



OGDEN VALLEY PLANNING COMMISSION

AMENDED REGULAR PLANNING MEETING AGENDA

September 26, 2017

5:00 p.m.

**Pledge of Allegiance*

**Roll Call*

1. Minutes: Approval of the April 26, 201 and September 05, 2017 Meeting Minutes
2. Consent Agenda:
 - 2.1 UVD070317: Consideration and action for an application for final approval OF Drasel Condominiums, a condominium plat consisting of 6 units located at 306 Ogden Canyon, Ogden in the Forest Residential (FR-1) Zone. (James Fawson, Applicant)
3. Petitions, Applications and Public Hearings
 - 3.1. Administrative:
 - a. New Business:
 1. DR 2017-15 Consideration and action for the design review to modify the parking standards for the single and multi-family homes along Copper Crest and Spring Park Road, Eden in the Destination Recreation Residential (DRR-1) Zone. (SMHG Village Development LLC, Applicant)
 2. CUP 2017-05 Consideration and action on a conditional use permit application for 50 self storage units located at approximately 601 S 7800 E, Huntsville in the Commercial Valley (CV-2) Zone. (Chris Cave, Reeve and Associates Inc, Applicant)
 3. DR 2017-12 Consideration and action on a request for design review approval to permit a temporary rock crushing operation located 4100 N Eagle Ridge Drive, Eden in the Residential Estates (RE-20) Zone. (Ben Opheikens, Applicant)
 - b. New Business:
 1. ZTA 2017-01: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7) and Ogden Valley Signs (Title 110, Chapter 2) to amend provision related to flags, window signs, and portable signs.
 - 3.2. Legislative:
 - b. New Business:
 1. ZTA 2017-01: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7) and Ogden Valley Signs (Title 110, Chapter 2) to amend provision related to flags, window signs, and portable signs.
4. Public Comments:
5. Planning Commissioners Remarks:
6. Planning Director Report: Pineview Advisory Committee PC
7. Legal Counsel Remarks:

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. A pre-meeting will be held in Room 108 beginning at 4:30 p.m. 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.

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

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



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an application for final approval of Drasel Condominiums, a condominium plat consisting of 6 units.

Type of Decision: Administrative

Agenda Date: Tuesday, September 26, 2017

Applicant: James Fawson

File Number: UVD070317

Property Information

Approximate Address: 306 Ogden Canyon, Ogden

Project Area: 29.18 acres

Zoning: Forest Residential (FR-1) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-023-0005, 20-030-0005

Township, Range, Section: T6N, R1E, Section 18

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 13 (FR-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 12 (Noncomplying Structures, Nonconforming Uses, and Nonconforming Lots)

Background and Summary

The applicant is requesting approval of Drasel Condominiums, consisting of six units, located at approximately 306 Ogden Canyon Road. The property currently consists of two parcels. Parcel 20-030-0005 is approximately 0.61 acres and contains six existing residential buildings. This parcel contains five legal lots of record (buildable lots) that were originally "Lots 5 through 9 of Block 6 of the Hermitage". Parcel 20-023-0005 is approximately 28.42 acres and is also considered a legal lot of record that was originally "Lot 4, Section 18, T6N, R1E". The 28.42 acre parcel will be labeled as common area on the final subdivision plat and the applicant has proposed that it's development right be included as a unit of the condominium plat, which has a total of six existing buildings. The applicant is proposing each existing building to be considered a unit. Each of the units will be rented out as long term rentals.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley. The applicant's request is in conformance with the General Plan.

Zoning: The subject property is located in the Forest Residential (FR-1) zone. Single-family dwellings are a permitted use in the FR-1 zone.

Lot area, frontage/width and yard regulations: All six existing structures are considered noncomplying structures. Noncomplying structure is defined in LUC §101-1-7 as follows:

The term "noncomplying structure" means a structure that legally existed before its current land use designation and because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations that govern the use of land.

Noncomplying structures are considered legal, despite not meeting the current requirements of the zone in which they are located. LUC §108-12-3 gives the following requirements for additions and enlargements to noncomplying structures:

A noncomplying structure (main or accessory) shall not be added to or enlarged in any manner, unless such addition or enlargement conforms to all the regulations of the zone in which it is located, or conforms to the reduced yard setbacks as allowed in section 108-12-13.

