

# OGDEN VALLEY PLANNING COMMISSION



## WORK SESSION AGENDA

**June 05, 2018  
5:00 p.m.**

1. Minutes: Approval of the May 22, 2018 meeting minutes.
2. Petitions, Applications and Public Hearings
  - 2.1. Administrative Items
    - a. New Business
      1. DR 2018-05: Consideration and action on a request for design review approval to permit a temporary (two-four weeks) rock crushing operation for improvements within the Eden Escape Plat A and B subdivisions. This is located in the Forest Residential (FR-3) Zone at approximately 4200 N Sunrise Drive, Eden. (Fairways at Wolf Creek LLC, Applicant; Rick Everson, Agent)
3. Public Comment for Items not on the Agenda:
4. Remarks from Planning Commissioners:
5. Planning Director Report:
6. Remarks from Legal Counsel:
7. Adjourn to a work session:  
WS-1. Discussion Item: Old Town and New Town Eden Village Areas

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah. Work Session will be held in the Breakout Room. A pre-meeting will be held in Room 108 beginning at 4:30 p.m. to discuss agenda items  
No decisions are made in this 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 May 22, 2018, in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** Jami Taylor, Chair; John Howell, Laura Warburton, John Lewis, Steve Waldrip, Chris Hogge

**Absent/Excused:** Robert Wood

**Staff Present:** Rick Grover, Director, Ronda Kippen, Principal Planner; Steve Burton, Planner III; Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

***Pledge of Allegiance***

***Roll Call:***

***Pledge of Allegiance***

***Roll Call***

Chair Taylor asked if there were any ex parte communication or conflict of interest in regards to any of the items on the agenda. Commissioner Lewis said I will recuse myself for Administrative Item 3.2.

**1. Minutes: Approval of the March 27, 2018, April 03, 2018, and May 01, 2018 Meeting Minutes**

Chair Taylor approved the meeting minutes as written.

**2. Consent:**

**2.1. UVS041218: Consideration and action on a request for final plat approval of Summit Eden Phase 1C Amendment 7, an eight lot subdivision in the Ogden Valley Destination and Recreation Resort (DRR-1) Zone located at 8450 E Copper Crest in Eden, UT. (SMHG Phase 1, LLC, Applicant; Rick Everson, Agent)**

**MOTION:** Commissioner Howell moved to approve UVS041218 located at 8450 E Copper Crest in Eden UT, .72 Acres, Ogden Valley Destination and Recreation Resort (DRR-1) Zone. This is subject to all conditions and recommendations listed in the staff report; and all county and state agencies. This motion is based on the findings listed in the staff report. Commissioner Waldrip seconded. A vote was taken with Commissioners Howell, Warburton, Lewis, Waldrip, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

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

**3.1. Administrative Items**

**a. New Business**

**1. CUP 2018-01: Consideration and action on an administrative application for a conditional use permit for a kennel to be used for Alaskan Husky dogs in the Agricultural Valley (AV-3) Zone located at 8115 E 500 S in Huntsville, UT. (Rex Mumford, Applicant)**

Director Grover said this is a conditional use item and you can approve this without having public comment if you choose to take public comment. You can but you are not required to do so. As you look at this there will be some standards of the conditional use process. Ms. Hennon will orient you to the areas where it's at, what zone it's located in, and then the applicant Mr. Mumford will explain what he is wanted, and then Ms. Hennon will come back on how it is or is not meeting code.

Iris Hennon said this is the property and this is the home, and it is a rather long piece of property. There is a barn down towards the street, there is the shed, and his home is located in this area. You can see an S-shaped aquifer and this is an ephemeral street. This shows the property in relation to the street and this is 500 south. It is approximately just shy of 500 feet from the Huntsville Fire Station. Mostly in that area is farm area with a lot of cows. In this map will show where 500 south, and go up 100 feet is the area where Mr. Mumford proposes to put the dogs, and this is the imperial stream. What Mr. Mumford has to do to keep that pond in place, he has to keep adding water so it doesn't dry up. This is an orientation of his property and where he resides.

Rex Mumford, 8150 E 500 S in Huntsville, said Ms. Hennon gave a good presentation and I just want to add a couple of things. Alaskan Huskies are sometimes confused with Siberian Huskies; and Siberian are pure bred dogs and some people will run in

dog sled races. For the most part Alaskan Huskies are what everyone runs because they are a conglomerate breed and they're bred to run. The last two year I have worked up on the Iditarod, and I would say that

95% of the dogs were Alaskan Huskies. My son first got into this business as a hobby, but since then he has made it into a viable business. My son asked me a few years ago if I would help him by being his handler, and that's how I got started in handling dogs. Last year I went with him handling dogs and he asked me if I would help him train dogs; since then I have retired and had more time. It's really an intensive training because you are teaching these dogs how to run, and the endurance aspect of it. This is where I would house the dogs, the training doesn't take place there. I have an enclosed trailer and I put the dogs there, I drive up to Monte Cristo, and we run up there for hours and hours. I have run these dogs on a couple of mid-distance race and my son has run them on mid distance races. They can run for 50 miles without stopping. You start them out on short runs and build them up and that's what we did a little bit last year, and I have adopted for a fondness for this sport. They are not a barking dog, they howl for a few minutes and then they stop and it's kind of a funny thing the way they do that. These are pretty much quiet dogs but they do like being outside, and they love the cold. You can't run them unless it's cold. I currently don't have dogs, but may have a few during off season and build that up, so they run a team for him. This has become a family thing, and it's really just a fun hobby.

