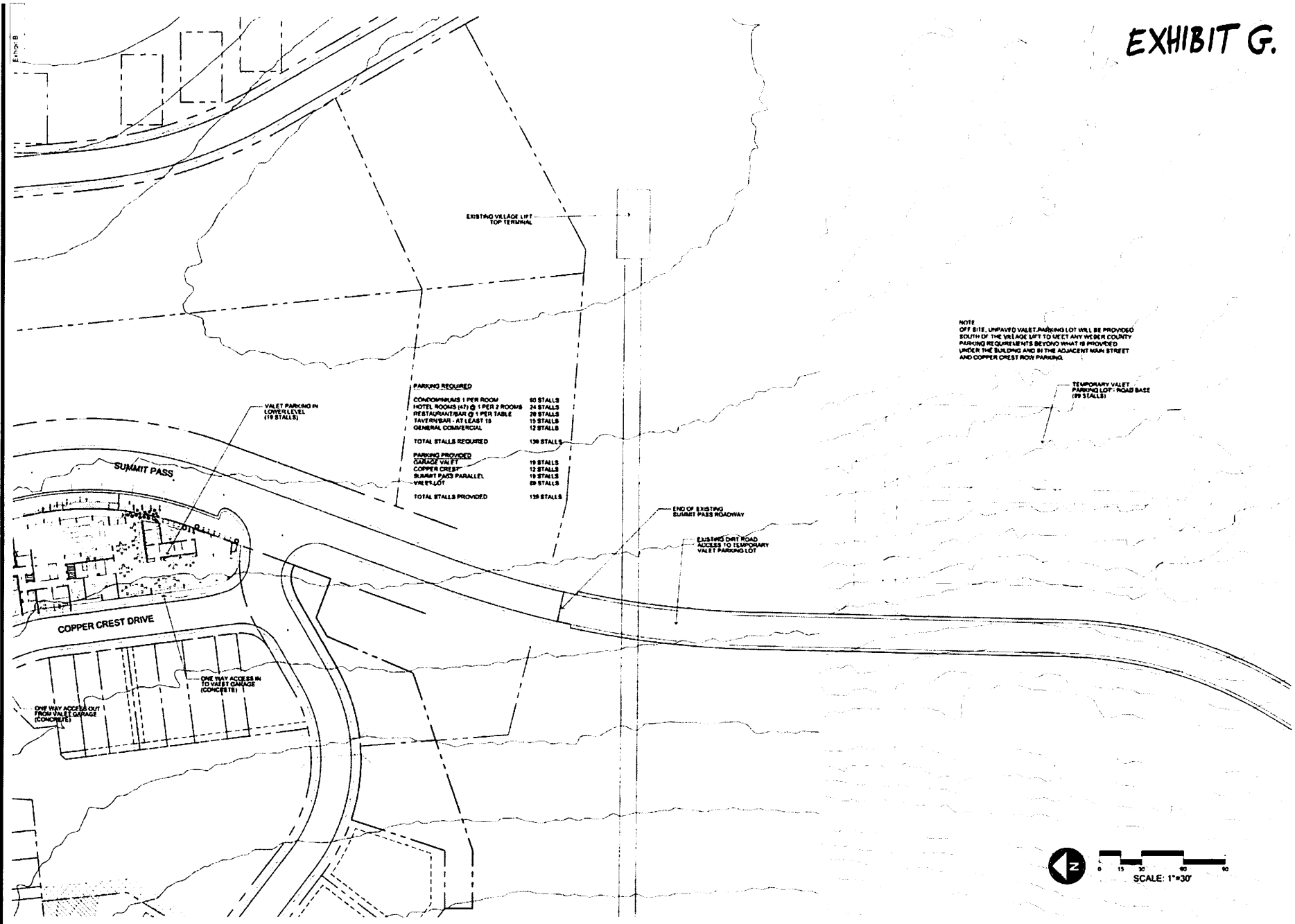
SHEET TITLE
**DETAIL
SITE PLAN**
SHEET NUMBER
L1.3

EXHIBIT G.



SUMMIT POWDER MOUNTAIN MAIN STREET APARTMENT HOTEL

SUMMIT PASS
WEBER COUNTY, UTAH



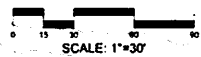
PARKING REQUIRED	
CONDOMINIUMS 1 PER ROOM	60 STALLS
HOTEL ROOMS (47) @ 1 PER 2 ROOMS	24 STALLS
RESTAURANT/BAR @ 1 PER TABLE	28 STALLS
TAVERN/BAR - AT LEAST 15	15 STALLS
GENERAL COMMERCIAL	12 STALLS
TOTAL STALLS REQUIRED	139 STALLS
PARKING PROVIDED	
GARAGE VALET	19 STALLS
COPPER CREST	13 STALLS
SUMMIT PASS PARALLEL VALET LOT	89 STALLS
TOTAL STALLS PROVIDED	121 STALLS

NOTE
OFF SITE, UNPAVED VALET PARKING LOT WILL BE PROVIDED SOUTH OF THE VILLAGE LIFT TO MEET ANY WEBER COUNTY PARKING REQUIREMENTS BEYOND WHAT IS PROVIDED UNDER THE BUILDING AND IN THE ADJACENT MAIN STREET AND COPPER CREST ROW PARKING.

TEMPORARY VALET PARKING LOT - ROAD BASE (99 STALLS)