Upon final approval and recording of the condominium plat, the noncomplying structures will also be located on non-conforming lots. The term 'Lot, nonconforming' is defined in LUC §101-1-7 as follows:

The term "nonconforming lot" means a lot or parcel that complied with lot standards in effect at the time of the lot's creation and, because of subsequent changes to the Land Use Code, does not conform to the current lot standards. Applicable standards include lot standards of the zone in which the lot is located, lot standards of the subdivision ordinance, and other lot standards of this Land Use Code.

The northern half of parcel 20-023-0005 (28.42 acres) is located within the F-40 Zone. Parcel 20-023-0005 will be considered common area and labeled as such on the final subdivision plat. A condition of approval has been added to the staff recommendation to ensure that this requirement is met.

Culinary water and sanitary sewage disposal: Culinary water is currently being provided to the property by Ogden City. As a review agency for this proposal, the Weber Morgan Health Department has stated that condominiums are able to have multiple dwelling units under individual ownership, serviced by a single onsite wastewater system without the sponsorship of a body politic. The proposal complies with the onsite wastewater system requirements.

Review Agencies: The project will be required to comply with all review agency requirements prior to receiving final approval from the County Commission.

Additional Design Standards: Unit 301 encroaches into a 16.50' wide parcel owned by Ogden City that abuts the common area. The applicant is working with Ogden City to provide an encroachment agreement and easement that will be referenced on the final plat. An existing 15' trail easement and a 12' waterline easement are shown on the subdivision plat (Exhibit A). A six-stall carport and a garage located on Lot 4 (28.42 acres) provide off street parking for each of the units.

Tax Clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendations

Staff recommends final approval of Drasel Condominiums, consisting of six units. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The 28.42 acre parcel shall be labeled and dedicated as common area on the final subdivision plat, prior to receiving final approval from the County Commission.
2. The encroachment agreement between Ogden City and the applicant must be submitted to the County for review and referenced on the final plat prior to the recording of the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Exhibits

- A. Plat Map

Area Map 1



Drasel Condominiums

Lots 5 - 9, Block 6, The Hermitage and
Lot 4, being situated in the
Southwest Quarter of Section 18,
Township 6 North, Range 1 East, Salt Lake Base & Meridian
Weber County, Utah

NOTES:
DISTANCES SHOWN FROM STREETS AND BOUNDARY LINES TO BUILDING CORNERS
ARE PERPENDICULAR AND RADIAL TO STREETS AND/OR BOUNDARY LINES.

A PUBLIC UTILITY PASS-THROUGH EASEMENT IS OVERLAIN THROUGH ALL LOTS
FOR THE PURPOSE OF INSTALLING INDIVIDUAL UTILITIES CONNECTION TO THE
INDIVIDUAL UNITS AS NECESSARY TO PERPETUATE EXISTING UTILITY RUNS. AN
EASEMENT EXISTS ON THE EXTERIOR WALLS OF THE BUILDING FOR THE POINT OF
CONNECTION AS REQUIRED BY THE UTILITY COMPANIES. THESE EASEMENTS ARE FOR
PRIVATE UTILITIES SUCH AS STORM DRAINAGE AND IRRIGATION PURPOSES AND
UTILITIES OFFERED TO THE PUBLIC SUCH AS ELECTRICAL POWER, NATURAL GAS,
TELEPHONE, CABLE TV ETC.

CA = COMMON AREA - FOR COMMON USE OF ALL OWNERS OF ALL UNITS IN
DRASEL CONDOMINIUM AS SPECIFIED IN THE COVENANTS DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS OF THE
PROPERTY OWNERS ASSOCIATION. FURTHERMORE THE COMMON AREA IS DEDICATED
AS PERPETUAL OPEN AREA AND AS EASEMENTS FOR PUBLIC AND PRIVATE
UTILITIES.

LCA = LIMITED COMMON AREA - PARKING USE FOR THE EACH UNIT OWNER AS
DEDICATED AS "LCA" AS SHOWN HEREIN AND AS SPECIFIED IN THE COVENANTS
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS
OF THE PROPERTY OWNERS ASSOCIATION. FURTHERMORE THE LCA AREA IS
DEDICATED AS PERPETUAL EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES.