Commissioner Waldrip in the staff report it states this is for personal use only, is that the intent. If it switched your conditional use would expire and you would have to come in and reapply. Mr. Mumford replied my only clarification of that is when you are mushing in these races, you are considered a professional musher because you're racing for money, and my son does that. So I am training these dogs to help my son in a professional pursuit and all of these races are out of state, there are any races here. From a special use standpoint, I am not sure how that falls.

Director Grover replied where you're not taking people on those excursions or anything like that, but if you are taking people associated with that, then you would have to come back and amend the conditional use permit.

Iris Hennon said this application is for a conditional use for a kennel license, but it is not for a commercial kennel and a commercial venture. It's for generational family hobby and Mr. Mumford and his grandchildren participate in the venture. Mr. Mumford's property is 3.74 acres with additional acres behind his home, where he will be doing a little bit of training. Most of the training will be done Monte Christo on Forest Service land, where Mr. Mumford has already obtained a use permit. He is currently proposing not more than four dogs on a consistent basis, with 10 dogs on the last few weeks leading up to competition. So with those four dogs and the other six dogs can orientate themselves of the line where they are supposed to be and how they are supposed to go. This is a single family resident with mature landscaping in place, so there won't be visiting clientele so there won't be a need for additional parking at this time. The dogs will be housed at approximately 50 feet from the natural imperial stream, and will be in compliance with the Ogden Valley Sensitive Land Ordinance. A plan has been submitted to the Health Department and it has been reviewed for taking care of the excrement and the dogs waste. Any noise from the dogs will be muffled by the hay straw fence around the dogs surrounding the property. This application meets the criteria with the applicable county ordinance and conforms to the General Plan. We do know that typically kennels in the Ogden Valley of having a wide range of being received of somewhat unkind circumstances; so to make your job easier, I canvassed the neighborhood by walking and talking to the neighbors to see if this would be detrimental to their wellbeing. I did receive a lot of positive feedback by the neighbors and basically only one negative.

**MOTION:** Commissioner Howell moved to approve CUP 2018-01 located at 8115 E 500 S, 3.74 acres, in the AV-3 Zone. A residential dwelling with a proposed dog kennel. The petition is subject to all conditions and recommendations listed in the staff report, and to all county and state agency requirements. This motion is based on the findings listed in the staff report. Commissioner Hogge seconded. A vote was taken with Commissioners Howell, Warburton, Lewis, Waldrip, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

At this time Commissioner Lewis recused himself.

**2. CUP 2018-03: Consideration and action for a conditional use amendment for the Bridges at Wolf Creek Resort PRUD located within the approved Wolf Creek Resort Master Development in the RE-15 & FR-3 Zones, located at approximately 4920 East Fairways Drive in Eden, UT. (WCU LLC & Bridges Hold Co LLC, Applicant; Eric Household, Agent)**

Rick Grover said this is a conditional use permit and you can choose to take public comment on this if you desire, but you don't have to. We have sent out public notices to people within the required distance. As you review this, you want to review this under the conditional use standards. Ms. Kippen is going to orient you on this project, then Mr. Householder will explain this project, and then Ms. Kippen will come back and explain how this does or does not meet county code.

Ronda Kippen said what we are looking at is an amendment to The Bridges that was passed two years ago for 364 units. There are seven communities with multiple phases on the upper north east side of Wolf Creek development. This property is approximately 262.81 acres, and splits between the RE-15 and FR-3 Zone. The Planning Division does recommend approval of the conditional use permit to amend the Bridges at Wolf Creek Resort PRUD to amend the density from 364 units to 368 units. This reconfiguration will be taking some units from the Parkside Development and some units from Mountainside Development, for a total of 19 units; and they are asking for an additional of 4 more units for a total of 23 cabin known as the Grove Cabins. We also have the Grove Cabins and Homesite Cabins located in here. They are still preserving approximately 54.5% of this development as Open Space. There are five of the seven development areas will offer single family buildings designed to accommodate homes ranging in sizes from 1400 sq. ft. to 5000 sq. ft. The two areas that will accommodate the cabins will range from 500 sq. ft. to 896 sq. ft. There are no other changes that will impact the original CUP, and the applicant has the entitlement through Wolf Creek Zoning Development Agreement that was reinstated in 2015; and it will not be superseding what they currently already have.

Eric Householder, Applicant representing Wolf Creek said Ms. Kippen has laid out our changes, and the only comment is that we are listening to the market, and what we are finding is that the clients are really looking for a finished product. What we've done with this land, we've taken out some single family home sites, and have been pushed into this cabin concept that there has been a request for. On the density side there are a lot of units on the table that we're not giving into; we just felt with the changes size of the single family home sites versus the small cabin updates we could get a few more there. Then there some technical issues with sewer and this kind of worked out well.

Commissioner Waldrip asked about parking, and how have you parked this, and I was trying to count stalls there. Mr. Householder replied they went back and he couldn't remember the exact numbers where we came up with minimum parking, we added more to it then what was required. When we come back during subdivision, we will have that lined out.

Commissioner Howell asked when is this project going to start? Mr. Householder replied right now we are working through Parkside Phase 1 and Mountainside Phase 1 and currently everything is for sale. Ms. Kippen added they are required to have two stalls per family resident, and on their conceptual drawings is 56 stalls and that is 10 more than what is required in the code. When they do come in on the subdivision construction drawings, I will verify that there is a minimum of 40 stalls.