END OF EXISTING SUMMIT PASS ROADWAY

EXISTING DIRT ROAD ACCESS TO TEMPORARY VALET PARKING LOT



DATE	JULY 2019
PROJECT	
DRAWN BY	EL
REVIEW BY	EL
VERSION	
REVISIONS	

SHEET TITLE
OVERALL SITE PLAN
SHEET NUMBER
L1.2



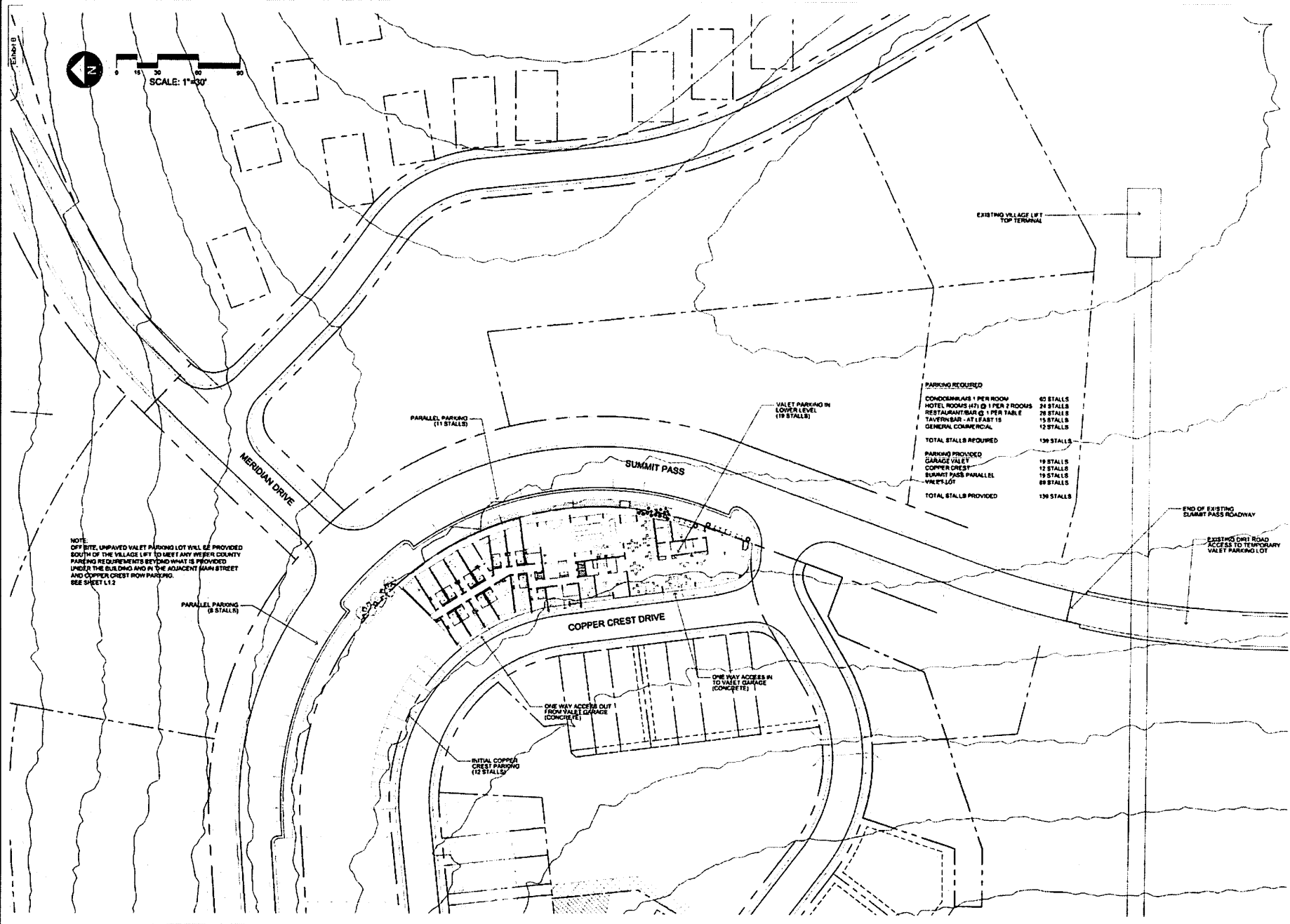
SUMMIT POWDER MOUNTAIN MAIN STREET APARTMENT HOTEL

SUMMIT PASS
WEBER COUNTY, UTAH

DATE	JULY 2019
PROJECT	
DRAWN BY	EL
REVIEW BY	EL
VERSION	
REVISIONS	

SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NUMBER:
L1.1

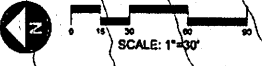


PARKING REQUIRED

CONDOS/STAIRS - 1 PER ROOM	42 STALLS
HOTEL ROOMS (47) @ 1 PER 2 ROOMS	24 STALLS
RESTAURANT/BAR @ 1 PER TABLE	28 STALLS
VAULT/BAR - AT LEAST 15	15 STALLS
GENERAL COMMERCIAL	12 STALLS
TOTAL STALLS REQUIRED	130 STALLS

PARKING PROVIDED

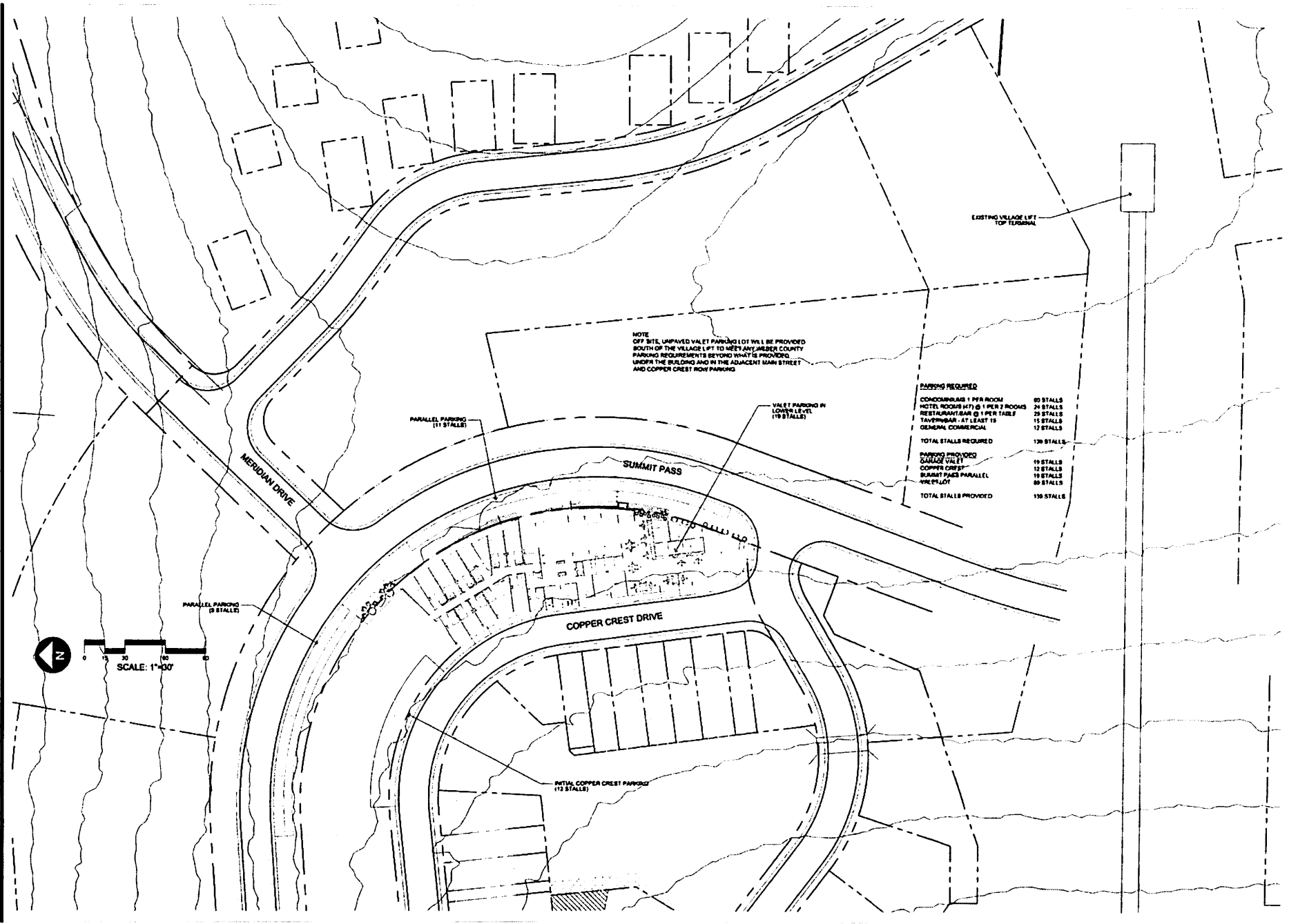
GARAGE VALET	19 STALLS
COPPER CREST	12 STALLS
SUMMIT PASS PARALLEL	19 STALLS
VALET LOT	80 STALLS
TOTAL STALLS PROVIDED	130 STALLS



NOTE:
OFF SITE, UNPAVED VALET PARKING LOT WILL BE PROVIDED SOUTH OF THE VILLAGE LIFT TO MEET ANY WEBER COUNTY PARKING REQUIREMENTS BEYOND WHAT IS PROVIDED UNDER THE BUILDING AND IN THE ADJACENT MAIN STREET AND COPPER CREST ROW PARKING. SEE SHEET L1.2