LEGEND

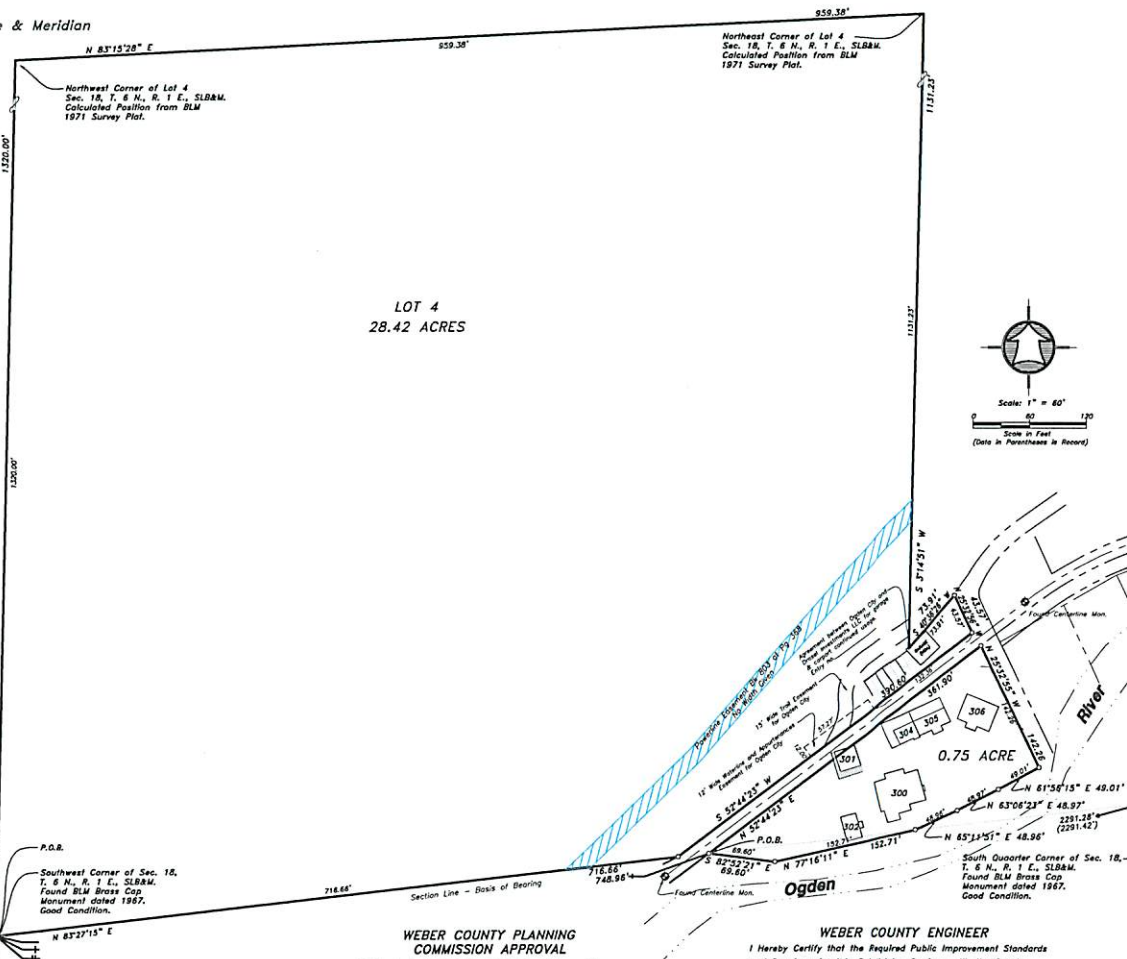
- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Building Footprint
- Centerline
- Public Utility Easement (PUE)
- Stream Bed
- Fence Line (Fence)
- Centerline Monument
- Found rebar set by others
- Set 5/9/2014 Rebar With Cop
- Section Corner

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the
Condominium project as Shown and Described Hereon. This survey was ordered
by James Fawcett. This plot is the subdivision of Lot 4, Section 18, T. 6 N., R. 1 E., S. 18.4M
and Lots 5 through 9, block 6 of The Hermitage Subdivision. Lot
4 was based on the BLM survey of T. 6 N., R. 1 E., dated June 22, 1971
using the south line of the southwest quarter of said section 18 as the basis of
bearing. Because of the terrain and difficult access, the north line of lot 4
was not surveyed on the ground. No poles found and no points set. The
lots and block within the Hermitage Subdivision plot were calculated based on
current occupation and the two centerline monuments set by Ogden City along
the 16.5' R-O-W as shown hereon. The basis of bearing is the South line of
the Southwest Quarter of said section which bears North 83°27'15" East, Utah
North, State Plane, Calculated N.A.D.83 bearing.