Ronda Kippen said based on the information provided, the Planning Division is recommending approval on the following findings based on the proposed development does conform to the Ogden Valley General Plan by keeping the resort development within the resort related areas. The proposed PRUD Amendment complies with applicable county ordinances, building uses, locations, lot area, width, yard, height, and the covered regulations proposed are acceptable as shown on the amended conceptual drawings. The proposed Master Plan Development Amendment is in conformance with approved Zoning Development Master Plan and conceptual maps that are also adopted. The development will not be detrimental to the public safety or welfare; the proposed development will not deteriorate the environment of the general area as to negatively impact the surrounding properties and uses. The review agencies have all had a chance to review this application and have given a positive recommendation.

**MOTION:** Commissioner Waldrip moved to approve CUP 2018-03 action for a conditional use amendment for the Bridges at Wolf Creek Resort as listed on the staff report. This motion is based on the findings listed in the staff report and is subject to all of the conditions and recommendations of the staff. Commissioner Warburton seconded. A vote was taken with Commissioners Howell, Warburton, Waldrip, Hogge, and Chair Taylor voting aye. Motion Carried (5-0)

Commissioner Lewis returned at this time.

### 3.2. Legislative Items

#### a. New Business

**1. ZDA 2018-02: Consideration and action on a request to amend and reinstate the Zoning Development Agreement, previously approved as Contract #2012-230, which affects approximately 174 acres, located at approximately 3300 N Wolf Creek Drive. The request is that Weber County consider reinstating the Agreement and extend the project completion date (10 years) to June 30, 2028.**

Director Grover said this is a legislative item, and you will be making a recommendation to the County Commission. Mr. Burton will orient us to this project; and Mr. Howard Schmidt will be explaining the project. Then Mr. Burton will explain how it does or does not meet code.

Steve Burton said the request is to reinstate the Zoning Development Agreement that was originally approved in 2002, that was first amended in 2006, and then again amended in 2012. The Development Agreement expired in 2017 since the original approval; ten of the 106 approved lots have been platted. The applicant is requesting to reinstate the agreement to expire in 2028. When the request was originally submitted to reinstate the Zoning Development Agreement, there was a conversation that was had with the developer and planning staff, and the ten years was the date that came up that planning would support. As of today it sounds like the applicant might have changed that. The location you can see on the screen is approximately 3300 N Wolf Creek Drive which is just south of the Wolf Creek area.

Howard Schmidt, Applicant, 6094 E Tory Pine Circle, Draper UT said in 2006 we purchased this property and had great hopes of starting a development, and became part of the Wolf Creek family. Since that time things kind of slow down, and we have just put this on hold until we feel the market is a little bit stronger for us in that area based on the purchase price of the land. We've been aware that the county could use an emergency access from the Wolf Creek area; we'd be willing to offer that in exchange for extension of this density. We were hoping to get the density to extend indefinitely; and had talked to the members of Wolf Creek HOA, who were supportive of that subject to the emergency access and the trails easement. We're happy to give those, it's a temporary request based on the length of time of this Zoning Development Agreement Extension. We are fine if we do the ten years; if you would consider extending it to indefinitely towards the density. It has the same density as the rest of Wolf Creek or part of that density that could be used, and that would be helpful for me in that I don't panic if time runs out in ten years if I don't have this 100% done.

Steve Burton said based on what staff has reviewed and staff's recommendation. As stated by Mr. Schmidt, there has been a temporary access easement proposed, and this is just to show you the location of the proposed easement. You have the red which is the 20 ft. emergency access easement, and you have the temporary until development occurs that makes it so there is a road there. So the proposed trails are in green that you can see there. Here is a map of the concept layout of what the development will look like that is in the exhibit in the staff report. This just shows the layout of the residential lots from the last Zoning Development Agreement, and it just shows where the lots should be when they become platted. The Planning Division recommends approval of the request to amend and reinstate the Eden Valley Development/Howard Schmidt Zoning Development Agreement that was previously approved Contract-2012230. More specifically the contract is to renew the agreement for 10 years, expiring on June 30, 2028. The agreement will include the applicant providing temporary emergency easement and Public Trail Easement, as shown on Exhibit D of the agreement. This recommendation is based on findings as listed in the staff report.

Commissioner Waldrip asked is there a timeframe for the applicant to construct the Emergency Access Easement. Mr. Burton replied not in the agreement.

Commissioner Waldrip asked the applicant is looking for a longer term then 10 years of density approval, and that density approval has been generally granted for the properties that were acquired at the same time as this property though the same action through the bankruptcy process. This may be a question for Director Grover or Mr. Erickson, why the difference, and do we have the authority to recommend that change. Director Grover replied it is within your purview to recommend that change. Staff does not have a huge heartburn with changing that timeframe; just historically we have had some type of timeframe with developments. Mr. Erickson replied I think that distinction is key here, because the whole purpose of the county ordinance relating to the development agreement, has to do with giving the county the ability that if something is not done within a certain time period, to go back and revert the zoning to what it was before. If there's no expiration date or timeframe in that, doesn't make any sense. The density is or can be a separate question.

There was a brief discussion about the clarification about the density and the time frame between staff, the applicant, and the Planning Commissioners.

**MOTION:** Commissioner Waldrip moved to recommend for approval to the County Commission of ZDA 2018-02 on a request to amend and restate Zoning Development Agreement previously approved as Contract 2012-230 as indicated in the staff report. Subject to findings and conditions of the staff report with a couple of exceptions; on change is the pedestrian trail be changed to a public pedestrian trail, and that the temporary access road easement is installed within the 6 months' time with the date of the extension of this agreement. That the agreement is extended for 10 years per the recommendation of staff, based on the fact that the Development Agreement included a zoning change as part of the development agreement. Therefore, it's appropriate to have an expiration date for the Development Agreement because of that zoning change. Commissioner Warburton seconded. A vote was taken with Commissioners Howell, Warburton, Lewis, Waldrip, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

**3.3. ZTA 2018-02: Public Hearing to discuss and take comment on a proposal to amend the following section of Weber County Code (§108-15) to add standards for single family dwellings with secondary kitchens.**

Rick Grover said this is a legislative item that you will be forwarding this recommendation to the County Commission. Staff is instigating this item and Ms. Kippen will be representing the county.