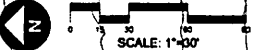


**SUMMIT POWDER MOUNTAIN
MAIN STREET APARTMENT HOTEL**
SUMMIT PASS
WEBER COUNTY, UTAH



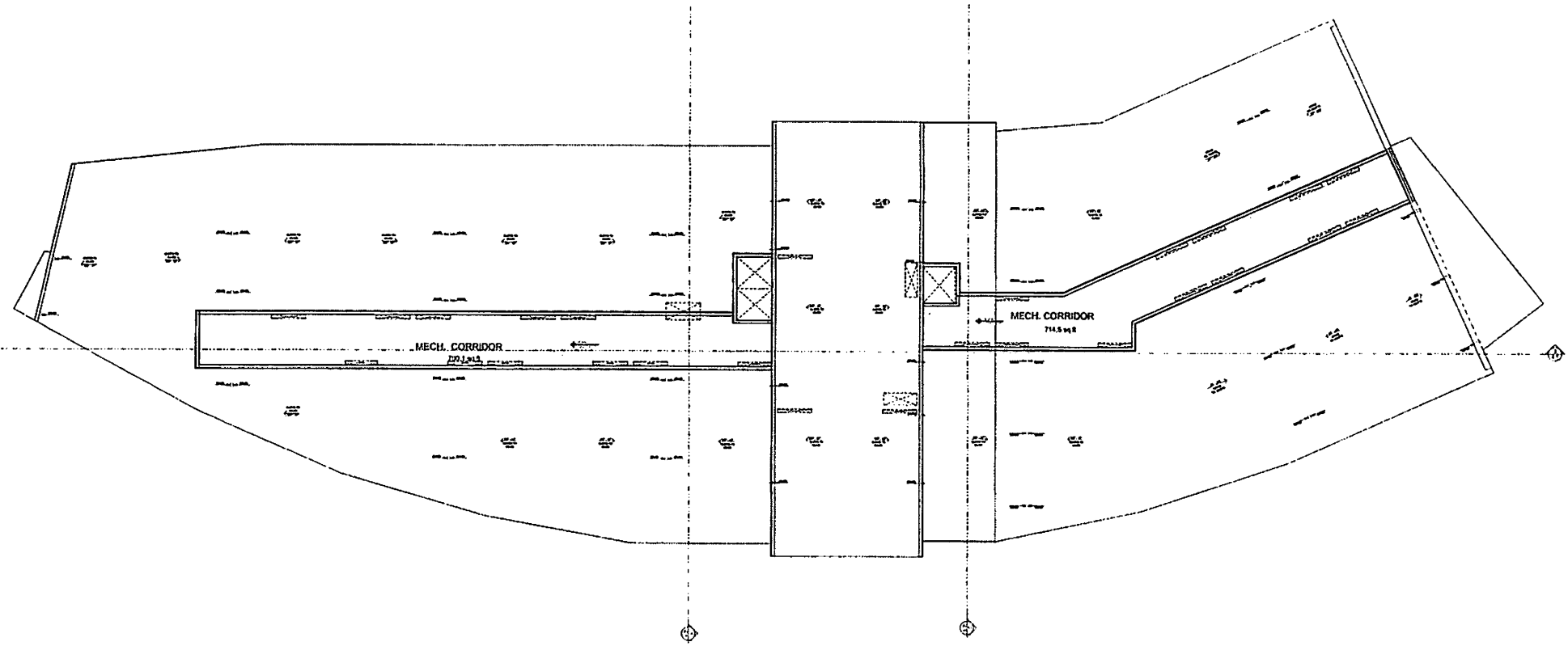
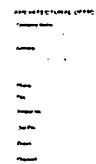
NOTE
OFF SITE, UNPAVED VALET PARKING LOT WILL BE PROVIDED
SOUTH OF THE VILLAGE LIFT TO MEET ANY WEBER COUNTY
PARKING REQUIREMENTS BEYOND WHAT IS PROVIDED
UNDER THE BUILDING AND IN THE ADJACENT MAIN STREET
AND COPPER CREST ROW PARKING

PARKING REQUIRED	
CONDOMINIUMS 1 PER ROOM	20 STALLS
HOTEL ROOMS (47) @ 1 PER 2 ROOMS	24 STALLS
RESTAURANT BAR @ 1 PER TABLE	20 STALLS
TAVENHUBBAR - AT LEAST 10	15 STALLS
GENERAL COMMERCIAL	12 STALLS
TOTAL STALLS REQUIRED	130 STALLS
PARKING PROVIDED	
GARAGE VALET	19 STALLS
COPPER CREST	13 STALLS
SUMMIT PASS PARALLEL	10 STALLS
VALET LOT	68 STALLS
TOTAL STALLS PROVIDED	110 STALLS



DATE	JUNE 2019
PROJECT	
DRAWN BY	EL
REVIEW BY	EL
VERSION	
REVISIONS	

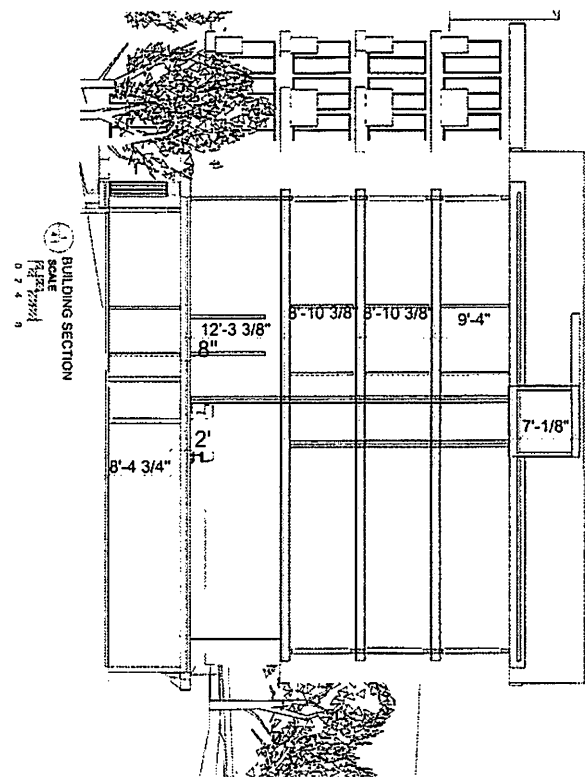
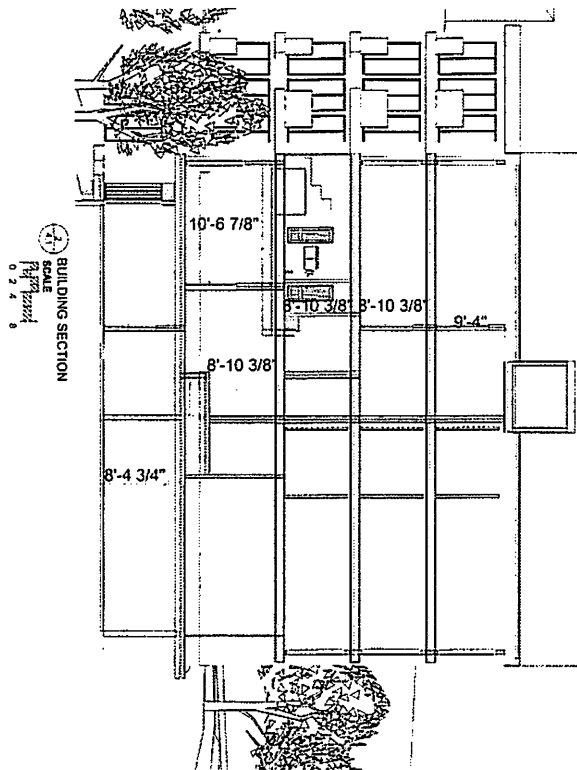
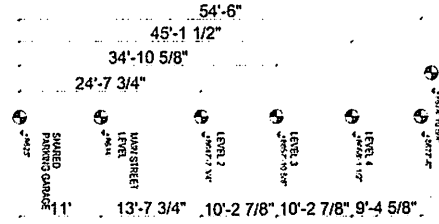
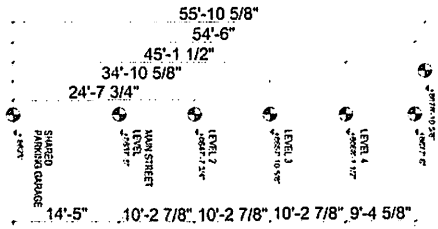
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**OVERALL
SITE PLAN**
SHEET NUMBER:
L1.1

