

OGDEN VALLEY PLANNING COMMISSION

PLANNING REGULAR MEETING AGENDA

August 22, 2017
5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Minutes: Approval of the July 25, 2017 meeting minutes
2. Consent Agenda:
 - 2.1. DR 2017-11 Consideration and action on a design review approval to reconstruct and improve two overflow parking areas at Snowbasin Resort. This project is located at 3925 East Snowbasin Road, in the Destination & Recreation Resort-1 (DRR-1) Zone. (Snowbasin Resort Company, Applicant; Shawn Shuler, Agent)
 - 2.2. UVL101816 Consideration and action on a request for final approval of the Ella O Fowles Subdivision consisting of six lots located at 148 N 10630 E, in the Forest-5 (F-5) Zone. (Rondell B Hansen, Applicant)
3. Petitions, Applications and Public Hearings
 - 3.1. Administrative:
 - a. New Business:
 1. CUP 2017-06 Consideration and action on a conditional use permit application for 50 self-storage units, located at approximately 601 South 7800 East in the Commercial Valley-2 (CV-2) Zone. (Kerry Wangsgard, Applicant; Chris Cave, Reeve and Associates Inc, Agent)
3. Public Comment for Items not on the Agenda
4. Remarks from Planning Commissioners
5. Planning Director Report
6. Remarks from Legal Counsel

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 at 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

Minutes of the Ogden Valley Planning Commission Regular meeting July 25, 2017, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Jami Taylor, Chair; Laura Warburton, John Howell, John Lewis, Robert Wood, Chris Hogge

Absent/Excused: Steven Waldrip

Staff Present: Rick Grover, Planning Director; Scott Mendoza, Assistant Planning Director; Charlie Ewert, Principal Planner; Ronda Kippen, Principal Planner; Steve Burton Planning II; Chris Crockett, Legal Counsel; Kary Serrano, Secretary

Pledge of Allegiance:

Roll Call

Chair Taylor introduced the new Planning Commissioner Chris Hogge. She asked if there were any ex-parte communication to declare and there were none.

1. **Minutes:** Approval of the June 27, 2017 meeting minutes

Chair Taylor approved the June 27, 2017 meeting minutes as presented.

2. **Consent Agenda:**

2.1. CUP 2017-12 Consideration and action on a conditional use permit application for a 10,000 gallon water storage tank and pump station for the Valley View Recreational Camp and Mountain Property, located at 3175 E 3350 N in the Forest Valley (FV-3) Zone. (Corporation of Presiding Bishop of the Church of Jesus Christ of LDS, Applicant; Jason Broome, Project Engineer, Agent)

2.2. CUP 2016-11 Consideration and action on an expiration extension of a conditional use permit to operate a recreational lodge on Lot 6 of the Sanctuary Subdivision, located at 9686 East Maple Ridge Road in the Forest 40 (F-40) Zone. (Tim Charlwood, Applicant)

Commissioner Howell moved to approve consent agenda items CUP 2017-12 and CUP 2016-11 subject to all conditions and recommendations listed in the staff report; and to all the county and state agencies requirements. This motion is based on the findings listed in the staff report. Commissioner Warburton seconded. A vote was taken with Commissioners Warburton, Howell, Lewis, Wood, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

3. **Petitions, Applications and Public Hearings**

3.1. Administrative:

a. New Business:

1. CUP 2017-09: Consideration and action for the Summit at Powder Mountain Phase 1 PRUD, Amendment 3. The request will amend the previous approved site plans for the Horizon Neighborhood at Powder Mountain and Village Nest at Powder Mountain. The amendment to the PRUD will increase the overall units in the Summit at Powder Mountain PRUD from 73 units to 77 units and will add one lodge to the Horizon Neighborhood. The remaining PRUD area will remain unchanged. (Summit Mountain Holding Group LLC, Applicant)

Director Grover request to amend the previous approved site plan of the Horizon Neighborhood at Powder Mountain and Village Nests at Powder Mountain; the amendment to the PRUD will increase the overall units in the Horizon Neighborhood of Powder Mountain PRUD, from 73 Units to 77 Units and will add one lodge to the Horizon Neighborhood. The remaining PRUD will remain unchanged and as you review this, this is an administrative item so you can choose to take public comment. We will have Ronda Kippen that will give a short introduction on this; then Rick Everson who represents the applicant will give a short presentation, and then Ronda Kippen will explain how it's meeting or not meeting the county ordinances.

Ronda Kippen clarified that application should read, "increase the overall units in the Summit at Powder Mountain PRUD." The overall PRUD encompasses the whole Summit PRUD includes 15.6 acres. We are talking about two of the primary developments within the Summit PRUD; the Village Nests and other one is Horizon Neighborhood. The Village Nests includes a plat amendment with 1.38 development acres and 1.4 acres as open space. They have taken it from a condo plat to a PRUD; the condo plat initially had shared parking in each one of the units. They have done away with that plan

and just doing parking garages, and processing this as a PRUD. The density was not changed in the Village Nests, it was just changing from condominiums to a PRUD with limited common area around each units. They will be increasing the areas to include the 20 units, the site increasing from 2.068 acres, dedicating 1.06 acres so it's 51% open space. It will not increase habitable units but it will add an additional three structures instead of two. Horizon was initially platted as 26 unit development with shared parking structures on 5.43 acres. The proposal is to allow for Horizon at Powder Mountain area to increase in size to include 30 units, 4 garage structures, and 1 lodge on a total development area of 6.31 acres. The proposal includes dedicating 12.96 acres of the 6.31 acres in the Horizon as open space with a total of 74%.

Rick Everson, representing applicant, said the Village Nests we are not asking for density there, it's just to make the project wider. We are changing the original design to give more separation between the units, so there are only two rows of homes now, and the lower ones come down the hill a little bit more to give some room for walkways between there. That is just a slight acreage increase and changing that from a condominium project to a PRUD. The Horizon we're asking to add more units to that; the original plan was to have a lodge that was 20,000 sq. ft., and we scaled that down to cabins or homes. They will be 2,500 sq. ft. the same size and floor plan as the other homes for the HOA common use building and that gives for a couple more units on the site for that project.

Ronda Kippen informed based on staff's analysis outlined in your staff report, the applicant did provide the county with a Geologic and Geotechnical Report for all of the areas up there and their recommendations will need to be strictly adhered to during all of development of the these sites. We will require a Geologist and Geotechnical Engineer to be on site for all excavation. A feasibility letter for culinary water and sanitary sewer was provided by Powder Mountain Water and Sewer Improvement District. The Fire District and Surveyors have reviewed and made recommendations; we are currently waiting for Engineering Division to give us their final review. As far as additional standards and requirements, the infrastructure has been installed so we won't need to be cutting new roads. We are not anticipating any additional site preparation in conjunction with the subdivision or CUP. Staff recommendations approval subject to all review agencies and requirements; based on the following findings listed in the staff report.

Commissioner Howell asked these four parking garages in the Horizon development, is that enough to take care of all those units? Ms. Kippen replied in the original CUP amendment, we amended it to allow for one space per unit. Each unit will be allotted one parking unit and one parking space for guests.

MOTION: Commissioner Wood moved to recommend to the County Commission to approve CUP 2017-09 consideration and action to Summit at Powder Mountain Phase 1, the request will amend the three previous site plans to the Horizon Neighborhood at Powder Mountain and the Village Nests PRUD at Powder Mountain. The amendment to the PRUD will increase the overall units in the Summit at Powder Mountain PRUD from 73 units to 77 units, will add one lodge and one garage to the Horizon Neighborhood and one extra garage to the Village Nests PRUD, to include all of staff's recommendations and all agencies requirements. Commissioner Lewis seconded. A vote was taken with Commissioners Warburton, Howell, Lewis, Wood, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

2. UVH060216 Consideration and action for final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1 located at 7758 East Horizon Run in the Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone. (Summit Mountain Holding Group LLC, Applicant)

Director Grover this is an administrative item and you can choose to take public comment. We will have Ronda Kippen that will give a short introduction on this; then Rick Everson who represents the applicant will give a short presentation, and then Ronda Kippen will explain how it's meeting or not meeting the county ordinances.

Ronda Kippen informed this is a recommendation for final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD Amendment 1 was actually recorded a year ago. It was originally approved as a 26 unit development with shared parking structures on 5.3 acres. It was recorded on November 14, 2016 and they dedicated 83% of the area as open space. The proposed amendment will vacate and replace the existing development units identified as 2 through 27, and all of lot 120 which is 1.93 acres. The amended units will be identified as units 2 through 31, and those are residential units and Unit 1 will be the lodge. The proposed amendment to the PRUD will allow for Horizon to increase in size to include 30 units, 4 garage structures, and 1 lodge on a total development area of 6.31 acres. The proposal includes dedicating 4.96 of the 6.31 acres in the Horizon as open space of 78% and will be dedicated as open space.

Rick Everson, representing applicant, said we summarized in previous application but the purpose of this plat amendment is to pull in what used to be reserved as a lodge that was Lot 120; and bring it into the project into the PRUD to create the space for the four additional units and the smaller lodge footprint. The other units there have been shifted by a couple of feet, and the architect did a visual study so this was a great opportunity to make a few shifts on some of the units. The geotechnical remediation work is underway; there were a couple of foundations that were supposed to be poured, and there are plans for four more units building permits pending for plat approval. We have been working with all the agencies with a couple of comments from Engineering and Surveyors are okay with the plat.