Ronda Kippen reviewed the staff report and reviewed Exhibit B, Chapter 15 – Standards for Detached Single Family Dwellings and added that's where we added standards for the second kitchen on Line Item 47 through Line Item 67.

Chair Taylor said she has read that and believed that everyone has read it. I am okay with shooting you the questions.

Commissioner Waldrip asked what does it mean by four persons who need not be related as a single non-profit housekeeping. Ms. Kippen replied one of the ways is three or four people can buy a house and own it together. When it comes into group homes, there are things in state code that it is allowed anywhere that a single family dwelling is allowed. Historically we have had the owner sign a second kitchen covenant, but we didn't have anything in code that said that we could require that. Basically all we are doing, we have this covenant and now we have this ordinance and how we will be enforcing it.

Director Grover suggested on Line Item 47-48, to add the language "where single family dwelling is allowed."

There was a brief discussion on Exhibit B with staff, legal counsel, and Planning Commission and it was suggested to do some more research on this.

**MOTION:** Commissioner Lewis moved to recommend to the County Commission approval of ZTA 2018-02 Public Hearing regarding changing the sections in Weber County Code Section 108-15-1 to add standards for single family dwelling to secondary kitchens. Along with all county and state agency requirements and recommendations listed by the staff report, as well as Ms. Kippen comments. Commissioner Hogge seconded. A vote was taken with Commissioners Howell, Warburton, Lewis, Waldrip, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

- 4. **Public Comment for Items not on the Agenda:** None
- 5. **Remarks from Planning Commissioners:** None
- 6. **Planning Director Report:** Director Grover said this next work session we are going to have some discussion on Old Town and New Town Eden. If you could go on Miradi and just look at the student's comments and would like to have your dialogue. The next APA Conference, Commissioner Lewis you are the next one, and that usually in the spring of next year
- 7. **Remarks from Legal Counsel:** None
- 8. **Adjournment:** The meeting was adjourned at 7:00 p.m.

**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 permit a temporary (two - four weeks) rock crushing operation for improvements within the Eden Escape Plat A and B subdivisions.

**Type of Decision:** Administrative

**Agenda Date:** June 5, 2018

**Applicant:** Fairways At Wolf Creek, LLC

**Authorized Agent:** Rick Everson

**File Number:** DR# 2018-05

### Property Information

**Approximate Address:** 4200 N Sunrise Dr, Eden

**Project Area:** 15.8

**Zoning:** Forest Residential (FR-3) Zone

**Existing Land Use:** Vacant

**Proposed Land Use:** Rock Crushing Site

**Parcel ID:** 22-017-0017

**Township, Range, Section:** Township 7 North, Range 1 East, Section 22

### Adjacent Land Use

<b>North:</b> Vacant	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Vacant

### 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 17 Forest Residential (FR-3) 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

## Summary and Background

The applicant is requesting design review approval for a temporary rock crushing operation to produce material for the development of improvements within the Eden Escape Plat A and B subdivisions. The operation is proposed to exist for a maximum of 4 weeks. Staff has determined that a temporary rock crushing operation is a use which is customarily incidental to the construction of infrastructure in a subdivision, and is, therefore, a permitted use in the FR-3 Zone.

## Analysis

**Design Review:** LUC §108-1-2 requires a design review for manufacturing uses to ensure that the general design, layout, and appearance of the site is orderly and harmonious with the surrounding neighborhood. The project will impact an area larger than one acre and is required to receive approval from the Planning Commission prior to commencement.

As part of 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 site is located approximately 320 feet from the improved county road (Sunrise Dr). The rock crusher will be mobile and will follow the path of the proposed right of way in the Eden Escape plats A and B (See Exhibit B). The project narrative states that material from the site will

not be sold or exported to other locations and will only remain within the project area. Traffic safety and congestion are not anticipated.

- *Outdoor advertising:*
  - The project will not include any outdoor advertising.
- *Landscaping:*
  - A temporary rock crushing operation is a use which is customarily incidental to the construction of infrastructure in a subdivision, and is considered residential, and therefore exempt from the landscaping requirement as outlined in LUC §108-2-3.
- *Building and site layout:*
  - There are no buildings being proposed as part of the project. The rock crushing machine will have water sprayers to mitigate dust where material exits the machine. The closest the crusher will be from the nearest residence is 320 feet and will not be in a single location for more than two days.
  - The proposed hours of operation are from 7AM to 7PM, Monday through Friday; or 7AM to 5PM Monday through Saturday. Staff recommends that the hours of operation be from 7AM to 5PM, Monday through Saturday. The operation will not run on Sunday.
- *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 Fairways PRUD.

## Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by providing improvements for residential development in the Forest Residential zones.

## Staff Recommendation

The Planning Division recommends approval of file# DR 2018-05, subject to all review agency requirements and with the following conditions:

1. Crushing will be allowed only for on-site material to be used for improvements within the Eden Escape Plat A and B subdivisions. No off-site material may be brought in for crushing and no on-site material may be crushed and then exported to other locations.
2. The site plan and mitigation controls must be followed as well as other conditions stated within this staff report.
3. The hours of operation shall be from 7AM to 5PM, Monday through Saturday.
4. The operation will end 28 days from the date approval is given by the Planning Commission.