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 733-3481 (801) 389-4905 (435) 733-8372



WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plot was duly
Approved by the Weber County Planning Commission.
Signed this _____ day of _____, 2017.

Chairman, Weber County Planning Commission

WEBER COUNTY SURVEYOR

I Herewith Certify that the Weber County Surveyor's Office has Reviewed this
Plot for Mathematical Correctness, Section Corner Data, and for Harmony
with the Lines and Monuments on Record in County Offices. The Approval of
this Plot by the Weber County Surveyor does not Relieve the Licensed Land
Surveyor who Executed this Plot from the Responsibilities and/or Liabilities
Associated Therewith. Signed this _____ day of _____, 2017.

Chairman, Weber County Commission

Affest

Weber County Surveyor

WEBER COUNTY ENGINEER

I Herewith Certify that the Required Public Improvement Standards
and Drawings for this Subdivision Conform with the County
Standards and the Amount of the Financial Guarantees is
Sufficient for the Installation of these Improvements.
Signed this _____ day of _____, 2017.

Weber County Engineer

WEBER COUNTY ATTORNEY

I Have Examined the Financial Guarantees and Other
Documents Associated with this Subdivision Plot, and in
my Opinion they Conform with the County Ordinance
Applicable Thereto and now in Force and Effect.
Signed this _____ day of _____, 2017.

Weber County Attorney

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby Certify that I am a Registered Professional Land
Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional
Engineers and Land Surveyors Act and I have Completed a Survey of the Property
Described on this Plot in accordance with Section 17-23-17 and have Verified all
Measurements, and have Placed Monuments as Represented on this Plot, and have
Herewith Subdivided said tract into lots and size, shown hereafter as Drasel
Condominiums, in Weber County, Utah, and have been Correctly Drawn in the
Designated Scale and is True and Correct Representation of the Heretofore Described Lands
Included in said Subdivision. Based Upon Data Compiled from Records in the Weber
County Recorder's Office and from said Survey made by me on the Ground. I further
Herewith Certify that the Requirements of all Applicable Statutes and Ordinances of
Weber County Concerning Zoning Requirements Regarding Lot Measurements and
granted allowances have been Complied with.

Signed this _____ day of _____, 2017.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167810



BOUNDARY DESCRIPTION

LOT 4, SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND
MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18 AND RUNNING THENCE
NORTH 01°20'15" EAST 1220.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 83°15'29" EAST 858.38 FEET TO THE NORTHEAST CORNER OF SAID LOT
4; THENCE SOUTH 02°14'31" WEST 1131.23 FEET ALONG THE WEST BOUNDARY OF SAID
LOT 4 TO A POINT ON THE NORTH BOUNDARY LINE OF THE HERMITAGE; THENCE ALONG
THE HERMITAGE THE FOLLOWING TWO (2) COURSES: (1) NORTH 40°38'26" EAST 718.81
FEET; AND (2) SOUTH 20°33'54" EAST 43.37 FEET TO THE NORTHERLY BOUNDARY LINE
OF A 16.50 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 52°44'23" WEST 380.60 FEET
ALONG SAID NORTHERLY BOUNDARY LINE TO THE SOUTH LINE OF SAID SECTION 18;
THENCE SOUTH 83°27'15" WEST 718.88 FEET ALONG SAID SOUTH LINE TO THE POINT OF
BEGINNING. CONTAINING 28.43 ACES.

ALSO LOTS 5, 6, 7, 8 AND 9, BLOCK 6, THE HERMITAGE AND OTHER LANDS MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9 BEING A POINT ON THE
SOUTHWEST BOUNDARY LINE OF A 16.50 FOOT WIDE RIGHT-OF-WAY LOCATED 748.88
FEET NORTH 83°27'15" EAST ALONG THE SOUTH LINE OF SAID SECTION 18 FROM THE
SOUTHWEST CORNER OF SAID SECTION 18;