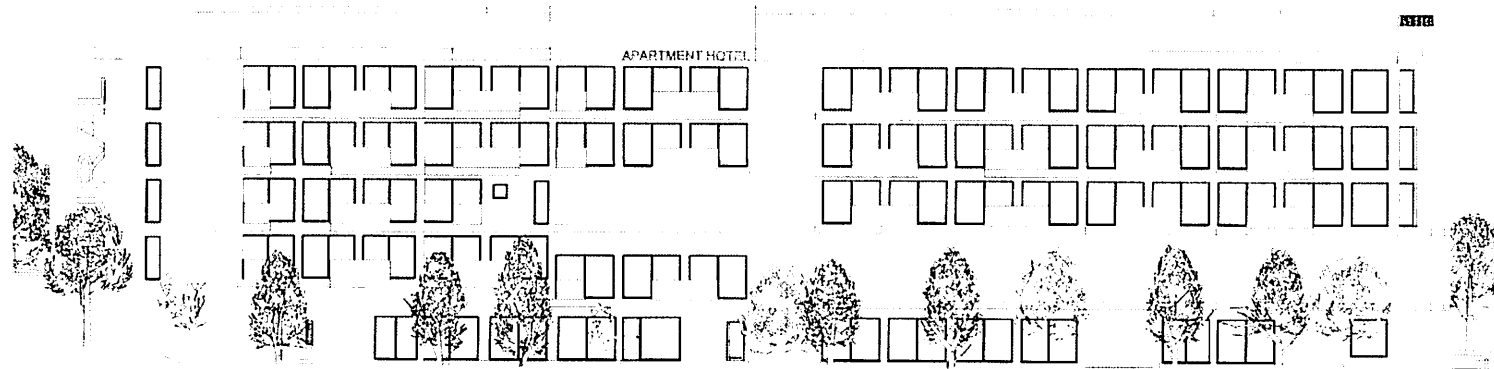
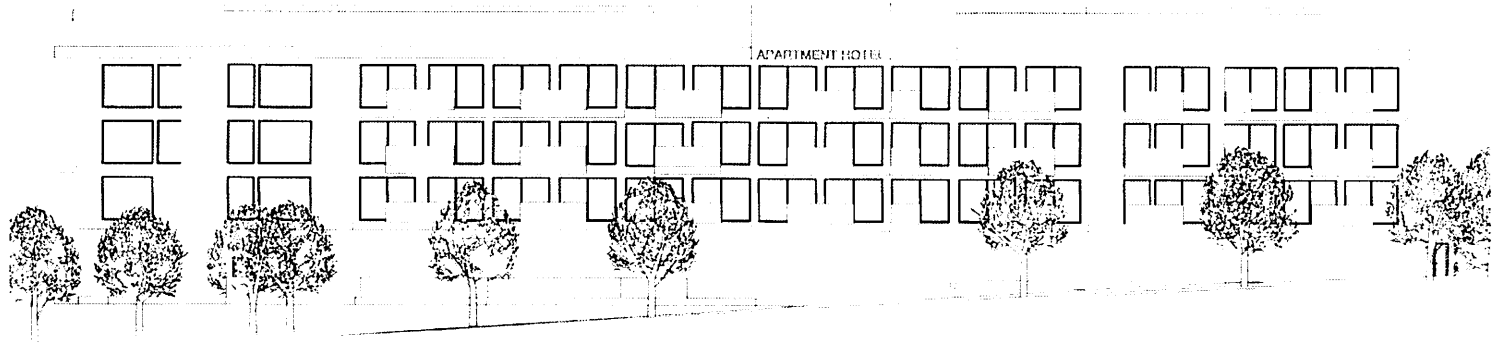