The recommendation based on the following findings:

1. The proposed project complies with applicable County codes.
2. The proposed project complies with the applicable Fairways PRUD.
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



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)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) FAIRWAYS AT WOLF CREEK, LLC		Mailing Address of Property Owner(s) 5200 S. HIGHLAND DR #101 SLC, UT 84117	
Phone 801 673 5630	Fax N/A		
Email Address RUSS @ WATSLIVING-COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) RICK EVERSON		Mailing Address of Authorized Person 5200 S. HIGHLAND DR #101 SLC, UT 84117	
Phone 801 897 4880	Fax N/A		
Email Address RICK @ WATSLIVING-COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Project Name EDEN ESCAPE PLAT A & B		Current Zoning FR-3	Total Acreage 15.8
Approximate Address 4200 N. SUNRISE DR EDEN, UT 84310		Land Serial Number(s) 22-017-0017	
Proposed Use OPERATION OF A TRACK MOUNTED ROCK CRUSHER ON A TEMPORARY			
Project Narrative BASIS (2-4 WEEKS)  SEE ATTACHED NARRATIVE			



May 10, 2018

Ronda Kippen, Principal Planner  
Weber County

RE: Project Narrative: Operation of a rock crusher on a temporary basis (Eden Escape Plats A/B)

Dear Ronda,

This project is currently under construction for utilities and road improvements. The site has an enormous amount of boulders ranging from a few inches to several feet in diameter. There are so many boulders that we either need to start hauling them off site, or repurpose them. We will use as many of the smaller ones as possible for lining drainage swales and within the detention pond. Many of the largest ones will be saved for landscaping. Even with those uses there are way more than we can use and every utility trench or excavation produces more.

We are requesting to temporarily mobilize a rock crusher to the site to break down the smaller and medium sized boulders into "3-inch minus" granular borrow to be used for structural fill underneath the roadways and backfill material for utility trenches. We plan to utilize all the material produced within the project site and not export or sell the material made. The purpose is to eliminate the need to haul boulders off site, reducing truck traffic, and making the project more environmentally friendly. Utilizing this material as structural fill underneath the roadways also allows us to reduce the amount of roadbase we need to import by 40%, which again will greatly reduce the amount of trucks that will deliver this material. By reducing the amount of roadbase import and boulder export, the rock crushing will eliminate more than 100 truck & trailers going to and from the site.

The crusher will be at the site for only 2-4 weeks. This is an expensive piece of machinery to have at the site, so we want to be as efficient as possible while it is there and get the crushing completed quickly. To hit the target of only having the crusher onsite for 2 weeks, we propose to operate the machinery from 7am-7pm Mon-Fri, or 7am-5pm Mon-Sat. The crusher will be equipped with water sprayers in the hopper and the belt where the material comes out to limit dust.

I have attached example photographs of the boulders as well as the crusher we will be using. It is a track mounted crusher so it is mobile and we will move the crusher along the road corridors as shown on the site plan and crush the boulders into select locations for use. This is more environmentally friendly as opposed to a stationary crusher that is set up in a single location because it eliminates loading haul trucks and running the boulders and crushed material back and forth all over the site. The crusher wont be in a single location for more than a day or two so nearby residences should not experience noise for long periods of time. For instance, when the crusher is at the north end of the site it will be about 300' from the closest resident, but when it is at the south end of the site it will be 1/3 of a mile away.



Rick Everson  
Project Manager  
Watts Enterprises





This photo is looking south towards Patio Springs, about 500' from the south project boundary



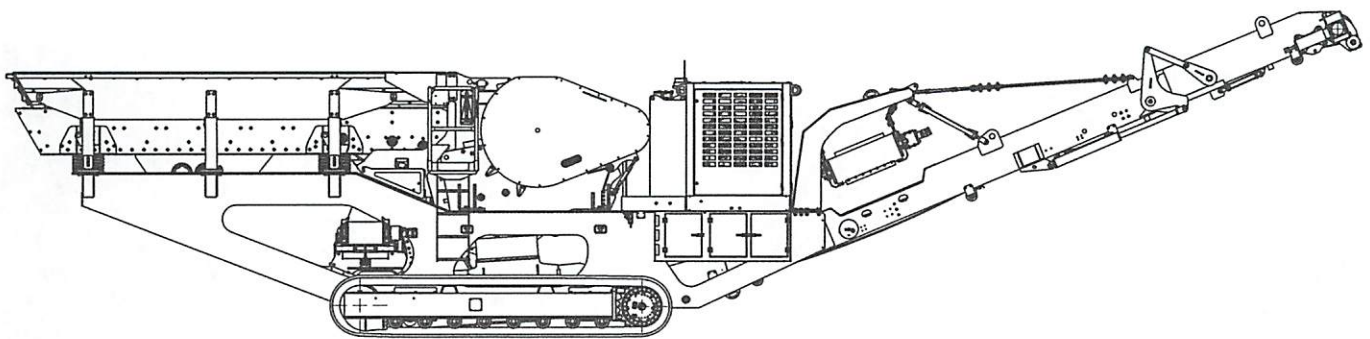


This photo is taken near the south end of the project, looking north towards the Bridges and the northwest portion of the Fairways.



# Pioneer Jaw

Our track-mounted jaw plants are built for maximum jaw crushing mobility. Featuring Pioneer Series Jaw Crushers, these plants offer up to 25% more capacity than competitive models and are equally effective in aggregate or recycling applications. These plants allow stationary and portable producers to benefit from on-site mobility.