RUNNING THENCE NORTH 52°44'23" EAST 381.60 FEET ALONG THE NORTHERLY BOUNDARY
LINE OF SAID LOT 9 AND THE SOUTHERLY BOUNDARY LINE OF A 16.50 FOOT WIDE RIGHT-OF-WAY
AS SHOWN ON SAID THE HERMITAGE PLAT TO THE WESTERLY RIGHT-OF-WAY LINE
OF A 20.0' WIDE ROADWAY AS SHOWN ON SAID THE HERMITAGE PLAT; THENCE SOUTH
23°32'55" EAST 142.28 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE
SOUTHWEST CORNER OF SAID LOT 9; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID
BLOCK 6 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 81°04'15" WEST 48.01 FEET;
(2) SOUTH 83°04'21" WEST 48.97 FEET; AND (3) SOUTH 85°11'51" WEST 48.88 FEET TO
THE SOUTH LINE OF SAID SECTION 18; THENCE SOUTH 77°16'11" WEST 152.71 FEET;
THENCE NORTH 83°27'21" WEST 88.60 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.
CONTAINING 0.75 ACES.

TOTAL ACREAGE OF BOTH PARCELS EQUALS 29.18 ACES.

OWNER'S CERTIFICATE OF CONSENT TO RECORD

I, James Fawcett, President of Drasel Investment LLC, a Utah Corporation, which is the owner of the land described herein and the
Drasel Condominium, a condominium project located on said tract of land, do hereby
make this certificate for and on behalf of said Corporation by authority of a
resolution of the Board of Directors of said Corporation, that said Corporation has
caused a survey to be made, and this record of survey made, consisting of two (2)
sheets to be prepared; that said Corporation has consented to and does hereby
consent to the recordation of this Record of Survey plot in accordance with the Utah
Condominium Ownership Act. Furthermore, we the undersigned owners of said tract
of land do hereby dedicate, grant and convey unto Ogden City and Weber County and
the respective private utility companies and public utility agencies providing the utility
services in question, their successors and assigns, a perpetual non-exclusive easement
to, through, along and under all common areas shown herein which are not covered by
buildings, for the construction and maintenance of overhead and subterranean
electrical, telephone, natural gas, cable television, sewer, storm drainage, irrigation and
water lines and appurtenances thereto serving the project, together with the right to
erect, alter and provide that Ogden City and Weber County and any other
governmental or quasi governmental body having jurisdiction over the project shall
have a right of access and rights of ingress and egress over and across the common
areas for the purpose of providing police and fire protection, providing emergency
medical services, and providing any other governmental or municipal service.
In witness whereof I have set my hand and affixed the Corporate Seal this _____
day of _____, 2017.

James Fawcett for Drasel Investment LLC

CORPORATE ACKNOWLEDGMENT

State of Utah
County of _____
On the _____ day of _____, 2017, personally appeared before me, the
undersigned notary public in and for said state and county, James Fawcett, being
duly sworn, acknowledged to me that he is the President of DRASEL INVESTMENT
LLC and that he signed the above owner's declaration, who duly acknowledged to me
that he signed it freely and voluntarily and for the uses and purposes therein
mentioned.

Notary public

Page 1 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

WEBER-MORGAN HEALTH DEPARTMENT

I Herewith Certify that the Solls, Percolation Rates, and
Site Conditions for this Subdivision have been
Investigated by this Office and are Approved for On-Site
Wastewater Disposal Systems.
Signed this _____ day of _____, 2017.