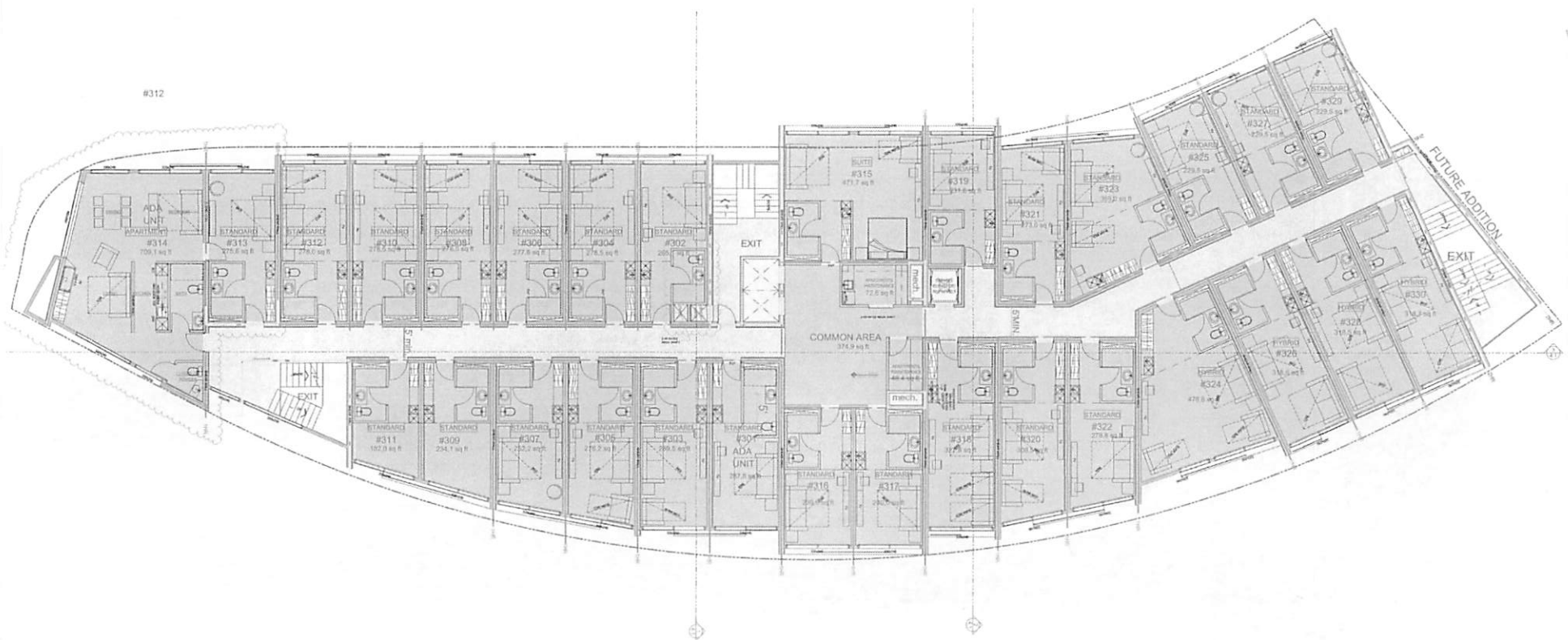
ROOF PLAN

MECH. CORRIDOR
AREA:
1504 sq ft









LEVEL 300: 12 747,1 sq ft

(30) APARTMENTS



DATE: 11/11/2013
PROJECT: MAIN STREET APARTMENT HOTEL



Scale bar and other technical annotations

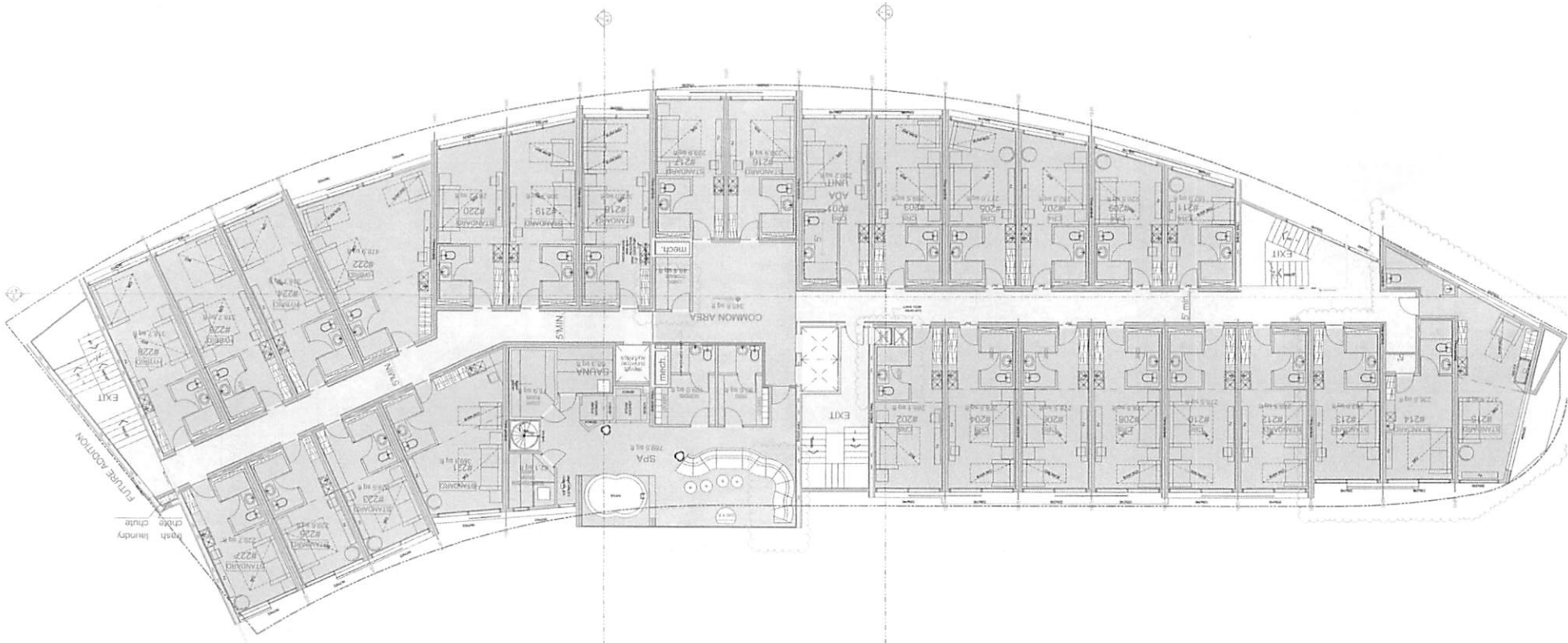
MAIN STREET APARTMENT HOTEL

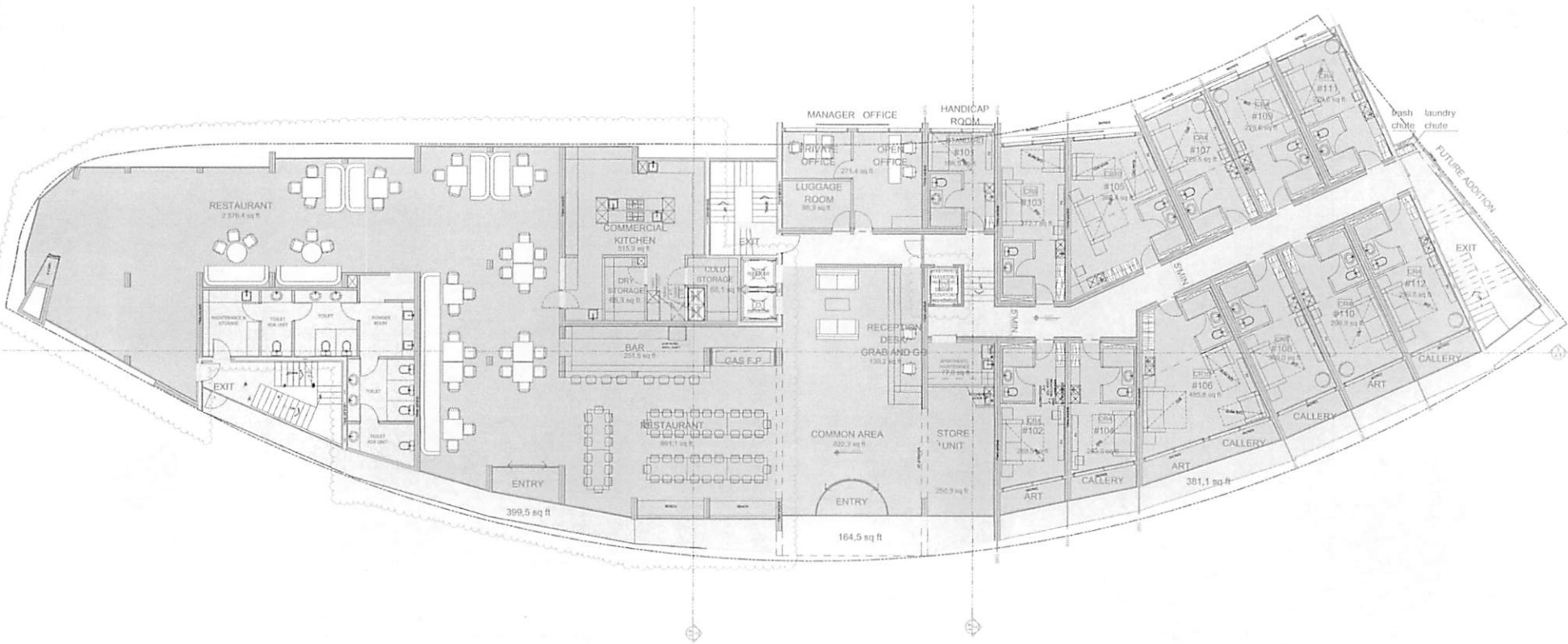
Summit Precast Aluminum

Scale bar and other technical annotations

SCANDINAVIAN LLC

LEVEL 200: 12 804.4 sq ft (28) APARTMENTS





MAIN STREET LEVEL FLOOR PLAN

LEVEL 100: 12 563,4 sq ft
+ PATIO AREA: 945 sq ft
 LEVEL 100: (12) APARTMENTS

LEVEL 000: (7) APARTMENTS
LEVEL 100: (12) APARTMENTS
LEVEL 200: (28) APARTMENTS
LEVEL 300: (30) APARTMENTS
LEVEL 400: (30) APARTMENTS
TOTAL (107) APARTMENTS





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for a heliport located at 5788 N Daybreak Ridge, Eden

Type of Decision: Administrative

Agenda Date: Tuesday, August 27, 2019

Applicant: SMHG Village Development, LLC

Authorized Agent: Rick Everson

File Number: CUP# 2019-09

Property Information

Approximate Address: 5788 N Daybreak Ridge

Project Area: 3.21

Zoning: DRR-1

Existing Land Use: Parking Lot

Proposed Land Use: Heliport/ Parking lot

Parcel ID: 23-138-0003

Township, Range, Section: Township 7 North, Range 2 East, Section 8

Adjacent Land Use

North:	Resort	South:	Resort
East:	Resort	West:	Resort

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 29, DRR-1 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The applicant is requesting approval of a conditional use permit for a heliport located within development parcel D6 of Summit Eden Phase 1D Amendment 1. The DRR-1 zone states that heliports, subject to the following standards, are conditionally permitted in the DRR-1 Zone:

1. A heliport must be located at an elevation of at least 6,200 feet above sea level.
2. A heliport must be located at least 200 feet from any resort boundary, except where the developer (as defined in the applicable zoning development agreement) owns at least 200 feet of property extending from the resort boundary at the planned location of the heliport or where the developer has received approval from the owner of any property within 200 feet of the resort boundary at the planned location of the heliport. The planning commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the resort boundary provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the planning commission.
3. The heliport landing surface must be dust-proof and free from obstructions.
4. Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

The proposed heliport location is approximately 8,640 feet above sea level and is located several thousand feet within the resort boundary. The landing surface of the heliport will be treated with magnesium chloride to prevent dust during the summer months and will be a solid snow surface groomed and packed by snow cats during the winter months. The applicant has stated, in their application, that the flight paths are regulated by the FAA. The applicant has provided a section of the Code of Federal Regulations as part of the application (Exhibit A) which states that notice to the federal government is not required for the intermittent use of a site. The applicant states that the proposed use will be intermittent according to the Code of Federal Regulations. The proposed flight paths are included as Exhibit C. The other proposed landing zones are located entirely within Cache County.

The application states that a helicopter will originate from Salt Lake City Airport and will travel to and from the site twice per season. The helicopter will be used for heli-biking and heli-fishing from June 1 to September 30 each year. During the winter season, from December 1 to April 15, the helicopter will be used for heli-skiing. The proposed hours of operation are from 7AM to 6PM. The operation is proposing to be limited to 3 days per week with a maximum of 10 operations (trips) in a single day. The applicant is proposing a maximum of 24 guests to be served per day. The applicant anticipates the need for 12 parking spaces to be located near the helipad (see site plan, Exhibit B).

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it promotes recreational tourism supporting the valley's economic base (page 22, 2016 Ogden Valley General Plan).

Zoning: The subject property is located within the Destination and Recreational Resort (DRR-1) zone. The purpose and intent of the DRR-1 zone is described as follows:

The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land.

As mentioned earlier, the proposed use is conditionally permitted within the DRR-1 zone. The following is a review of the proposal against the conditional use standards outlined in LUC 108-4.

Conditional Use Review:

- **Standards relating to safety for persons and property:** The applicant will be responsible to comply with all state and federal regulations related to the proposed activity in order to ensure the safety of persons and property. There are no proposed improvements to the property and no vegetation is proposed to be disturbed.
- **Standards relating to infrastructure, amenities, and services:** The proposed recreational site will not include any infrastructure or use that is anticipated to materially degrade any services in the area.
- **Standards relating to the environment:** Scholarly articles suggest that helicopter operations can have a significant impact on the environment. Amoroso et al. state, "In order to control the environmental impact of a heliport all involved actors (the State, the local authorities, the local resident associations, the heliport users and the heliport managers) should adopt measures that aim to reduce the environmental pollution and its associated annoyance, especially noise and gas pollution, due to the helicopter activity in order to preserve the health and peacefulness of the local residents."¹ The applicant, at a minimum, should be required to demonstrate compliance with any federal, state, or local regulations regarding helicopter gas emissions and noise as a condition of approval.