## Large Flywheels

Large, dynamically-balanced flywheels reduce peak horsepower requirements and yield lower cost-per-ton product.

## Class-Leading Stroke

The class-leading, 1 1/2"-stroke offers faster throughput for higher capacity.

## Ease of Access

Easy access to all controls provides quick setup, smooth operation and simplified maintenance.

## CAT Power Units

CAT power units offer unparalleled reliability and performance.

## Durable Construction

Equipped as standard with T1 feed hoppers and a fabricated tubular frame construction for maximum durability.

## Overload Protection System

Our Overload Protection System monitors engine loads and hydraulic circuit pressures to maximize production.

## Track-Mounted Family

Our series of track-mounted jaw crushers can be operated independently or easily combined in circuits with other track-mounted products.



Model	Crusher		Feeder		Capacity		Plant Weight	
	Inches	Millimeters	Inches x Feet	Millimeters	TPH	MTPH	Pounds	Kilograms
GT125	27 X 42	686 X 1,067	40 X 14	1,016 X 4,267	400	363	81,000	36,741
FT2650	26 X 50	660 X 1,270	50 X 15	1,270 X 4,572	400	363	96,000	43,545
FT3055	30 X 55	762 X 1,397	50 X 18	1,270 X 5,486	700	635	124,000	56,245

Available as



Track-Mounted



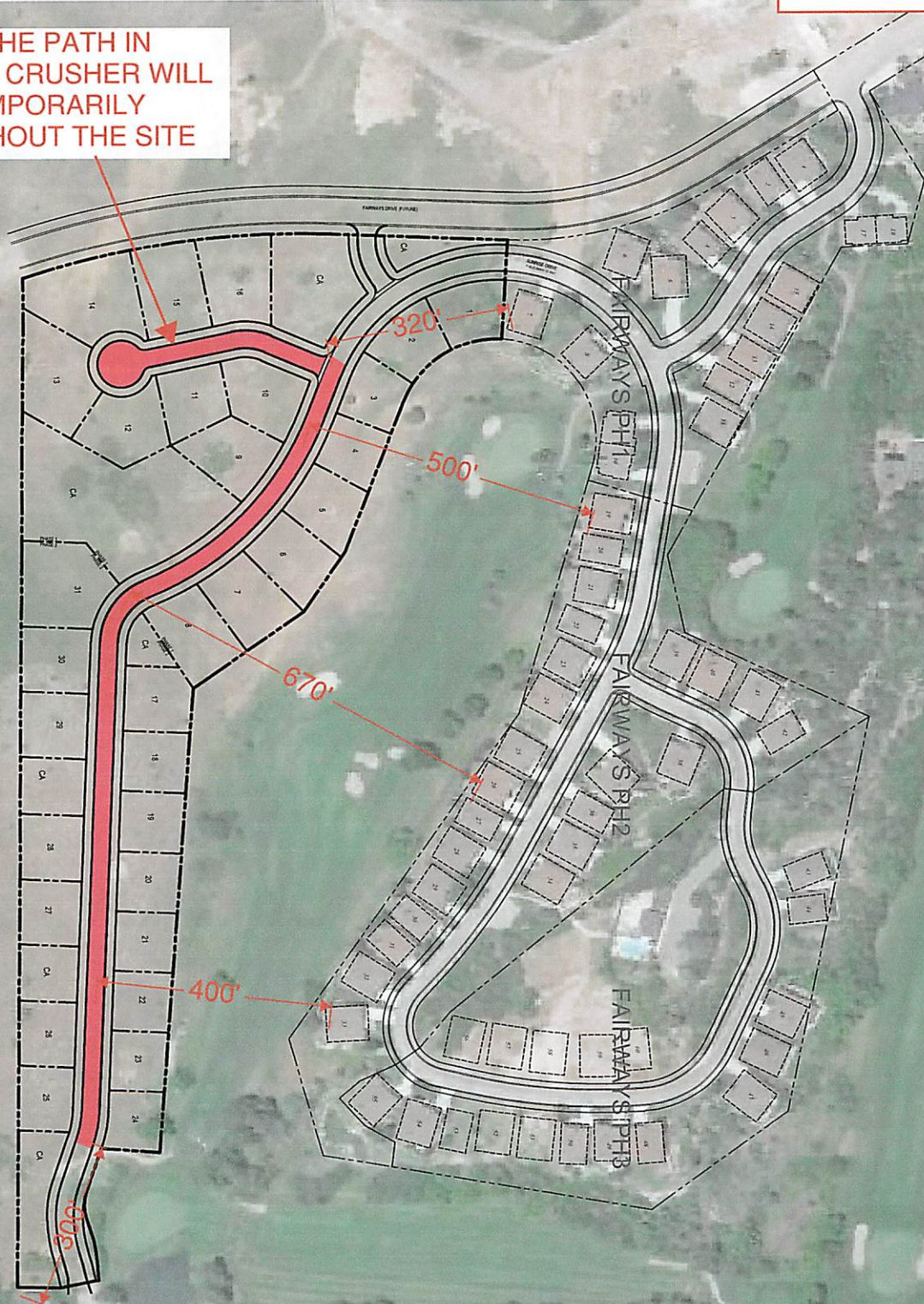
Portable



Stationary



RED HATCHING IS THE PATH IN WHICH THE MOBILE CRUSHER WILL BE MOVED AND TEMPORARILY LOCATED THROUGHOUT THE SITE







# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Work Session Discussion:** Discussion on Old Town and New Town Eden Village Areas  
**Agenda Date:** Tuesday, June 05, 2018

### Property Information

**Location:** Old Town and New Town Eden Village Areas

### Staff Information

**Report Presenter:** Steve Burton  
[sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us)  
801-399-8766

**Report Reviewer:** RG

## Background and Summary

The purpose of this work session is to discuss the village area planning element of the 2016 Ogden Valley General Plan, specifically for the Old Town Eden and New Town Eden village areas. These two village areas were highlighted by the USU students during the workshop on May 1, 2018 as the students presented their concepts for the various village areas of the Valley. Although the concepts presented by the students were not vetted by the Planning Commission or Planning Staff, the public comment received regarding the concepts can be used as a preliminary indicator of what the public wants and does not want for these two village areas. The public comments are included as Exhibit B of this staff report.