Ronda Kippen said subdivision amendments are considered small subdivisions; when there is a subdivision of five or fewer lots, we can have the Director approve those. We felt that if we ran these two applications together it would make more sense to this commission and the County Commission of the overall picture. This does conform to the Ogden Valley General Plan by encouraging development in an existing resort area. It conforms to the purpose and intent of the DRR-1 Zone. We do have a geologic and geotechnical report in with recommendations listed in the staff report. All of the roads are cut and in place; Horizon will access off of Horizon Run which is a private road, and owned and maintained by Powder Mountain Holding Group. Culinary and Sewer will be provided by Powder Mountain Water and Sewer District, and will have to be paid prior to getting building permits. Staff recommends approval subject all review agencies recommendations and based on the conditions and findings listed in the staff report.

Commissioner Warburton asked do we know there is a possible hazard there and we are allowing them to build anyway? Ms. Kippen replied what we do is identify that there is or isn't a hazard there; and if there is a hazard there, they will find a way to mitigate it. One of the hazard areas is a alluvial fan areas, which means when we have these micro bursts of water the flows down and flood basements. What the geotechnical engineer will recommend to deflect that is recommend berming, or raise the house so many feet to deflect those materials that could be coming down. As for areas where there is creeping or soil movement, they can hold them in place with bedrock or certain areas with retaining walls. We have a list of approved Geologists and Geotechnical Engineers and we rely on their recommendations. If we find that the area is not buildable, we don't want it platting and addressing it at subdivision.

MOTION: Commissioner Lewis moved to recommend to the County Commission for approval UVH060216 consideration and action for final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1. Subject to all conditions and recommendations listed in the staff report; to all county and state agency requirements and motion is based on the findings listed in the staff report. Commissioner Warburton seconded. A vote was taken with Commissioners Warburton, Howell, Lewis, Wood, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

3. **Public Comment for Items not on the Agenda:** None

4. **Remarks from Planning Commissioners:** None

5. **Planning Director Report:** Director Grover said the County Commission approved the Letter of Credit as an option for financial guarantee. They changed it as they felt that it was important to at least have it within the state; as far as developer having credentials and not having problems as far as development history. On August 1st work session, we will looking at the sign ordinance that the Ogden Valley Business Association had submitted. We had brought this up previously but the petitioner was not at the work session, and they should be at this work session giving us their feedback for that meeting. Commissioner Warburton and Director Grover will not be available for that meeting.

6. **Remarks from Legal Counsel:** None

7. **Adjournment:** The meeting was adjourned at 5:45 pm.

Respectfully Submitted,

Kary Serrano, Secretary;
Weber County Planning Commission



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval to reconstruct and improve 2 overflow parking areas at Snowbasin Resort. The project is located at approximately 3925 East Snowbasin Road, Huntsville, Utah.

Type of Decision: Administrative

Agenda Date: August 22, 2017

Applicant: Snowbasin Resort Company

Authorized Agent: Shawn Shuler

File Number: DR# 2017-11

Property Information

Approximate Address: 3925 East Snowbasin Road, Huntsville, Utah

Project Area: NA

Zoning: Destination & Recreation Resort-1 (DRR-1) Zone

Existing Land Use: Destination Resort

Proposed Land Use: Destination Resort

Parcel ID: 200430005

Township, Range, Section: Township 6 North, Range 1 East, Section 32

Adjacent Land Use

North:	Recreation	South:	Recreation
East:	Recreation	West:	Recreation

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Destination & Recreation Resort-1 (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards
- Weber County LUC Title 108, Chapter 8 - Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The applicant is requesting an administrative design review approval to reconstruct and improve 2 overflow parking areas at Snowbasin Resort. Currently, one of the parking areas is unpaved and the other is severely cracked asphalt pavement. The project will reconstruct the existing areas with asphalt pavement. The footprint of the parking areas will increase from approximately 90,000 square feet to approximately 130,000 square feet.

The Ogden Valley landscaping standards (LUC §108-2) require that parking lots with more than 15 spaces provide landscaping within the boundaries of the parking lot. The applicant is requesting that the Planning Commission modify the landscaping standards for parking lots. The applicant's request to modify this standard is included as Exhibit C and states that landscaping islands within the proposed parking area would inhibit efficient snow removal during the time of year when the parking lots will be used. In reference to the Ogden Valley Architectural, Landscape, and Screening Design Standards, LUC §108-2-3 states that the following:

In the 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 planning commission may modify any provision of this chapter by approving a landscape, buffering and screening plan created by the developer (as defined in the applicable zoning development agreement) if the planning commission determines that the plan is consistent with the approved master plan.

Snowbasin made application in 2010, and received an approval to become the Ogden Valley Destination and Recreation Resort Zone on January 11, 2011. The resort, as a result of the rezone, is subject to Weber County Zoning Development Agreement #C2011-05 (E#2511941), dated January 19, 2011.

Analysis

Design Review: The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. In addition, the DRR-1 Zone allows the Planning Director the administrative authority to approve commercial development when the request involves structures that occupy a footprint of less than 75,000 square feet and are located at an elevation of at least 6,200 feet above sea level.

Due to the applicant's request for the modification to the Ogden Valley landscape requirements, the application is being considered by the Ogden Valley Planning Commission, as required by LUC §108-2-3.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
 - The project will provide additional improved parking for Snowbasin, mitigating traffic congestion along Old Snowbasin Road. Although no lighting has been proposed, any lighting of the parking lot will need to comply with LUC §108-16.
- *Outdoor advertising:*
 - The project will not include any outdoor advertising.
- *Landscaping:*
 - LUC §108-2-6(g) requires that parking lots with more than 15 spaces provide landscaping within the boundaries of the parking lot, meeting the following criteria:
 - (1) *A minimum of five percent of the interior area shall be landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb or edge of pavement shall not be included as interior landscaping.*
 - (2) *Interior parking area shall be calculated by adding the total area of all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and drop-off or service zones and their accompanying driveway aisles.*
 - (3) *Each separate interior landscaped area shall contain a minimum of 120 square feet and shall have a minimum dimension of five feet as measured from back of curb to back of curb, or from edge of pavement to edge of pavement. Landscaped areas shall be dispersed throughout the parking area to effectively break up the expanse of paving.*
 - (4) *Landscape treatment shall consist of one tree per each 120 square feet of the minimum required interior landscape area. A minimum of 50 percent of the ground plane shall be planted with shrubs or groundcovers at the appropriate density to achieve complete coverage within two years. Mature shrub or groundcover height shall not exceed four feet as measured from the parking surface.*
 - (5) *Interior landscaped areas shall be protected by some type of permanent barriers.*

The applicant is requesting that the Planning Commission modify the Ogden Valley landscaping requirement to allow the applicant to develop the parking lot as shown on the submitted plans.

- *Building and site layout:*
 - There are no buildings being proposed as part of the project.
- *Utility easements, drainage, and other engineering questions:*
 - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.

- *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
 - The proposed project complies with the previously approved Snowbasin Master Plan and the applicable zoning development agreement.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by continuing development and improvements to Snowbasin Resort (pg. 44 Ogden Valley General Plan Parks and Recreation Implementation 1.2.2).

Staff Recommendation

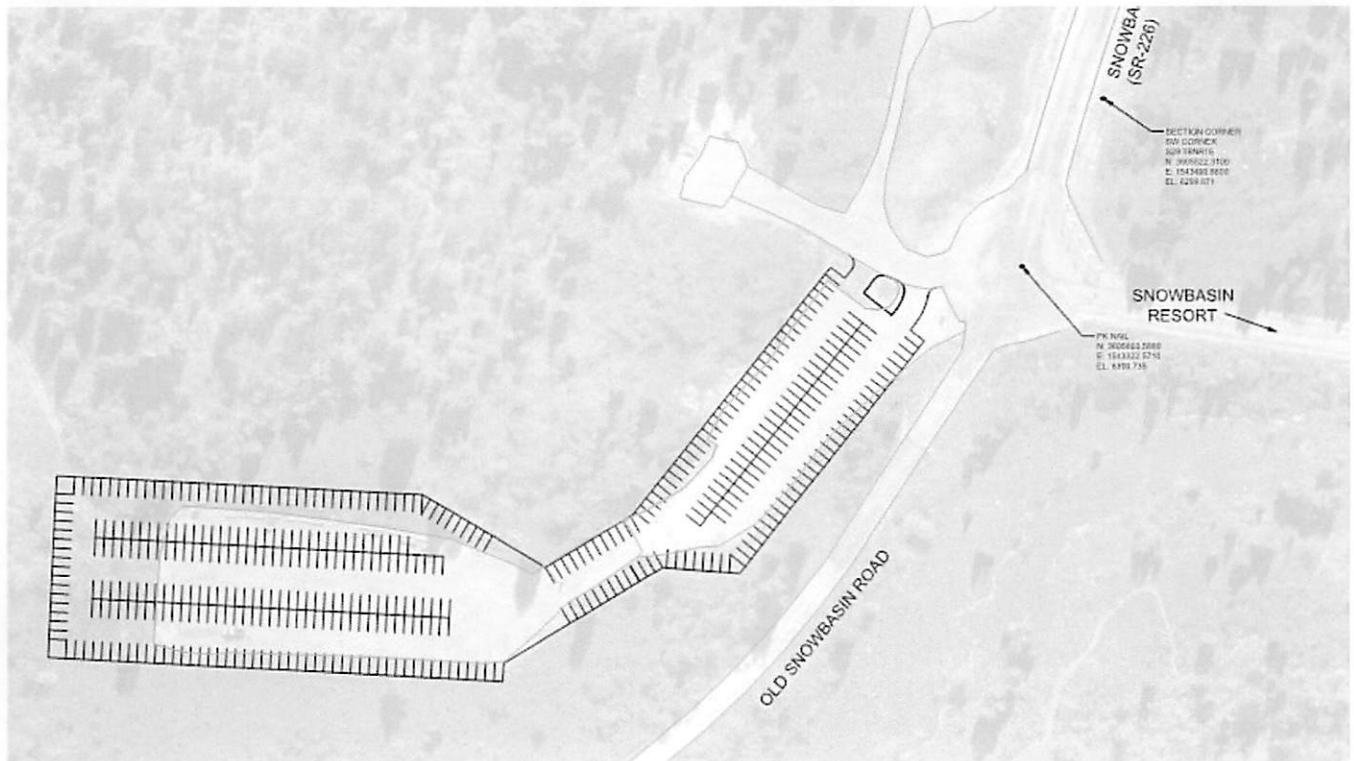
The Planning Division recommends approval of file# DR 2017-11, subject to all review agency requirements and based on the following findings:

1. The proposed project complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Snowbasin Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.
4. The proposed project will not negatively affect public health, safety, or welfare.
5. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Design review application and narrative.
- B. Site Plan.
- C. Request to modify the Ogden Valley landscape requirements.