¹ Amoroso, Salvatore, Francesco Castelluccio, and Luigi Maritano. "Helicopter operations: the environmental impact and ground facilities: procedures and operational standards for the system's acceptance." In 4th International Conference HELI World 2012. 2012.

- *Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan:* The proposal does not include improvements other than a gravel parking lot and groomed area for the helipad. Given the recreational nature of the DRR-1 zoning, and that the operation exists on undeveloped land, staff feels that the use fits in appropriately with the surrounding area.

Design Review: As part of conditional use review, the proposal has also been reviewed against the design review criteria outlined in LUC 108-1-4. The following is an analysis of the design review criteria:

- *Considerations relating to traffic safety and traffic congestion.* Traffic safety and congestion is not anticipated with this proposal. The applicants will be required to park at the proposed location on the mountain. If the applicant wishes to shuttle people from the valley floor a conditional use permit amendment will be required and it must be demonstrated that the shuttle pickup location is an approved use in the zone in which it is located.
- *Considerations relating to landscaping.* The site currently maintains the required 20 % landscaping with deciduous trees and other natural landscaping.
- *Considerations relating to buildings and site layout.* The site will remain undeveloped except for a temporary yurt that was previously approved for cat skiing. The parking lot and helipad will be approximately 100 feet off of Summit Pass Road.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The Engineering Division has no concerns with the proposal.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The Powder Mountain development agreement outlines recreational opportunities including skiing and biking. Heliports are a conditional use in the DRR-1 zone, which was granted to the resort based on the development agreement and master plan.

Review Agencies: The Fire District and Engineering divisions have given approval of this project.

Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under "Decision Requirements", which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission will need to determine if the request for a heliport has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

Staff Recommendation

The Planning Division recommends approval of file# CUP 2019-09. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant is required to demonstrate compliance with any federal, state, or local regulations regarding helicopter gas emissions and noise.
2. If the applicant wishes to shuttle people from the valley floor a conditional use permit amendment will be required and it must be demonstrated that the shuttle pickup location is an approved use in the zone in which it is located.
3. The applicant will be required to provide written approval from the Federal Aviation Administration.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application and narrative
- B. Site Plan
- C. Flight path

Map 1



Bibliography

Amoroso, Salvatore, Francesco Castelluccio, and Luigi Maritano. "Helicopter operations: the environmental impact and ground facilities: procedures and operational standards for the system's acceptance." In 4th International Conference HELI World 2012. 2012.

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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) SMHG VILLAGE DEVELOPMENT LLC		Mailing Address of Property Owner(s) 3932 N WOLF CREEK DR EDEN, UT 84310	
Phone 303-905-3496	Fax N/A	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) dguerra@powdermountain.com			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Rick Everson		Mailing Address of Authorized Person 5200 S. Highland Drive #101 SLC, UT 84117	
Phone 801-897-4880	Fax N/A	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address rick@wattsenterprises.com			

Property Information

Project Name Whisper Ridge Heliport	Total Acreage 3.21	Current Zoning DRR-1
Approximate Address 5788 N DAYBREAK RIDGE EDEN, UT 84310	Land Serial Number(s) 23-138-0003	

Proposed Use
HELIPORT

Project Narrative
The proposed heliport will be located at Powder Mountain Resort within the DRR-1 zone. The location is in the future village area east of the current end of asphalt for Summit Pass Road. The location is currently undeveloped and timing for developing this parcel is unknown. See attached Exhibit A.

The helicopter will originate from Salt Lake City Airport and will travel to/from the site twice per season. When not in use, the helicopter will remain at the helipad site. The anticipated destinations to/from the heliport site and route to/from SLC Airport are identified on Exhibit B-1 and B-2.

Operations will be limited to 3 days per week with a maximum of 10 operations in a single day. Dates of operation are December 1 - April 15 for winter heli-skiing and June 1 - Sept 30 for summer activities such as heli-biking and heli-fishing. Hours of operation will be no earlier than 7am and not later than 6pm.

Maximum amount of guests able to be served in a single day would be 24, and that would include 2 or 3 people per group. Anticipated maximum amount of vehicles from-guests is 12. There is ample room for parking adjacent to the helipad as shown on Exhibit A.

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.

Safety: The heliport will operate under visual flight rules (VFR) and flights will occur only during daylight hours and good weather conditions. The number of flights per day and the number of operating days per week are restricted as mentioned above. The flight paths are almost exclusively over undeveloped areas, with the exception of a couple remote cabin sites.

Noise: Impacts from the noise generated by the helicopter is minimized because the flight paths are through vacant, mountainous properties.

Dust: The heliport landing area will be treated with magnesium chloride to prevent fugitive dust in the summer months. In the winter, the heliport will be on a solid snow surface, groomed and packed by snow cats.

Wildlife Impacts. Nothing is being constructed, no new roads or fencing will be built, and no vegetation disturbed. Once the helicopter leaves the heliport, its flight path is regulated by the FAA.

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

Weber County Land Use Code, Section 104-29-8:

1. A heliport must be located at an elevation of at least 6,200 feet above sea level.

*The heliport is located at an elevation of approximately 8,500 feet

2. A heliport must be located at least 200 feet from any resort boundary, except where the developer (as defined in the applicable zoning development agreement) owns at least 200 feet of property extending from the resort boundary at the planned location of the heliport or where the developer has received approval from the owner of any property within 200 feet of the resort boundary at the planned location of the heliport. The planning commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the resort boundary provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the planning commission.

*The heliport is located more than 3,700 feet from the closest resort boundary. See Exhibit C

3. The heliport landing surface must be dust-proof and free from obstructions.

*Magnesium Chloride dust abatement will be applied on the compacted gravel surface prior to flight operations being conducted in the summer. In the winter, the surface is solid snow, packed and groomed by snow cat equipment. No obstructions are present that will limit flight operations or provide safety concerns.

4. Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

*The heliport meets the definition of "intermittent use" under Code of Federal Regulations (CFR) Title 14 Part 157.1.c and therefore, does not require notification to or inspections from the FAA. See Exhibit D.

In the staff report CUP 2012-01, a similar heliport was being proposed and Weber County staff spoke directly with the FAA Salt Lake City Flight Standards District Office about this issue and it was confirmed that this heliport would not require inspections because it is seasonal, nothing is being constructed, and it meets the definition of "intermittent use." A similar response was given for the heliport that was proposed at the Red Moose Lodge in 2010. See Exhibit E.

Code of Federal Regulations

Title 14 - Aeronautics and Space

Volume: 3

Date: 2013-01-01

Original Date: 2013-01-01

Title: PART 157 - NOTICE OF CONSTRUCTION, ALTERATION, ACTIVATION, AND DEACTIVATION OF AIRPORTS

Context: Title 14 - Aeronautics and Space. CHAPTER I - FEDERAL AVIATION ADMINISTRATION, DEPARTMENT OF TRANSPORTATION (CONTINUED). SUBCHAPTER I - AIRPORTS.

Pt. 157

PART 157—NOTICE OF CONSTRUCTION, ALTERATION, ACTIVATION, AND DEACTIVATION OF AIRPORTS

Sec.

- 157.1 Applicability.
- 157.2 Definition of terms.
- 157.3 Projects requiring notice.
- 157.5 Notice of intent.
- 157.7 FAA determinations.
- 157.9 Notice of completion.

Authority: 49 U.S.C. 106(g), 40103, 40113, 44502.

Source: Docket No. 25708, 56 FR 33996, July 24, 1991, unless otherwise noted.

§ 157.1 Applicability.

This part applies to persons proposing to construct, alter, activate, or deactivate a civil or joint-use (civil/military) airport or to alter the status or use of such an airport. Requirements for persons to notify the Administrator concerning certain airport activities are prescribed in this part. This part does not apply to projects involving:

- (a) An airport subject to conditions of a Federal agreement that requires an approved current airport layout plan to be on file with the Federal Aviation Administration; or
- (b) An airport at which flight operations will be conducted under visual flight rules (VFR) and which is used or intended to be used for a period of less than 30 consecutive days with no more than 10 operations per day.
- (c) The intermittent use of a site that is not an established airport, which is used or intended to be used for less than one year and at which flight operations will be conducted only under VFR. For the purposes of this part, *intermittent use of a site* means:
 - (1) The site is used or is intended to be used for no more than 3 days in any one week; and
 - (2) No more than 10 operations will be conducted in any one day at that site.