## Analysis

The 2016 Ogden Valley General plan identifies village areas on the "Commercial Locations & Village Areas" map (See Exhibit A). The General Plan identifies the following commercial development principles that should be considered as the County looks at creating village areas:

**Commercial Development Principle 1.2:** *Focus on creating vibrant village areas. Encourage public spaces and plazas within villages that can accommodate cultural and social events and that can function as community gathering areas. Promote and extend the walkable, interconnected pattern in the Valley and extend non-motorized trails and pathways to commercial village areas.*

**Commercial Development Principle 2.1:** *Require new commercial development to conform to community design standards to ensure compatibility with the character of Ogden Valley and to provide for aesthetic and functional transition to surrounding residential and agricultural areas.*

The development principles are followed by the methods of implementation listed below. Under each implementation are Planning Commission considerations specific to Old Town Eden and New Town Eden areas.

**Commercial Development Implementation 1.1.1:** *Prepare small area plans for each area designated as a village on Map 6 to describe their form and function (possible examples: highway oriented, mixed-use, resort, small neighborhood commercial, etc.). Small area plans should identify defining attributes and appropriate design standards, identify future potential adjacent expansion areas, and plan for multimodal and active transportation to and within each area, as may be appropriate. The village areas are shown as ¼ mile radius circles centered on each area on Map 6. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.*

- What are/should be the form and function of the each of these two village areas?
- What are the defining attributes of each of these two village areas? (Landmarks, public gathering places)

- What are appropriate design standards for each of these village areas? (Buildings adjacent to sidewalks and pathways, parking behind buildings)
- Where are appropriate locations for active transportation to and within these village areas?

**Commercial Development Implementation 1.2.1:** As also provided in the Transportation Element Streetscape Implementation 1.1.1, develop and adopt multimodal streetscape cross sections for village areas, and implement key elements during programmed road maintenance and upgrade projects. Evaluate current commercial development standards in Ogden Valley to ensure opportunities for internal walkability and connections to the trail system.

- What should the streetscape look like in each of these village areas?
- Are current commercial standards promoting walkability and connections to pathways?

**Commercial Development Implementation 2.1.1:** *As part of small area planning, revise County design standards to adopt more detailed and specific commercial design standards that specify building materials, style elements, colors, dark sky lighting, walkability landscaping, signage, open spaces, public features, and building height and orientation. Acceptable style elements may include agrarian architecture, Old West or mine-town architecture, or mountain rustic architecture elements that are prevalent in Ogden Valley (Fig. 3).*

- What specific commercial design standards should be required in each of these village areas? (Old West/Mining, Brick and Wood)

## Exhibits

- A. Commercial Locations & Village Areas
- B. Public Comment from May 1 workshop