Weber-Morgan Health Department

Drasel Condominiums

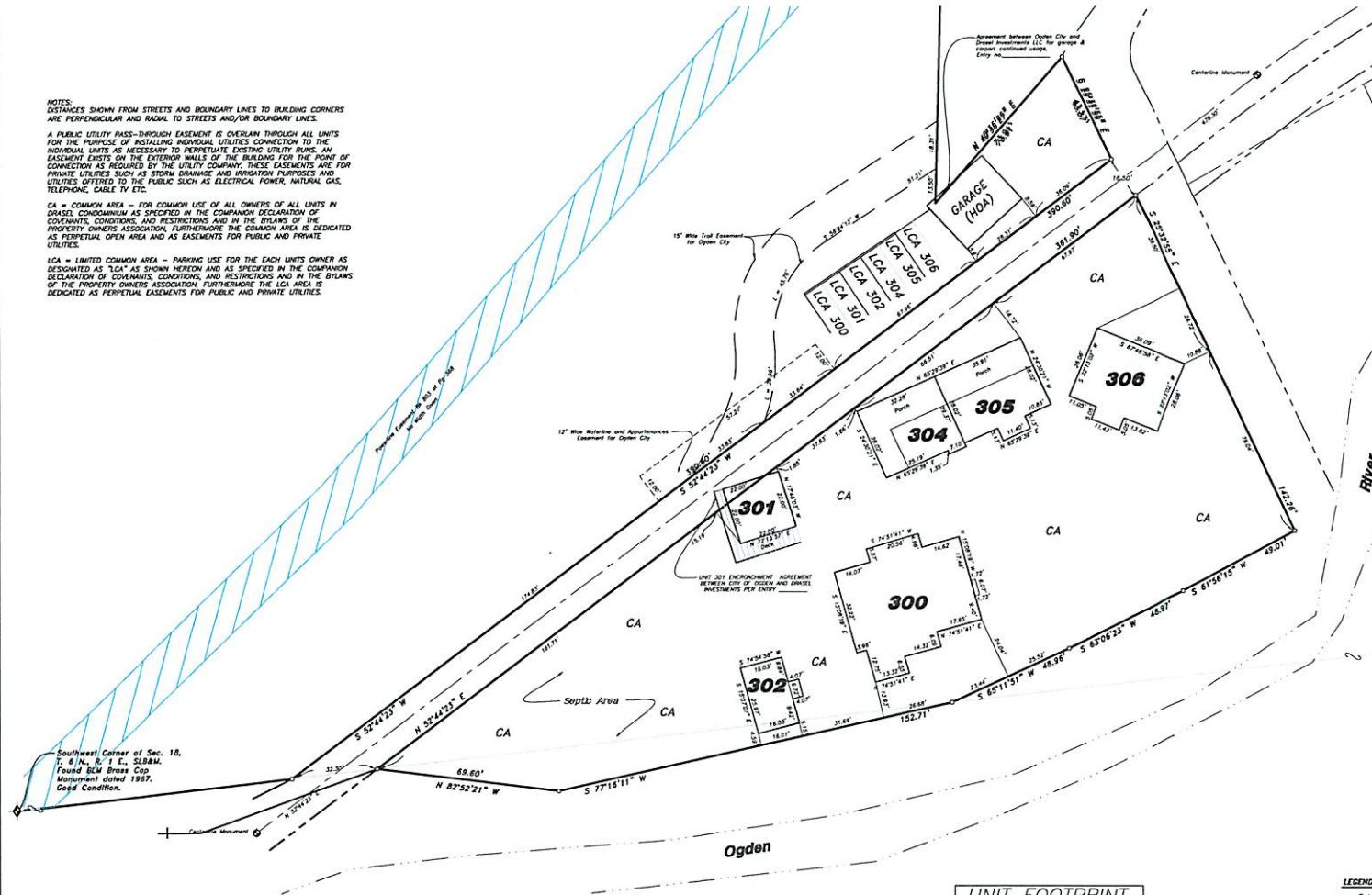
Lots 5 - 9, Block 6, The Heritage and
Lot 4, being situated in the
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Township 6 North, Range 1 West, Salt Lake Base & Meridian
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NOTES:
DISTANCES SHOWN FROM STREETS AND BOUNDARY LINES TO BUILDING CORNERS
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A PUBLIC UTILITY PASS-THROUGH EASEMENT IS OVERLAIN THROUGH ALL LOTS
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INDIVIDUAL UNITS AS NECESSARY TO PERPETUATE EXISTING UTILITY RUNS. AN
EASEMENT EXISTS ON THE EXTENDING WALLS OF THE BUILDING FOR THE POINT OF
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CA = COMMON AREA - FOR COMMON USE OF ALL OWNERS OF ALL UNITS IN
DRASEL CONDOMINIUM AS SPECIFIED IN THE COMMON DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS OF THE
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DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS
OF THE PROPERTY OWNERS ASSOCIATION. FURTHERMORE THE LCA AREA IS
DEDICATED AS PERPETUAL EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES.



UNIT FOOTPRINT AREA	
300	1982 S.F.
301	484 S.F.
302	443 S.F.
304	913 S.F.
305	1064 S.F.
306	1070 S.F.