§ 157.2 Definition of terms.

For the purpose of this part:

Airport means any airport, heliport, helistop, vertiport, gliderport, seaplane base, ultralight flightpark, manned balloon launching facility, or other aircraft landing or takeoff area.

Heliport means any landing or takeoff area intended for use by helicopters or other rotary wing type aircraft capable of vertical takeoff and landing profiles.

Private use means available for use by the owner only or by the owner and other persons authorized by the owner.

Private use of public lands means that the landing and takeoff area of the proposed airport is publicly owned and the proponent is a non-government entity, regardless of whether that landing and takeoff area is on land or on water and whether the controlling entity be local, State, or Federal Government.

Heliport Appeal Staff Report (CUP 2012-01)

Project: Heliport Landing Zone - Timothy Charlwood
User: Sean Wilkinson
Department: Special Events Reviewing Team, Surplus Property Review Team, Weber County Planning Division
Created: 2012-04-17 10:53:33
Modified: 2012-04-17 10:53:33
Approved: Yes

Notes

Background

The following information was presented to the Ogden Valley Planning Commission on January 24, 2012 and February 28, 2012 respectively:

January 24th Information

On January 3, 2012 the Weber County Commission adopted several amendments to the Weber County Zoning Ordinance regarding heliports in the Ogden Valley. On the same day, the applicant submitted a conditional use application for a heliport located in an F-40 Zone east of Green Hill Country Estates and approximately two-thirds of a mile from the Maple Street cul-de-sac. The proposed heliport location and an additional 446 acres owned by the applicant currently have final Planning Commission approval as a six-lot subdivision known as The Sanctuary. The application originally showed three sites on the applicant's property that were proposed for this use, however, it was discovered that two of the sites were located in an F-5 Zone which does not allow heliports. Only the location in the F-40 Zone is now being proposed for the heliport site.

The applicant is proposing to operate the heliport on a seasonal basis as a pick-up and drop-off site for heli-skiing operations. This site will be used for a maximum of three days per week, only during daylight hours, with no more than ten operations (take-off and landing combined) per day due to FAA regulations as described below. The proposed heliport has no permanent structures or facilities. No signage or lighting is proposed. The landing area is on an existing rock surface which is free from trees and other obstructions. Refueling on site will not occur. A portable latrine will be used at the site as necessary and may be removed when flights will not occur for several days.

Access to the proposed heliport is through Green Hill Country Estates, which has private roads. The applicant has provided staff with an agreement between the Green Hill HOA and the former owner of the property, which grants access on the Green Hill private roads to the applicant's property. The applicant has represented that the agreement allows those invited to his property to also use the private roads. However, this is a private matter between the applicant and the Green Hill HOA over which the County has no authority.

As part of the recent zoning ordinance amendments, the F-40 Zone now allows heliports as a conditional use subject to the following standards:

1. A heliport must be located on a single parcel of record which is not less than 40 acres in area.
2. A heliport must be located at an elevation of at least 6,200 feet above sea level.
3. A heliport must be located at least 200 feet from any property line. The Planning Commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the property line provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the Planning Commission.
4. The heliport landing surface must be dust-proof and free from obstructions.
5. Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

The proposed application meets each of these standards in the following ways:

1. The proposed heliport is located in an F-40 Zone on a 78 acre parcel.
2. The proposed heliport has an elevation of approximately 6,300 feet above sea level.
3. The proposed heliport is located slightly over 200 feet from the parcel's east boundary line and much more than 200 feet from the other boundary lines.
4. The heliport landing surface is proposed to be on an existing rock surface which is free from dirt. There are no trees or other obstructions in the vicinity of the proposed landing area.
5. The heliport meets the definition of "intermittent use" under the Code of Federal Regulations (CFR) Title 14 Part 157.1.c and, therefore, does not require notification to or inspections from the FAA. Staff recently spoke with the FAA Salt Lake City Flight Standards District Office about this issue and it was confirmed that this heliport would require no inspections because it is seasonal, nothing is being constructed, and it meets the definition of "intermittent use." A similar response was given for the heliport that was proposed at the Red Moose Lodge in 2010.

Summary of Planning Commission Considerations

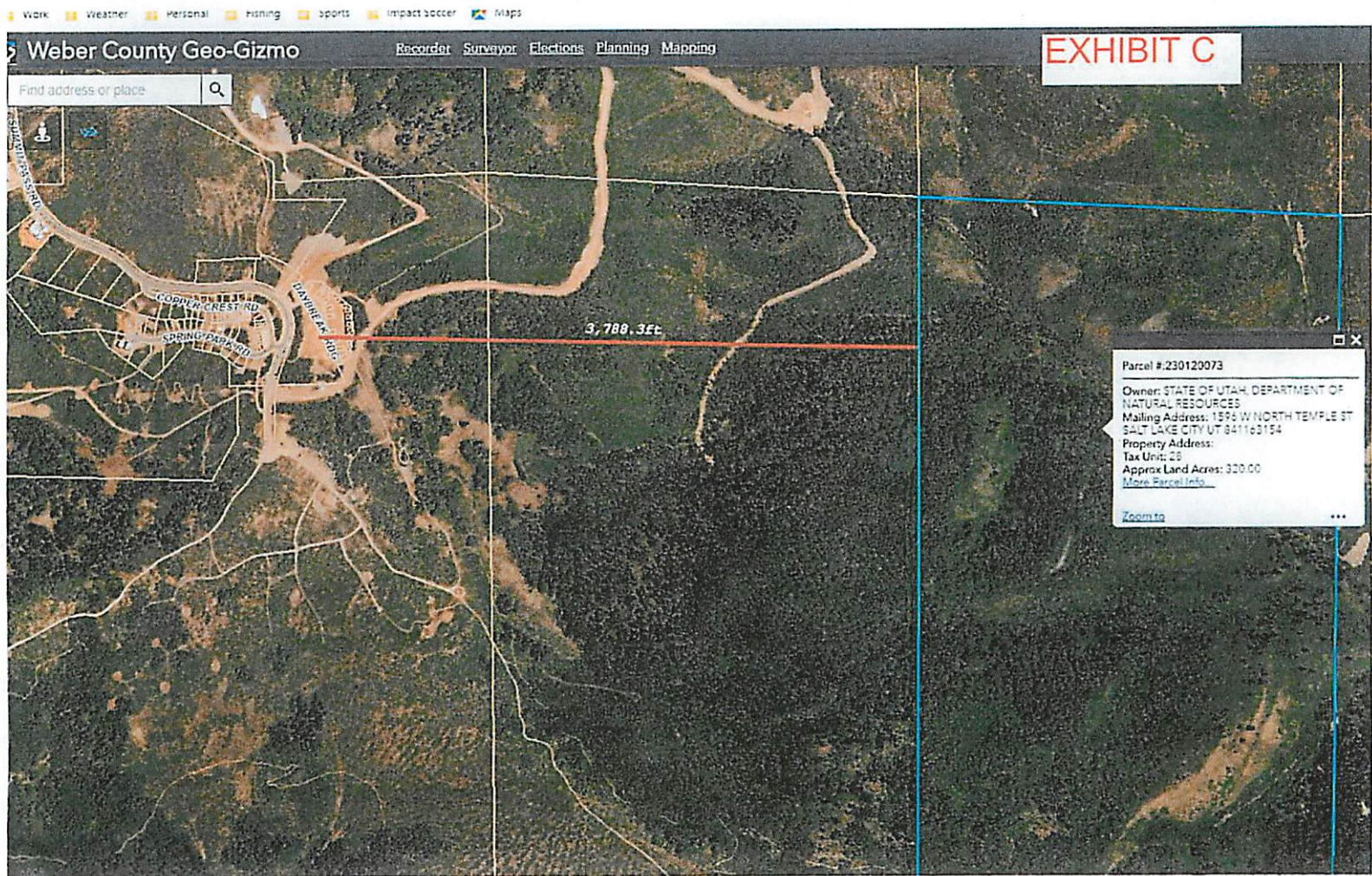
- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed heliport meets these requirements.

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

Conditional uses shall be approved on a case-by-case basis. 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.