Vicinity Map



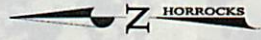
Weber County Design Review Application

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

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Snowbasin Resort Company		Mailing Address of Property Owner(s) P.O. Box 460 3925 East Snowbasin Road Huntsville, UT 84317	
Phone (801) 620-1018	Fax		
Email Address (required) jloomis@snowbasin.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) Shawn Shuler		Mailing Address of Authorized Person Horrocks Engineers, Inc. 4905 South 1500 West Suite 100 Riverdale, UT 84405	
Phone (801) 621-1025	Mobile (801) 618-7911		
Email Address shawns@horrocks.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Canyon Rim Parking Lot Improvement Project		Current Zoning DRR-1	Total Acreage < 3 acres
Approximate Address 3925 East Snowbasin Road Huntsville, UT 84317		Land Serial Number(s) 200-43-0005	
Proposed Use Parking lot			
<p>Project Narrative</p> <p>This project will reconstruct and improve the two overflow parking areas near the entrance to Snowbasin Resort. Currently one of the lots is unpaved (compacted road base surface) and the other is severely cracked asphalt pavement. The project will reconstruct the existing lots with asphalt pavement.</p> <p>The existing asphalt will be pulverized and mixed with existing underlying materials for use as subgrade. Grading has been designed to result in a balanced condition whereby little or no materials will be required to be hauled away from the site.</p> <p>The footprint of the lots will increase from approximately 90,000 square feet to approximately 130,000 square feet (+44%) but surface slopes will be decreased in most areas.</p> <p>The lots currently surface flow runoff to the heavily vegetated areas on the west side where it is percolated into the soils. The proposed design will maintain this pattern, utilizing the vegetated area on Snowbasin property to infiltrate runoff. No additional runoff is anticipated to leave Snowbasin property.</p> <p>No utilities are anticipated to be impacted or added.</p>			

NOTES:

- 1. CONTACT HORROCKS ENGINEERS PRIOR TO CONSTRUCTION TO COORDINATE ADDITIONAL SURVEY CONTROL, IF NEEDED.



SNOWBASIN ROAD
(SR-226)

SECTION CORNER
SW CORNER
S29 T6NR1E
N: 3605522.3100
E: 1543490.8600
EL: 6299.671

SNOWBASIN
RESORT

PK NAIL
N: 3605603.5880
E: 1543322.5710
EL: 6300.735

OLD SNOWBASIN ROAD

C:\2017\02-704-1725\Snowbasin Parking Lot Expansion.dwg Project Data Sheet_1.dwg, Conv#031-24-Survey_Layout_Layout.dwg Date Plotted: 7/24/2017 1:07 PM

HORROCKS ENGINEERS
4905 South 1500 West, Suite 100
Riverton, UT 84405
(801) 621-1025
www.horrock.com

snowbasin
A SUN VALLEY RESORT
SNOWBASIN RESORT COMPANY
3925 E SNOWBASIN ROAD
HUNTVILLE, UT 84317

WARNING
0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING
IS NOT TO SCALE

**FOR BIDDING
PURPOSES ONLY -
NOT FOR CONSTRUCTION**

SNOWBASIN RESORT

SURVEY CONTROL

DRAWING INFO	
DATE	07/24/17
SCALE	1" = 100'
REV #	DATE
00	00/00/0000
SEE 2ND SHEET FOR LISTING	
PROJ. NO.	DG-704-1725

SC-01
PAGE 03

Burton,Steven

From: George Benford [GeorgeB@horrocks.com]
Sent: Wednesday, August 09, 2017 9:22 AM
To: Burton,Steven
Cc: Shawn Shuler; John M. Loomis
Subject: [CAUTION]RE: Snowbasin parking lot

Good Morning Steve;

Thank you for your recent email regarding the proposed parking lot project for Snowbasin. We have reviewed your comments regarding the landscape requirements and we are concerned that they may not be compatible with this project. As a seasonal on demand overflow parking facility, this lot will be used sparingly throughout the winter ski season. It's location is well off the main roadway and not visible to passersby, so the visual relief of the landscape areas may not have the intended affect. As you can imagine, snow removal is a significant maintenance issue for Snowbasin. Removing the snow quickly and completely is essential to the resort operations. Landscape islands in the parking area would certainly inhibit efficient snow removal. The time of year that this parking lot will be used is when snow will cover any landscaping that may be planted in the islands, so the desirability of the landscaping will be missed. It should be noted that this proposed parking lot is somewhat temporary. Snowbasin Resort has an approved Development Agreement with Weber County for an expansion of the resort. Some of that new development will occur upon the land that will be occupied by this proposed parking lot at which time the parking lot will be changed to another use.

With the above in mind, we draw your attention to Chapter 2, Sec. 108-2-3-Applicability, paragraph (c) of the OGDEN VALLEY ARCHITECTURAL, LANDSCAPE AND SCREENING DESIGN STANDARDS. Therein it describes a provision to modify the landscape requirements for Destination and Recreation Resorts at elevations of at least 6200 feet above sea level where a master plan has been approved by the Planning Commission. We believe that this case meets that criteria, and as such respectfully request placement on the upcoming August 22, 2017 Planning Commission Agenda to further discuss this matter and seek relief from the landscape requirement as described in your August 8, 2017 email. Any assistance you can provide in arranging our inclusion on the agenda will be greatly appreciated.

Again, we thank you for your email and for your assistance with this matter. If you have any questions, please feel free to contact me.

Kind Regards,

George

George Benford, Principal

Ogden Operations Manager

HORROCKS ENGINEERS

4905 S 1500 W, Suite 100 | Riverdale, Utah 84405

Work 801 621 1025 | Mobile 801 866 3191

Email GeorgeB@horrocks.com www.horrocks.com

From: Burton,Steven [<mailto:sburton@co.weber.ut.us>]

Sent: Tuesday, August 8, 2017 12:43 PM

To: Shawn Shuler <shawns@horrocks.com>



Staff Report for Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of the Ella O Fowles Subdivision.
Type of Decision	Administrative
Agenda Date:	Tuesday, August 22, 2017
Applicant:	Rondell B Hanson
File Number:	UVL 101816

Property Information

Approximate Address:	148 N 10630 E Huntsville, Utah
Project Area:	2.03 acres
Zoning:	Forest (F-5) Zone
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	21-019-0001, 21-019-0002, 21-019-0003, 21-019-0004, 21-019-0005, 21-019-0006
Township, Range, Section:	Township 6N Range 2E Section 14

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 9 (F-5 Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 23 (River and stream corridor setbacks)
- Title 108 (Standards) Chapter 12 (Non-Conforming lots) Section 11 (Subdivision plat requirements for nonconforming lots; exemptions)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection) Section 6 (Prohibited uses)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

- Ogden Valley Planning Commission granted preliminary approval for Ella O Fowles subdivision on January 24, 2017. In that Meeting it was pointed out by the Ernest Rowley, of Landmark Surveying, that the owners are working on coming to an agreement on final lot line locations.

Background and Summary

The applicant is requesting final approval of a six lot subdivision that is located adjacent to the south fork of the Weber River (see Exhibit A). The six lots within this subdivision have the combined acreage of 2.03 acres. Lots 1 through 6 of Ella O Fowles Subdivision have existed in their current configuration prior to 1966, the year zoning was enacted in the upper valley. The purpose of the proposed subdivision is to modify the boundary description to reflect the longstanding physical property boundaries. This subdivision will not increasing the number of lots, and the lots within this subdivision are considered "Lots of Record" that are nonconforming to current zoning standards.

The proposed application has been reviewed against standards in the Uniform land Use Code of Weber County, Utah (LUC). The section below is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing community areas.

Zoning: The property is located in the F-5 Zone. The purpose of this zone, as described in LUC §104-9-1, is stated below:

"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."