- LEGEND**
- Subject Property Line
 - Interior Lot Lines
 - Adjoining Property Line
 - Building Footprint
 - Centerline
 - Public Utility Easement (PUE)
 - Stream Bed
 - Fence Line (F/L)
 - Centerline Monument
 - Found rebar set by others
 - Set 3/8" x 24" Rebar With Cap
 - Section Corner

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land
Surveyor in the State of Utah in accordance with Title 58, Chapter 22,
Professional Engineers and Land Surveyors Act; and I have completed a
Survey of the Property Described on this Plat in accordance with Section
17-23-17 and have verified all measurements, and have placed monuments
as represented on this Plat, and have hereby subdivided said tract into six
units and one garage, known hereafter as Drasel Condominiums in Weber
County, Utah, and have been correctly drawn to the designated scale and is
True and Correct Representation of the Herein Described Lands Included in
said Subdivision, Based on Records in the Weber County Recorder's Office and from said Survey made by me on the ground. I
Further hereby certify that the requirements of all applicable statutes and
ordinances of Weber County concerning zoning requirements regarding lot
measurements and granted allowances have been complied with.

Signed this _____ day of _____, 2017.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

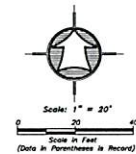
LOT 4, SECTION 18, TOWNSHIP 6 NORTH, RANGE 1, EAST OF THE SALT LAKE
BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18 AND RUNNING
THENCE NORTH 01°20'15" EAST 1320.00 FEET TO THE NORTHWEST CORNER OF
SAID LOT 4; THENCE NORTH 83°15'28" EAST 859.58 FEET TO THE NORTHEAST
CORNER OF SAID LOT 4; THENCE SOUTH 01°23'50" WEST 1181.23 FEET ALONG
THE WEST BOUNDARY OF SAID LOT 4 TO A POINT ON THE NORTH BOUNDARY
LINE OF THE HERITAGE PLAT; THENCE ALONG THE HERITAGE PLAT THE FOLLOWING TWO
(2) COURSES: (1) NORTH 40°36'26" EAST 73.91 FEET; AND (2) SOUTH
25°32'35" EAST 43.57 FEET TO THE NORTHERLY BOUNDARY LINE OF A 16.50
FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 52°44'22" WEST 393.60 FEET
ALONG SAID NORTHERLY BOUNDARY LINE TO THE SOUTH LINE OF SAID SECTION
18; THENCE SOUTH 83°27'15" WEST 716.68 FEET ALONG SAID SOUTH LINE TO
THE POINT OF BEGINNING. CONTAINING 28.43 ACRES.

ALSO LOTS 5, 6, 7, 8 AND 9, BLOCK 6, THE HERITAGE AND OTHER LANDS
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9 BEING A POINT ON THE
SOUTHERLY BOUNDARY LINE OF A 16.50 FOOT WIDE RIGHT-OF-WAY LOCATED
748.86 FEET NORTH 85°27'15" EAST ALONG THE SOUTH LINE OF SAID SECTION
18 FROM THE SOUTHWEST CORNER OF SAID SECTION 18;

RUNNING THENCE NORTH 52°44'23" EAST 381.90 FEET ALONG THE NORTHERLY
BOUNDARY LINE OF SAID LOT 9 AND THEN THE SOUTHERLY BOUNDARY LINE OF
A 16.5' WIDE RIGHT-OF-WAY AS SHOWN ON SAID THE HERITAGE PLAT TO THE
WESTERLY RIGHT-OF-WAY LINE OF A 20.0' WIDE ROADWAY AS SHOWN ON SAID
THE HERITAGE PLAT; THENCE SOUTH 25°32'35" EAST 142.26 FEET ALONG SAID
WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 6 THE FOLLOWING
THREE (3) COURSES: (1) SOUTH 61°56'15" WEST 48.01 FEET; (2) SOUTH
63°08'23" WEST 48.87 FEET; AND (3) SOUTH 65°11'51" WEST 48.86 FEET TO
THE SOUTH LINE OF SAID SECTION 18; THENCE SOUTH 77°16'11" WEST 152.71
FEET; THENCE NORTH 82°52'21" WEST 19.80 FEET TO THE POINT OF
BEGINNING. CONTAINING 0.75 ACRES.
TOTAL ACRES OF BOTH PARCELS EQUALS 29.18 ACRES.



South Quarter Corner of Sec. 18,
T. 6 N., R. 1 E., S. 18 N.
Found BLM Brass Cap
Monument dated 1967.
Good Condition.