SITE PLAN

EXHIBIT A

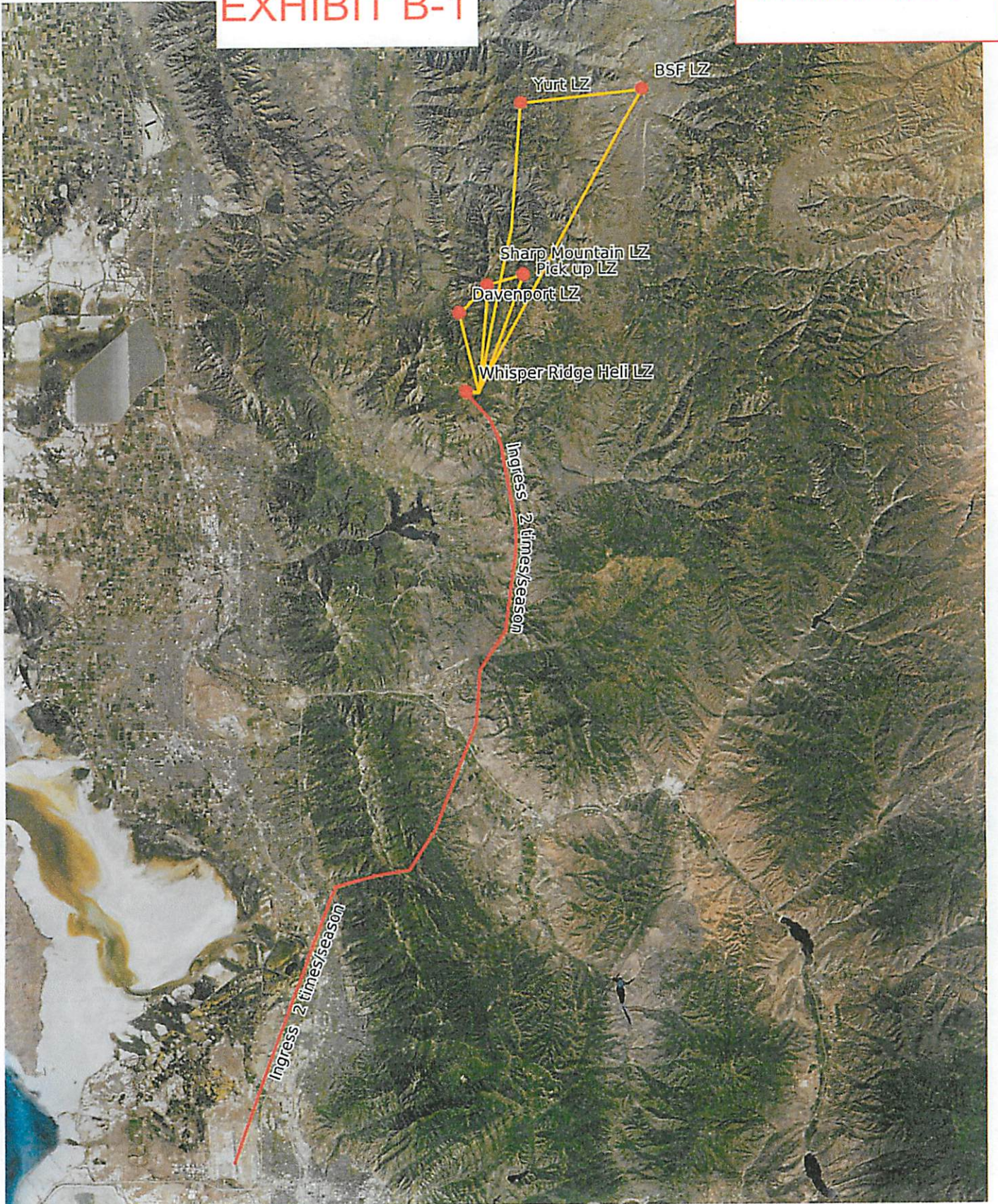


PREPARED FOR: SUMMIT POWDER MOUNTAIN

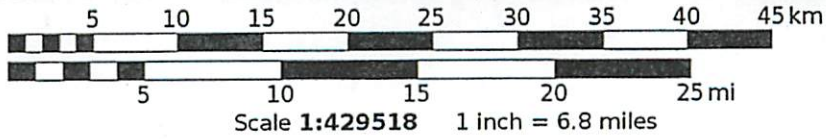
DATE SUBMITTED: 7/18/2019

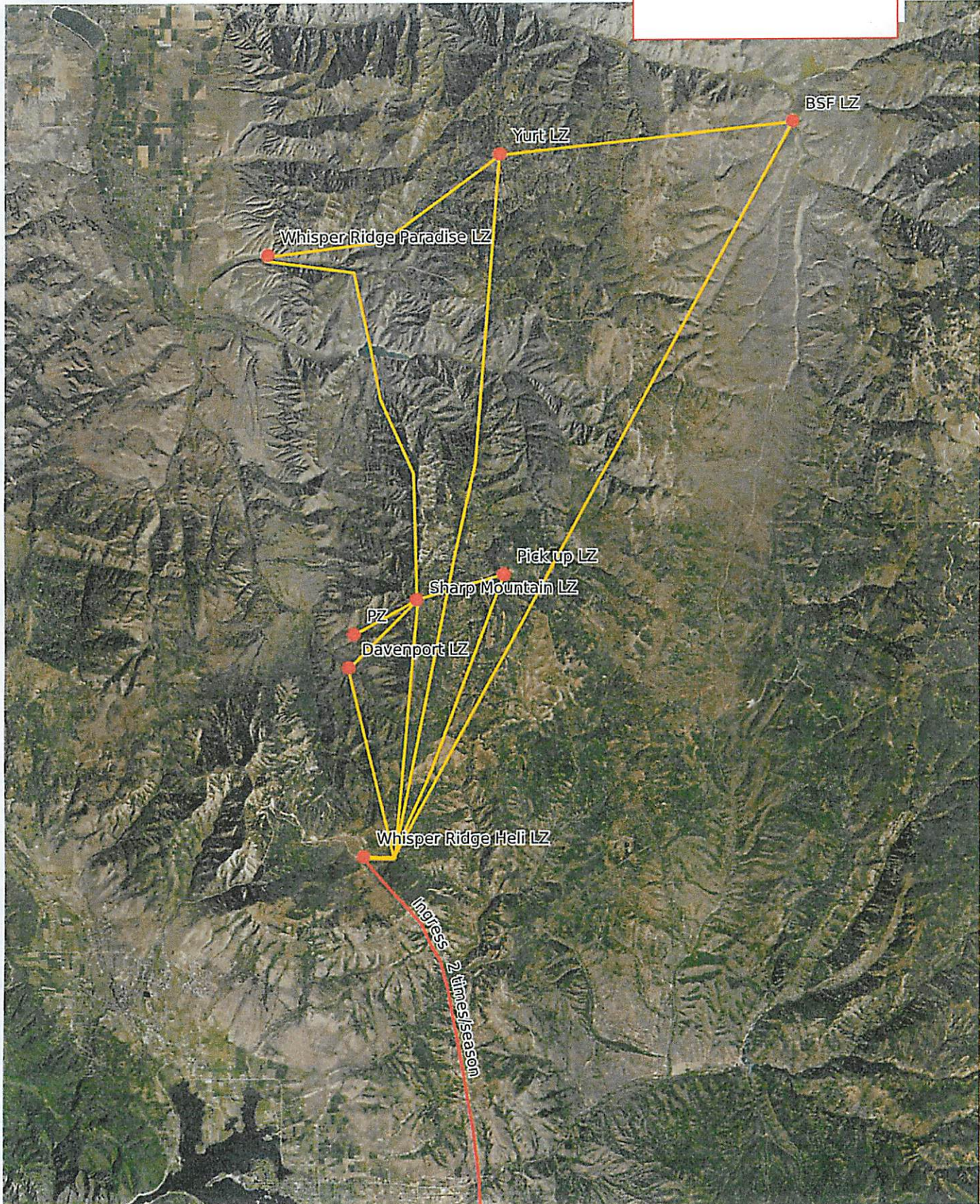
EXHIBIT B-1

Staff Report Exhibit C



Mercator Projection
WGS84
USNG 12TUL-12TVM
CalTopo





Mercator Projection
WGS84
USNG 12TVL-12TVM
CalTopo