Lot Area, Frontage Width and Yard Regulations: The area of the lots within this proposal range from 20,089 sq ft to 9,013 sq ft., and the width of each lot range from 73.32 ft to 170.95 ft. Due to Lots 1 through 6 existing in their current configuration prior to zoning being enacted in the upper valley, these lots are considered to be "Lots of Record" as defined in the LUC §101-1-7 which states:

"A Lot of record is defined by the following statement:

(3). A parcel/lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder before January 1, 1966"

The yard regulations for the F-5 zone are as follows:

Front: 30 feet

Side: 20 feet

Rear: 30 feet

The lot areas and widths do not meet the minimum lot area of 5 acres for the F-5 Zone and the minimum width of 300 ft. Based on LUC §108-12-13, non-conforming lots may be allowed reduced side-yard setbacks. The reduced side-yard setbacks are established using the following equation:

1) A nonconforming lot's actual width (v) may be divided by the current required frontage/width (w) in order to formulate a ratio or proportional relation (x). (Formula: "v" divided by "w" equals "x".)

(2) The ratio may then be multiplied by the current zone's side-yard setback requirement (y) in order to establish a reduced setback (z). (Formula: "x" multiplied by "y" equals "z".)

(3) The reduced side-yard setback is subject to the conditions listed below.

a. Under no circumstances shall an interior lot be allowed to reduce the side-yard setback requirement below five feet on one side and eight feet on the other.

b. Under no circumstances shall a corner lot be allowed to reduce the side-yard requirement below 10 feet when the side yard fronts on a street.

Stream Corridor Setbacks: The required minimum building setbacks are 100 feet on both sides of the south fork of the Weber River measured from the high water mark. Any additional improvements on these lots will need to adhere to the adopted stream corridor requirements.

Culinary Water and Sanitary System: Each lot within this subdivision uses a shared septic system and culinary water well.

Natural Hazards: Being that these lots are in close proximity to the Weber River, and lie with the flood zone AE, it is recommended by FEMA that flood insurance be purchased for federally insured loans. A condition of approval has been added to staff's recommendations that the final subdivision plat shall show the floodplain/floodway boundaries per LUC §106-1-8(c) (6).

Review Agencies: There are specific requirements from Weber County Surveying and Planning Departments that must be met prior to printing the final Mylar. These items have been added as conditions of approval in this report. Weber County Fire Marshal and Weber County Engineering have posted reviews and marked the proposed subdivision as approved.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

Staff Recommendations

Staff recommends final approval of the Ella O Fowles Subdivision, consisting of six lots. This recommendation is subject to all review agency requirements and based on the following conditions:

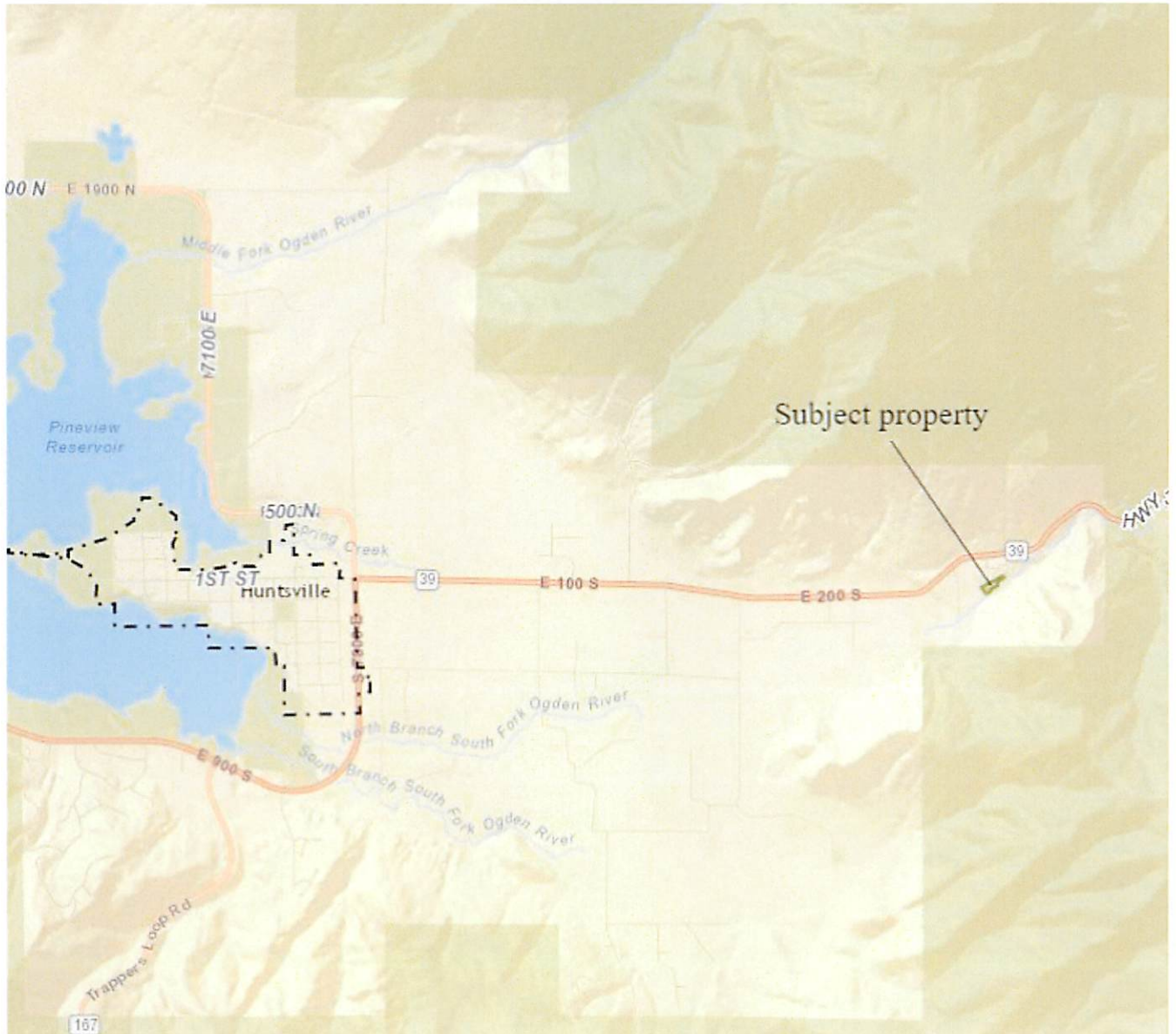
1. The final subdivision plat shall reflect the floodplain/floodway boundaries that are dimensioned per LUC §106-1-8(c) (6).
2. All structures within the subdivision and within 30 feet of the subdivision boundary need to be shown on the plat.
3. The Health Department shall review this proposal to ensure the existing water wells and septic systems are in compliance with the proposed uses.

The recommendation for approval 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. Ella O Fowles Subdivision Plat
- B. 1966 Recorder's Plat
- C. Subdivision application



PART OF NW 1/4 OF
SECTION 14, T.6N., R.2E., S.L.B.&M.

18-A

HUNTSVILLE DISTRICT

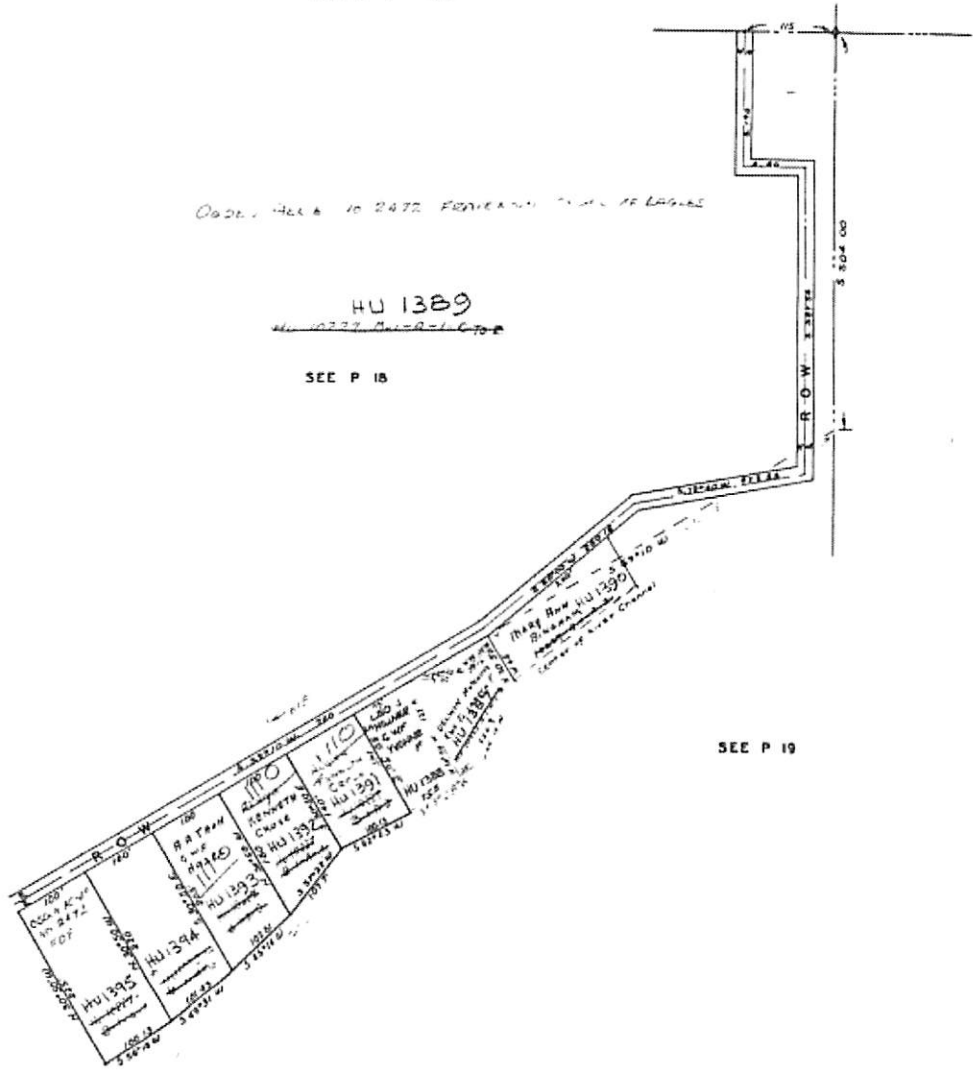
SCALE 1" = 100'