MAP 6: COMMERCIAL LOCATIONS/VILLAGE AREAS

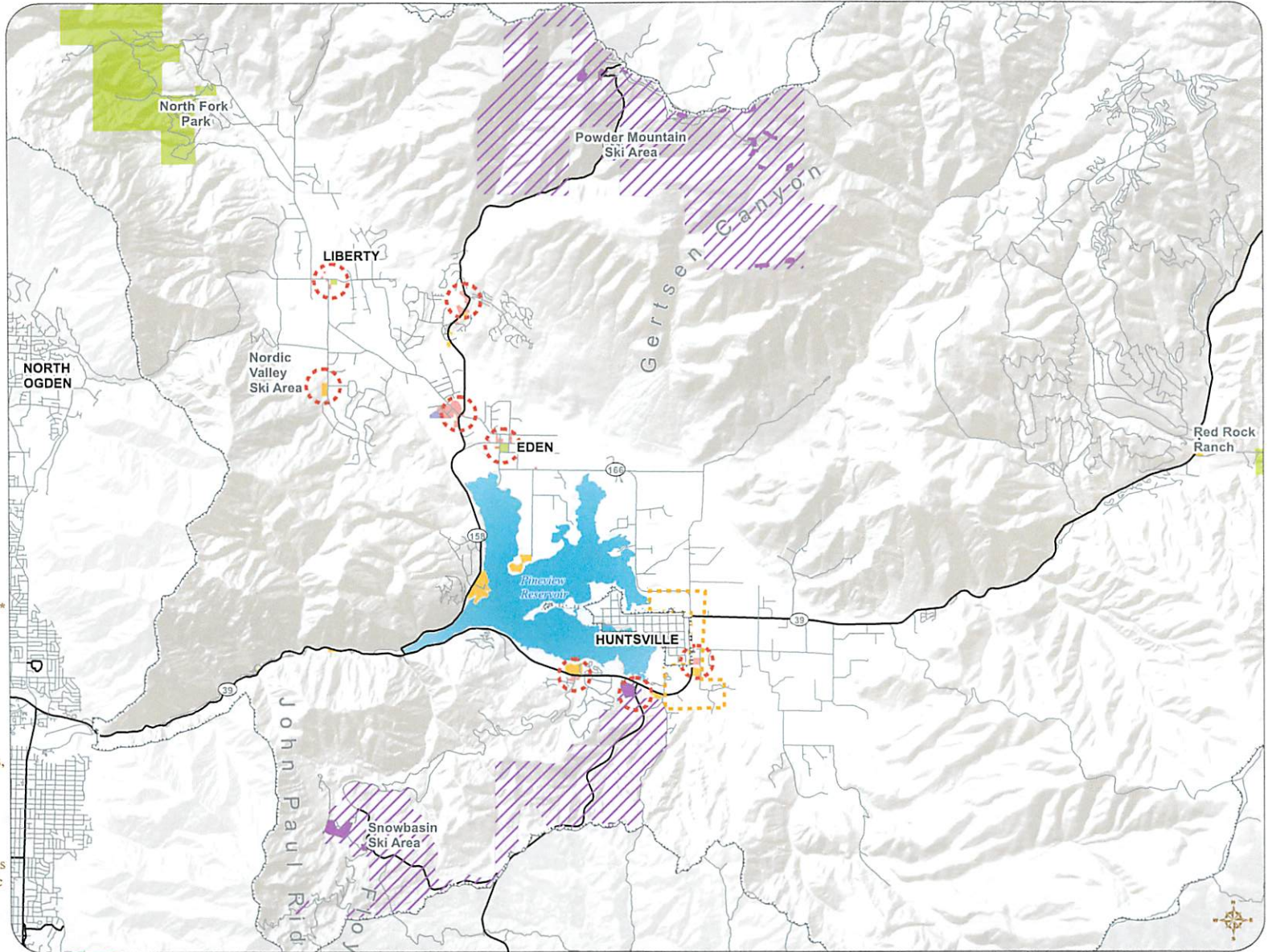
Exhibit A

**Legend**

-  Ogden Valley Boundary
-  Lakes
-  Parks
- Roads**
-  State Route
-  Local Road
- 2015 Zoning/Master Planned Areas**
-  CV-1, Commercial Valley
-  CV-2, Commercial Valley
-  CVR-1, Commercial Resort
-  MV-1, Manufacturing
-  DRR-1, Resort
-  Resort Master Planned Comm/Mixed-Use\*\*
- Future Planning**
-  Village Area\*
-  Huntsville Annexation Area

\* The village areas are shown as ¼ mile radius circles centered on each area. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.

\*\* Master Planned Commercial/Mixed-Use areas are for representative purposes only. See specific resort master plans for exact alignments.



Source:  
Weber County  
USGS Open Data  
Accessed on September 2015



# Commercial Locations & Village Areas



# Comments written on student concept maps:

The following table contains comments that were written directly on the maps from the May 1<sup>st</sup> workshop. The column labeled "Color" refers to the color of sticky note that was placed on the maps with comments. Green implies "Like" and red implies "Don't like". The column labeled "Location" refers to the specific village where the comments and sticky notes were placed. The second table refers to the sticky notes that were left without comments.

Color	Comment.	Location
1 Red	Not this much commercial space is req'd.	New Town Eden Center
2 Red	What about fire, EMS, police, sanitation, snow removal, high schools	Old Town Eden Residential
2 Red	What about water?	Old Town Eden Residential
2 Red	Villages should not be so high density or urban too much	Old Town Eden
2 Red	Roundabout - no light	New Town Eden

Exhibit B

2 Red	Put parking garage underground and put green space above it	Transit Center
1 Red	I don't see much in the way of bike lanes	Transit Center
3 Red	I would prefer a roundabout to a stoplight. Sidewalk and pathways can be designed to avoid the traffic in the roundabouts	New Town Eden
1 Green	I like no roundabout at town center	New Town Eden
3 Red	Currently on weekends during ski season, people who live on this road (2275 N) (the robin's roost area) have difficulty making a L turn onto Hwy 158. This scenario will only be exacerbated with the increased traffic. A roundabout would have a secondary effect of lowering traffic speed when coming into the 4 way intersection.	New Town Eden
1 Red	Please no stop lights will cause un-ending traffic jam.	New Town Eden (4 way stop)
1 Red	Architectural designs look good - open space looks good - cut density by 90% and you have some good concepts.	New Town Eden (4 way stop)

4 Green	Love the nature center idea. Currently that field is a teasel wasteland that benefits wildlife very minimally.	Valley Interpretive Center
3 Red	No stop lights. Roundabouts do work with pedestrians (see Vail and Beaver creek CO).	Old Town

Colored Sticky Notes (No Comment)

Color	Location	Staff Commentary
1 Red	North Pine Neighborhood	This person was likely referring to the residential density proposed by the student concepts
2 Red	Horseshoe Springs Neighborhood	This person was likely referring to the residential density proposed by the student concepts
2 Red	Canal Neighborhood	This person was likely referring to the residential density proposed by the student concepts
3 Red	Residential Neighborhood above Old Town Eden	This person was likely referring to the residential density proposed by the student concepts
1 Red	Old Town Eden Village	This person was likely referring to the residential density proposed by the student concepts
1 Green	Old Town Eden	The note was placed on the commercial buildings that fronted streets, implying that this person liked the commercial buildings along street fronts.
2 Green	New Town Eden Village	The note was placed on the commercial buildings that fronted

Exhibit B

		streets, implying that this person liked the commercial buildings along street fronts.
2 Red	New Town Eden Village	The note was placed on the pavilion rendering, implying that this person did not like the design of the pavilion.
1 Green	General Location	The note was placed on a blank area of the map.
1 Red	New Town Eden Village	The note was placed on the stop light, indicating that a roundabout would be preferred.