ORDER FILED IN 2472 FOR REVISION OF 18-18-85

HU 1389

~~110777, 110778, 110779~~

SEE P 18



SEE P 19

19

2065 S-44

Weber County Subdivision Application			
All subdivisions 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)
Subdivision and Property Information			
Subdivision Name ELLA O FOWLES SUBDIVISION			Number of Lots 6
Approximate Address 148 N 10630 F Huntsville UT		Land Serial Number(s) 21-019-0003, 0001, 0002, 0004, 0005, 0006	
Current Zoning	Total Acreage 2.03		
Culinary Water Provider Individual lot wells	Secondary Water Provider N/A	Wastewater Treatment Individual septic	
Property Owner Contact Information			
Name of Property Owner(s) The Hanson Family Revocable Trust		Mailing Address of Property Owner(s) 529 Emerald Bay Laguna Beach, CA 92651	
Phone 949-395-1367	Fax		
Email Address randell.hanson@gmail.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) Randell B. Hanson		Mailing Address of Authorized Person 529 Emerald Bay Laguna Beach CA 92651	
Phone 949-395-1367	Fax		
Email Address randell.hanson@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Ernest D. Rowley		Mailing Address of Surveyor/Engineer Landmark Surveying Inc 4646 So. 3500w #A-3 West Haven UT 84401	
Phone 801-731-4075	Fax		
Email Address ernest@landmarksurveyutah.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
<p>I (We), <u>Randell B. Hanson, Trustee Hanson Family Revocable Trust</u> 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
<p><u>Randell B. Hanson</u> (Property Owner)</p>		<p>_____ (Property Owner)</p>	
<p>Subscribed and sworn to me this _____ day of _____, 20____</p> <p style="text-align: center; color: blue; font-size: large;">See attached form</p>			
			_____ (Notary)

Authorized Representative Affidavit

I (We), Randell B. Hauson, Trustee Hauson Family Revocable Trust, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Randell B. Hauson, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Randell B. Hauson

(Property Owner)

(Property Owner)

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

see attached form

(Notary)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On Oct 6, 2016 before me, Patricia Nguyen, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rondell B. Hanson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Patricia Nguyen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing: Signer Is Representing:



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 50 self storage units located at approximately 601 South 7800 East, Huntsville, UT.
Type of Decision:	Administrative
Agenda Date:	Tuesday, August 22, 2017
Applicant:	Kerry Wangsgard
Authorized Agent:	Chris Cave, Reeve and Associates Inc
File Number:	CUP# 2017-06

Property Information

Approximate Address:	601 S 7800 E, Huntsville, UT
Project Area:	2.15 acres
Zoning:	Commercial Valley (CV-2) Zone
Existing Land Use:	Self storage units
Proposed Land Use:	Additional self storage units
Parcel ID:	24-018-0007
Township, Range, Section:	Township 6 North, Range 2 East, Section 18

Adjacent Land Use

North:	Outdoor Storage	South:	Residential
East:	Agriculture	West:	Vacant Commercial

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 21 Commercial Valley Zone (CV-2)
- 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 7, Supplementary and Qualifying Regulations, Fencing Requirements
- 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 to construct 50 self-storage units located at approximately 601 South 7800 East, Huntsville. The applicant is proposing 3 storage unit buildings; Building A will include 11 16'x40' units; Building B will include 12 16'x45' units and 8 14'x20' units; Building C will include 9 16'x35' units and 10 14'x20' units. The site will also include 2 existing self-storage buildings. The existing site gains access from 7800 E through the adjacent parcel to the west that is also owned by the applicant. The applicant has provided a site plan (Exhibit B) and a landscaping plan (Exhibit C) as part of the application.

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, in compliance with the recommended conditions, appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by directing new commercial development to Huntsville (pg. 25 Ogden Valley General Plan, Commercial Development Goal 1).

Zoning: The subject property is located within the Commercial Valley (CV-2) Zone. The purpose of the CV-2 Zone can be further described in LUC §104-21-1 as follows:

The purpose of the CV-1 and CV-2 zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the Ogden Valley in unincorporated Weber County. It is also to separate, into two commercial zones, uses based upon the type of activity which are compatible and complementary, as well as the intensity of land utilization and accessory use needs.

The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.

The CV-2 Zone has specific standards identified in the LUC §104-21-2 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: 20'
 - Side: 10' where a building is adjacent to a residential or agricultural zone boundary
 - Rear: 10' where a building is adjacent to a residential or agricultural zone boundary
- Minimum lot area: None
- Minimum lot width: None
- Building height:
 - Maximum: 35'

Building A will be located 20' from the front property line and 14' from the side property line adjacent to an agricultural zone; Building B will be located along the side property line that abuts the CV-2 zone. The end of 'Building B' will be 14' from the side property line that is adjacent to the agricultural zone; Building C will be located 30' from the rear and side property lines that are adjacent to the agricultural zones. The proposed buildings, according to the site plan, are in compliance with the site development standards of the CV-2 Zone.

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. Prior to commencing work, the applicant will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Design Review: The CV-2 zone and the proposed conditional use mandate 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. 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:

- *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has provided a detailed site plan (see Exhibit B). A condition of approval has been added to the Planning Division's recommendation to ensure the requirements of the Utah Department of Transportation are met prior to the issuance of a land use permit for the construction of the new buildings.

LUC §108-8-4 outlines parking regulations for non-dwelling buildings and uses. Self-storage units are not a listed use. The chapter states the following for uses not listed:

Where uses not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

The applicant is proposing a 19,151 square foot gravel driving/unloading area for the new buildings. The proposed gravel will need to consist of the appropriate gravel size so as to mitigate traffic hazards and

nuisances such as dust. The existing site includes concrete driving areas for parking at the previously existing storage units. A 9' wide concrete strip will be located along the frontage of each of the proposed buildings, providing the hard surface parking requirement outlined in LUC §108-8-7.

- *Considerations relating to landscaping.* The applicant's site plan and landscaping plan show that the project area will meet the 20 % landscaping requirement outlined in LUC §108-2. The proposed landscaping includes existing pastured grass (to be protected during construction). The applicant will be required to submit a landscape maintenance plan to ensure that the existing field grass is maintained in good condition so as to provide a neat and orderly appearance, free from weeds, as stated in LUC §108-2-5(i). The existing field grass landscaping is currently being driven on as part of the current operation. Because the existing field grass is proposed to be part of the 20 % landscaping requirement for the new buildings, the applicant will be required to submit a revised landscaping plan, showing how the existing landscaping will be protected from vehicle access.

The landscaping plan also includes multiple coniferous and deciduous trees and multiple shrub plantings. The applicant plans to irrigate the new trees and shrubs through a pressurized irrigation system, as shown on the irrigation plan.

- *Considerations relating to buildings and site layout.* The proposed buildings meet the site development standards of the CV-2 Zone. The site plan shows that the new buildings will consist of light beige CMU walls, off white metal doors, tan metal roof, and green aluminum roof trim, conforming to the architectural standards outlined in LUC §108-2-4(1). The proposed parking area for the existing buildings will be screened from the adjacent AV-3 zone as required by LUC §108-2-7(b). The screening along south property line includes a 6' vinyl fence that will be muted tan and non reflective and an 8' wide berm planted with trees and shrubs, covered with 3" bark mulch, as shown on the landscaping plan. The rear side of Proposed Building A will face toward 7800 East and will be required to meet the architectural standards outlined in LUC §108-2-4 (2). The applicant will be required to provide architectural details at focal points on all new buildings to ensure that monotonous horizontal lines greater than 50 ft are avoided, as outlined in LUC §108-2-4 (8). A condition of approval has been added to the staff recommendation to ensure that these standards are met prior to issuance of a land use permit for the construction of the new buildings.

A 15' wide code access gate will be located along the front access of the facility to allow 24/7 access to customers. The applicant has also proposed a black wrought iron fence along the front and north side property lines. The gate and wrought iron fence shall not exceed 6' in height, as stated in LUC §108-7-3.

- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.
- *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 proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: A condition has been made part of the Planning Division's recommendations to ensure that all conditions of the review agencies will be met.

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 50 self storage units 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 2017-06, a conditional use permit application for 50 self storage units located at approximately 601 South 7800 East, Huntsville, UT, on parcel 24-018-0007. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. All State, Federal and County standards, including UDOT's standards, will be met prior to issuance of a land use permit.
2. The applicant will be required to submit a landscape maintenance plan to ensure that the existing field grass is maintained in good condition so as to provide a neat and orderly appearance, free from weeds, as stated in LUC §108-2-5(i).
3. The applicant will be required to submit a revised site plan, showing how the existing landscaping will be protected from customer vehicle access.
4. The rear side of Proposed Building A, facing toward 7800 East, will be required to meet the architectural standards outlined in LUC §108-2-4(2).
5. The applicant will be required to provide architectural details at focal points on all new buildings to ensure that monotonous horizontal lines greater than 50 ft are avoided, as outlined in LUC §108-4(8).
6. The Planning Division must approve of the gravel size and material that will be used for the driving/unloading area, prior to commencement of the project.
7. The proposed fencing must not exceed 6 ft in height, as outlined in LUC §108-7-3.
8. The applicant must obtain an approved building permit for the project prior to commencement of the project.

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
- B. Site and Building Plan
- C. Landscaping Plan
- D. Letter from Huntsville regarding annexation

Map 1



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)
----------------------------	-------------------	-----------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) Kerry Wangsgard		Mailing Address of Property Owner(s) 1322 E. 2400 N. North Ogden, Ut. 84414
Phone 801-388-3114	Fax	
Email Address		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) Nate Reeve, Reeve & Associates Inc.		Mailing Address of Authorized Person 5160 S. 1500 W. Riverdale, Ut. 84405
Phone 801-621-3100	Fax	
Email Address nreeve@reeve-assoc.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Wangsgard Property	Total Acreage 2.12	Current Zoning CV-2
Approximate Address 601 S. 7800 E. Huntsville, Ut.	Land Serial Number(s) 24-018-0006, 24-018-0007, 24-018-0008	

Proposed Use
Storage Units

Project Narrative

The proposed project will be a 50 unit storage facility with 20% openspace with landscape and will have access from 7800 E. (Hwy 39)

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

The proposed location is next to an existing facility already used for storage adjacent to 7800 E. (Hwy 39) and is generally well away from existing residential homes and adjacent to other commercial uses.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Construction of the project will follow county guidelines mitigating any harm to the community. Use of the facilities will be accessed from 7800 E., an approved access. Minimal impact to traffic and safety issues are foreseen. Buildings will be colors that are complimentary to the surrounding area.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

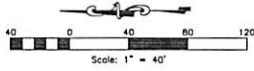
The project provides additional storage buildings next to existing storage structures. The site will enclosed with a 6' vinyle fence and landscape buffers that will provide security and a site barrier. Land use ordinance Sec. 101-21-5 allows storage units.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

The project conforms to the goals, policies and governing principles and land use of the General Plan for Weber County.



VICINITY MAP
SCALE: NONE



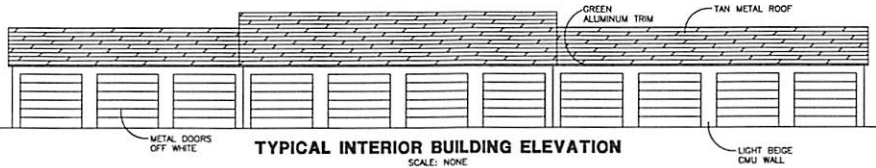
SITE INFORMATION	
TOTAL AREA.....	98,142 s.f.
14X20 UNITS.....	18 UNITS
16X45 UNITS.....	12 UNITS
16X40 UNITS.....	11 UNITS
16X35 UNITS.....	9 UNITS
EXISTING PASTURE GRASS/LANDSCAPE AREA.....	22,386 s.f. (22.8%)
GRAVEL AREA.....	19,151 s.f.
HARDSCAPE AREA.....	17,118 s.f.

NOTE

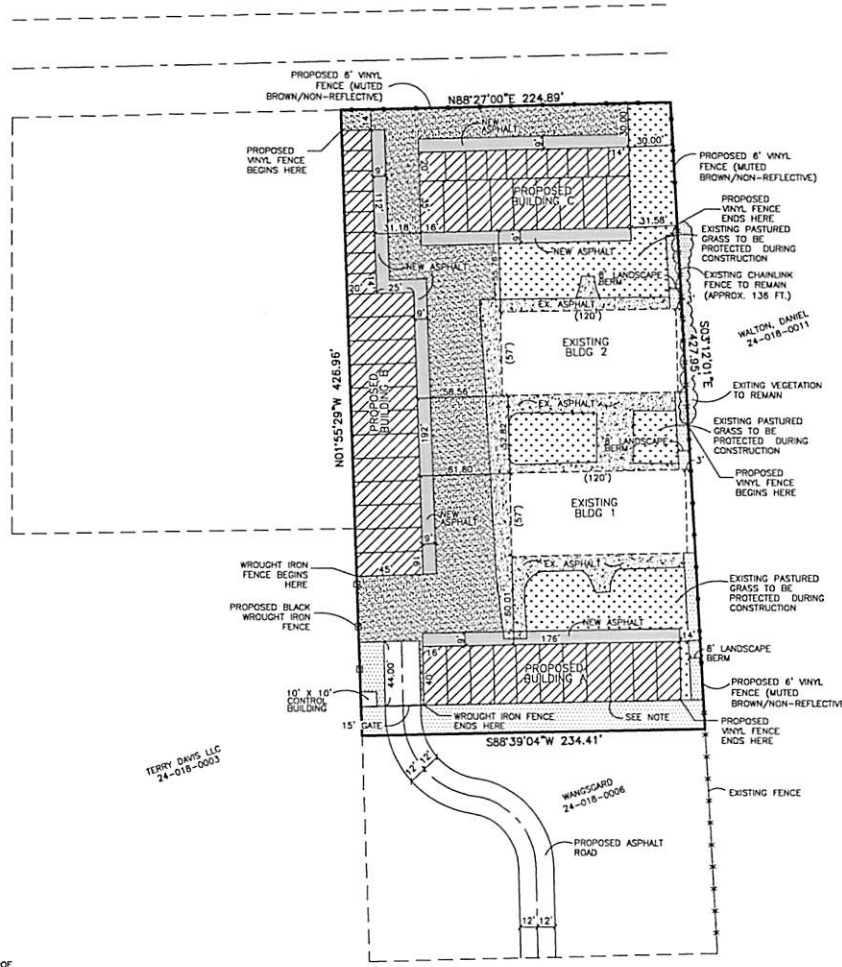
THE FRONT OF PROPOSED BUILDING IS TO BE TEXTURED CONCRETE, PAINTED WITH VARIOUS SHADES OF BEIGE TO CREATE VARIATION RELIEF FOR VIEW OF THE BUILDING

LEGEND

- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EXISTING CHAINLINK FENCE
- = PROPOSED VINYL FENCE
- = PROPOSED WROUGHT IRON FENCE
- = PROPOSED BUILDING
- = EXISTING BUILDING
- = LANDSCAPE
- = PASTURE GRASS
- = GRAVEL
- = EXISTING ASPHALT TO REMAIN
- = NEW ASPHALT



TYPICAL INTERIOR BUILDING ELEVATION
SCALE: NONE



TERRY DAKE LLC
24-018-0003

Wangsgard Property

Huntsville City, Weber County, Utah

DEVELOPER:
Kerry Wangsgard
1322 E 2400 N
North Ogden, UT 84414
(801) 388-3114

Revised: 8-08-17

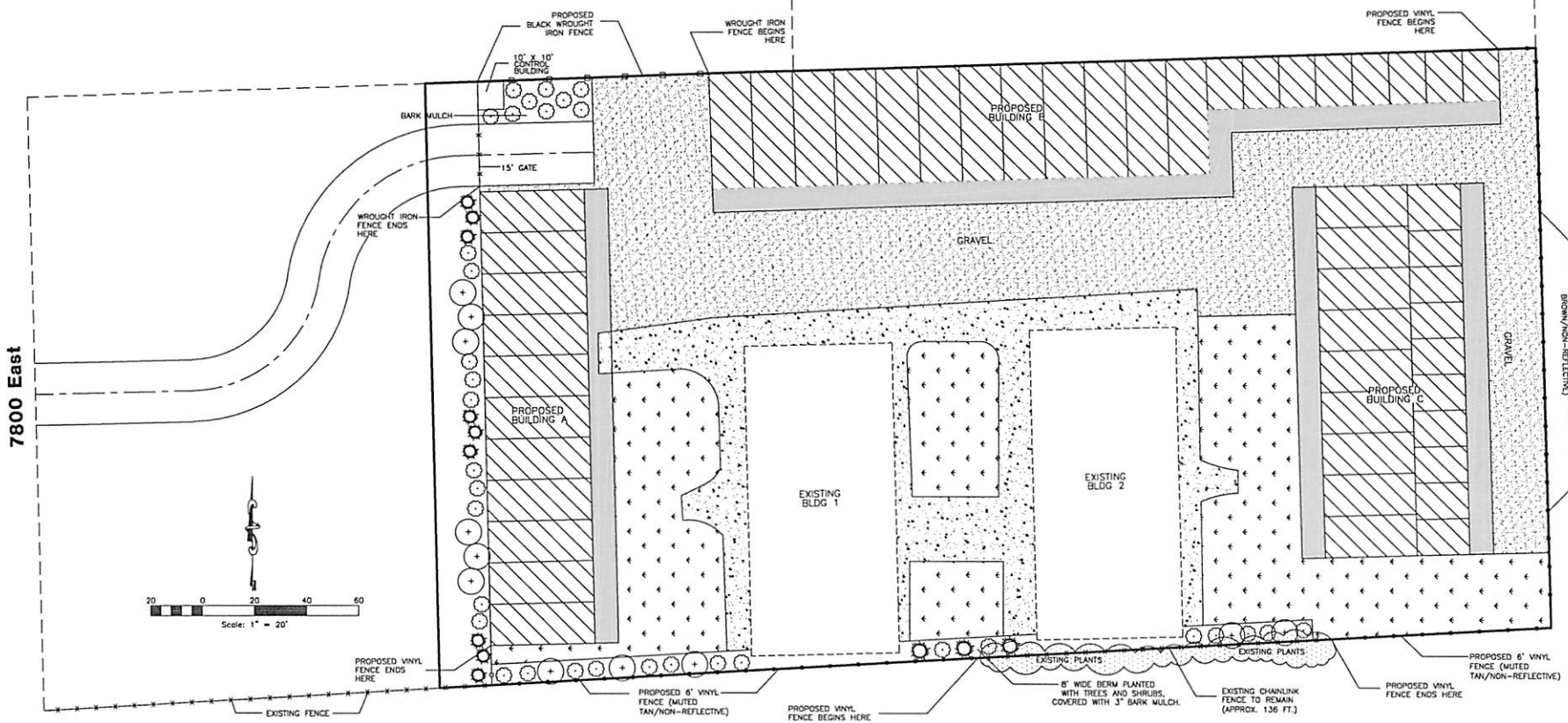
Reeve & Associates, Inc.
IRA
WE DESIGN THE WAY TO LIVE. WE BUILD THE WAY TO LIVE.
ARCHITECTURE • INTERIORS • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING

REVISIONS	DATE	DESCRIPTION
1	8-08-17	E.R. LAYOUT UPDATES
2	8-08-17	C.C. LAYOUT UPDATES
3	8-08-17	C.C. LAYOUT UPDATES
4	8-08-17	E.R. LAYOUT UPDATES
5	8-08-17	E.R. ASPHALT SURFACE

Wangsgard Property
PART OF THE SE 1/4 OF SECTION 18, T8N, R. 2E, S1, S2 & M. U.S. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH
CUP Site Plan

Project Info.	
Engineer:	M. Reeve
Designer:	C. Cave
Begin Date:	Sept. 17, 2013
Name:	WANGSGARD PROPERTY
Number:	6260-01

Sheet	1
1	1
	Sheets



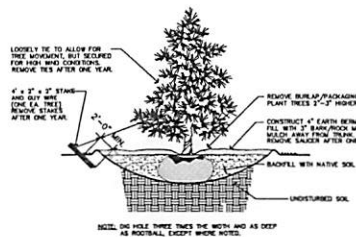
Plant Table

TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
11	(Symbol)	<i>Carpinus betulus</i> 'Fastigiata'	Columnar Hornbeam	2" cal.
12	(Symbol)	<i>Picea pungens</i> 'Fastigiata'	Totem Spruce	5'-8" B&B

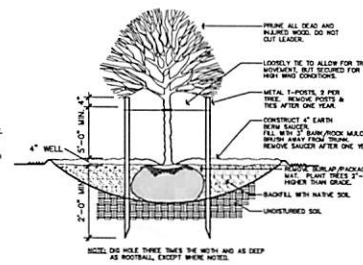
SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
47	(Symbol)	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	5 gal.

(Symbol) Pasture grass to remain. Protect during construction. Repair/replace as needed.

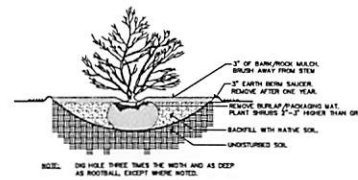
NOTE: All beds shall have a 3" layer of Shredded Bark Mulch.



CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING



SHRUB PLANTING

DEVELOPER:
 Kerry Wangsgard
 1322 E 2400 N
 North Ogden, UT 84414
 (801) 388-3114

Wangsgard Property

Huntsville City, Weber County, Utah

Reeve & Associates, Inc.
 IRA

REVISIONS	DATE	DESCRIPTION
1	8-1-2017	C.C. LAYOUT UPDATES
2	2-09-17	C.C. LAYOUT UPDATES

Wangsgard Property
 PART OF THE SE 1/4 OF SECTION 18, T.14N., R. 2E., S.11B & M., U.S. SURVEY
 HUNTSVILLE, WEBER COUNTY, UTAH

Landscape Plan

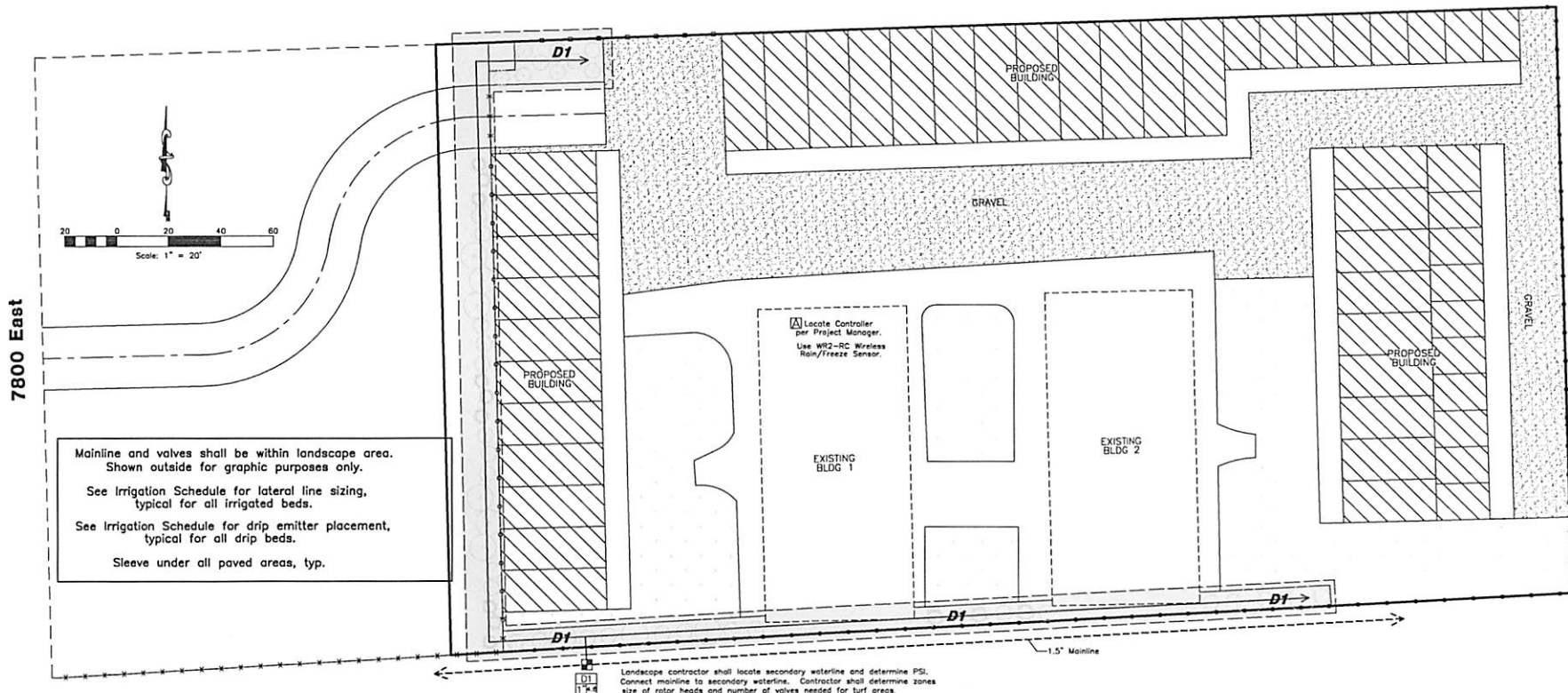
Revised: 8-08-17

Project Info:

Engineer:	K. Reeve
Designer:	D. REYNOLDS
Begin Date:	Sept. 17, 2013
Name:	WANGSGARD PROPERTY
Number:	6280-01

Sheet	3
L1	Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET SUITE 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.



Mainline and valves shall be within landscape area. Shown outside for graphic purposes only.

See Irrigation Schedule for lateral line sizing, typical for all irrigated beds.

See Irrigation Schedule for drip emitter placement, typical for all drip beds.

Sleeve under all paved areas, typ.

SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
	RAINBIRD	5004-PL-SAM-MPR	BODY AND RAIN CURTAIN ROTOR NOZZLE UNIT USE APPROPRIATE RADIUS PER TURF AREA
	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL. PLANT.
	RAINBIRD	XC2-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
	VALVE NO & CONTROLLER		
	VALVE ID BOX		
	1-1/2" MAINLINE - SCHEDULE 40 PVC		
	DRIP LATERAL LINE - POLY PIPE MAY BE USED		
	RAINBIRD	ESP(B OR 12),XME,120 VAC ESPLXMSM (4,8,12) STATION MODULE	INDOOR/OUTDOOR MOUNT BASE CONTROLLER. ADD SPECIFIED MODULE. LANDSCAPE CONTRACTOR SHALL DETERMINE SIZE OF CONTROLLER.
	SLEEVING - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.		
	GATE VALVE - SIZE PER PIPE - PLACE SLEEVE OVER VALVE		
	WILKENS	MODEL 375 OR EQUAL	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
	IRRIGATION ZONES		

NOTE: USE STRONG BOX 589C 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.

NOTE: USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.

NOTE: LANDSCAPE CONTRACTOR SHALL LOCATE SECONDARY WATERLINE AND DETERMINE PSI. CONNECT MAINLINE TO SECONDARY WATERLINE. CONTRACTOR SHALL DETERMINE ZONES, SIZE OF ROTOR HEADS AND NUMBER OF VALVES NEEDED FOR TURF AREAS.

Landscape contractor shall locate secondary waterline and determine PSI. Connect mainline to secondary waterline. Contractor shall determine zones size of rotor heads and number of valves needed for turf areas.

Wangsgard Property

Huntsville City, Weber County, Utah

DEVELOPER:
 Kerry Wangsgard
 1322 E 2400 N
 North Ogden, UT 84414
 (801) 388-3114

Revised: 8-8-17

Reeve & Associates, Inc.

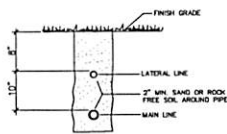
 820 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: 801-388-3114 FAX: 801-388-3115
 WWW.REEVEANDASSOCIATES.COM

REVISIONS	DATE	DESCRIPTION
1	8-17-17	C.C. LAYOUT UPDATES
2	8-17-17	C.C. LAYOUT UPDATES

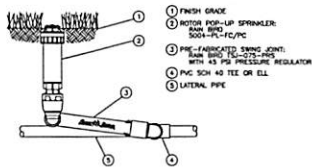
Wangsgard Property
 PART OF THE SE 1/4 OF SECTION 18, T8N, R. 2E, S. 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Project Info.
Engineer: <u>N. Reeve</u>
Designer: <u>D. REYNOLDS</u>
Begin Date: <u>Sept. 17, 2013</u>
Name: <u>WANGSGARD PROPERTY</u>
Number: <u>6280-01</u>

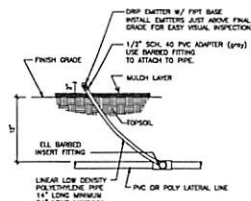
Sheet	3
L2	Sheets



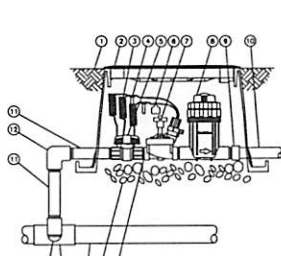
TRENCH SECTION
N.T.S.



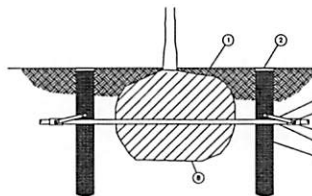
ROTOR POP-UP HEAD
N.T.S. 5004 PLUS



DRIP EMITTER
N.T.S.



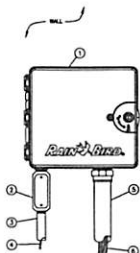
CONTROL ZONE KIT DRIP VALVE
N.T.S. XCZ-PRB100-COM



- FINISH GRADE/TOP OF MULCH
- ROOT WATERING SERIES
RAIN BRID RWS SERIES
(1 OF 2 SHOWN, MORE POSSIBLE)
- TRIMM ASSEMBLY (INCLUDES)
(1 OF 2 SHOWN, MORE POSSIBLE)
- 1/2-INCH MALE NPT INLET ENCLOSED
(1 OF 2 SHOWN, MORE POSSIBLE)
- PVC SCH 40 TEE OR ELL
(1 OF 2 SHOWN, MORE POSSIBLE)
- PVC OR POLYETHYLENE LATERAL PIPE
FOR SANDY SOILS (1 OF 2 SHOWN,
MORE POSSIBLE)
- PLANT ROOT BALL

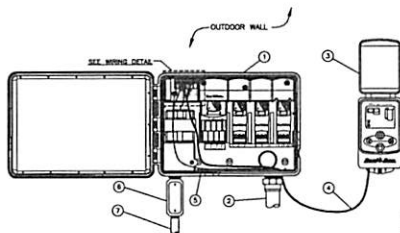
- NOTES:
- POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR EXISTING TREES PLACE NEAR ROOT BALL.
 - INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
 - RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS-B-C-1401 (0.25 GPM, CHECK VALVE)
RWS-B-C-1402 (0.25 GPM, 18" SPRING ASSEMBLY)
RWS-B-C-1403 (0.5 GPM, CHECK VALVE)
RWS-B-C-1404 (0.5 GPM, CHECK VALVE)
RWS-B-C-1405 (0.5 GPM, CHECK VALVE)
RWS-B-C-1406 (0.5 GPM, CHECK VALVE)
 - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 1/2" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 - ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

ROOT WATERING SYSTEM
N.T.S. INSTALLATION FOR TREES



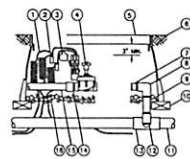
ESP-LXME CONTROLLER
N.T.S. IN PLASTIC CABINET FOR OUTSIDE MOUNT

- IRRIGATION CONTROLLER
RAIN BRID ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNTING. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
 - JUNCTION BOX
 - 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
 - POWER SUPPLY WIRE
 - 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
 - WIRES TO REMOTE CONTROL VALVES
- NOTES:
- ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODELS IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
 - FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSFER LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MAULT CONDUCTOR WIRE TO BE USED IN CONTROLLER.
 - USE STEEL CONDUIT FOR ABOVE GROUND AND SCH 40 PVC CONDUIT FOR BELOW GROUND CONDITIONS.
 - PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



- NOTES:
- FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST 10 FEET ABOVE THE GROUND.
 - IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES AND METAL OBJECTS TO MAINTAIN COMMUNICATION RANGE.

WIRELESS RAIN SENSOR-OUTDOOR
N.T.S. WR2 SERIES CONTROLLER INTERFACE



ELECTRIC REMOTE CONTROL VALVE
N.T.S. PEB OR PEB SERIES

- 30-INCH LINEAR LENGTH OF WIRE COILED
- WATERPROOF CONNECTION
RAIN BRID SPICE-1 (1 OF 2)
- 10 TAG RAIN BRID WID SERIES
- REMOTE CONTROL VALVE
RAIN BRID VIB-STD
- VALVE BOX WITH COVER
- FINISH GRADE/TOP OF MULCH
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC MANHOLE PIPE
- BRICK (1 OF 4)
- PVC MANHOLE PIPE
- PVC SCH 40 TEE OR ELL
- PVC SCH 40 MALE ADAPTOR
- PVC LATERAL PIPE
- 3/4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

Wanggard Property

Huntsville City, Weber County, Utah



REVISIONS	DATE	DESCRIPTION
1	8-1-10	LAUNCH UPDATES
2	02-17-10	LAUNCH UPDATES
3	02-17-10	LAUNCH UPDATES

Wanggard Property
PART OF THE SE 1/4 OF SECTION 18, T.8N., R. 2E., S.11E. & M., U.S. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH

Irrigation Details

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	

Revised: 8-8-17

DEVELOPER:
Kerry Wanggard
1322 E 2400 N
North Ogden, UT 84414
(801) 388-3114

Project Info:	
Engineer:	N. Reeve
Designer:	D. REYNOLDS
Begin Date:	Sept. 17, 2013
Normal:	WANGGARD PROPERTY
Number:	6260-01

Sheet	3
L3	Sheets

Burton, Steven

From: RONALD GAULT [rjgault@msn.com]
Sent: Monday, April 24, 2017 11:06 AM
To: Burton, Steven
Cc: Kerry Wangsgard
Subject: [CAUTION]Re: Wangsgard Storage
Attachments: image001.png

Steve,

Huntsville Town did review an annexation request from Mr. Wangsgard concerning his property at 601 S 7800 E, Huntsville. The Planning Commission review determined that the current usage of his parcel did not fit any of our zones and would require a new zone or revision of allowed uses in a current zone. As Mr. Wangsgard has stated, this past February, the Town Council decided it wasn't interested in annexing land that would require those changes. Several commercial projects that are under development in the current Town boundaries have been very controversial and are already taxing the available time and resources of our volunteer governmental departments. The additional expansion Mr. Wangsgard proposed would also be controversial with our populace.

If you need a letter on this matter, please advise and I can provide one.

Sincerely,

Ronald Gault
Huntsville Town Planning Commission Chairman

From: Kerry Wangsgard <kwangsgard@americafirst.com>
Date: Wednesday, April 19, 2017 at 5:47 PM
To: Ronald Gault <rjgault@msn.com>
Subject: FW: Wangsgard Storage

Hello Ron:

Would you please provide Mr. Burton with an e-mail explaining a request for annexation was made to the town of Huntsville and that this petition was rejected by the Huntsville Town Council in their February meeting.

Thanks,

Kerry

From: Burton, Steven [<mailto:sburton@co.weber.ut.us>]
Sent: Wednesday, April 19, 2017 5:31 PM
To: Kerry Wangsgard <kwangsgard@americafirst.com>; nreeve@reeve-assoc.com

Cc: Kippen,Ronda <rkippen@co.weber.ut.us>
Subject: Wangsgard Storage

Hello,

I am performing the first planning review of the proposed conditional use permit project for the Wangsgard Storage facility at 601 S 7800 E, Huntsville. As I've been reviewing the project I found that Utah state code requires that a commercial or industrial development for which cost projections exceed \$750,000 for all phases must be reviewed and considered by adjacent Cities. Please provide a letter from the City of Huntsville regarding the potential annexation of this property into its city limits. I will continue to review this project and will have the first planning review finished and uploaded to Miradi sometime next week. We will need a letter from the city of Huntsville before this project can be considered at a public meeting. I will be out of the office until Tuesday April 25th and will get in touch with you at that time. If you need immediate assistance please call 801-399-8791.

Regards,

Steve Burton

Planner II

Weber County Planning Division

2380 Washington Blvd, Suite 240

Ogden, Utah, 84401-1473

801-399-8766



#####

Be the Human Firewall!

To prevent malicious software and viruses, NEVER open files
or click on links from unexpected or unknown sources.

Think Before You Click!

#####