Page 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

HAI HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
338 North Main Street, Brigham City, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 733-3441 (801) 388-1605 (435) 733-8272

18-3-223 18-3-223/15 BLM map 08/14/17



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for the design review to modify the parking standards for the single and multi-family homes along Copper Crest and Spring Park Road

Type of Decision: Administrative

Applicant: SMHG Village Development LLC

File Number: DR 2017-15

Property Information

Approximate Address: Copper Crest Road and Spring Park Road (Powder Mountain) Eden, UT

Project Area: N/A

Zoning: DRR-1

Existing Land Use: Ski Resort

Proposed Land Use: Residential and Resort Development

Parcel ID: N/A

Township, Range, Section: Township 7N, Range 2E, NE ¼ Sec 8

Adjacent Land Use

North:	Resort/Commercial	South:	Resort/Residential
East:	Resort/Commercial	West:	Resort/Residential

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

- Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 which was part of the original PRUD for 154 units in the Summit Eden Development
- An amendment to the PRUD to address minor design edits was heard and received a positive recommendation from the Ogden Valley Planning Commission on March 19, 2013 and received a final approval by the Weber County Commission on Tuesday, July 9, 2013
- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application. The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning

Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835

- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G was administratively approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 was administratively approved on July 10, 2015
- An amendment to reduce the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres was approved after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and with the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area. The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20 unit "Nest" development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit "Nest" development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a lodge and a 12 unit "Nest" development
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8, was administratively approved on July 12, 2016
- Summit Eden Phase 1C Amendment 4, creating/amending 19 lots and four open space parcels known as Copper Crest East and Copper Crest West Townhomes lots was heard and approved by the Weber County Commission on January 31, 2017 after receiving a unanimous positive recommendation from the Ogden Valley Planning Commission on January 24, 2017
- Powdercat Townhomes, a 10-Plex design review received administrative approval on July 21, 2017

Summary and Background

The Planning Division staff recommends approval of the design review application to reduce the parking requirements for the townhomes along Copper Crest Road and the single family dwellings along Spring Park Road. Single and multi-family homes are considered permitted uses; however, the standards in the Uniform Land Use Code of Weber County (LUC) require specific parking requirements for single and multi-family homes. The applicant has submitted a design review request to modify the parking standards for the townhomes along Copper Crest Road and all of the single family dwellings along Spring Park Road (see Exhibit A). The applicant's request is to reduce the parking requirements for all residential units in the specified areas to one space per home (see Exhibit B). The following is staff's analysis of the mixed use design review.

Analysis

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

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

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

Design Review: The request to reduce the parking requirements for the townhomes along Copper Crest Road falls under the design review as outlined in the LUC Title 108 Chapter 1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood and the LUC §108-8-2. Parking standards for single family dwellings is governed by

LUC §108-8-2. As part of this review, specific standards shall be considered per the review and approval process as outlined in LUC §108-1-4. The standards for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* The request to reduce the required parking for the single family and multi-family dwellings will mitigate traffic safety and congestion by allowing residents within the development to take advantage of the services that the developer has put into place and is outlined in the narrative attached to this report as Exhibit A.

The location of the single and multi-family homes are within walking distance of “The Villages at Powder Mountain” (see Exhibit C identified as development area D Summit Village). The developer’s goal is to reduce the reliance of the personal automobile and encourage travel in a more efficient and environmentally friendly manner. The County will benefit by allowing one parking space per dwelling unit which will reduce the impact on the County roadways. The LUC §108-8-5 states:

The planning commission may adjust the required number of spaces listed in this chapter if in its determination that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted.

The LUC further allows for a reduction in parking standards in LUC §108-8-13 which states:

Within any Ogden Valley Recreation and Resort Zone where a master plan has been approved by the planning commission, the planning commission may modify any provision of this chapter by approving a parking 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. Such plan shall include provisions applying sufficient mitigation for parking and will provide a mechanism for revocation where the plan is not operating as presented.

Currently, the applicant is working with the Planning Department on a master parking plan that will address the parking for the entire development; however, due to certain lot owners wanting to move forward with construction of their homes, the applicant and staff have agreed to bring forward the request to modify the parking requirements for the townhomes located along Copper Crest Road as well as the single family homes located along Spring Park Road prior to bringing forward for review and consideration of the parking plan for the entire development by the planning commission.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed request to reduce the parking is in compliance with the approved Master Plan for Summit at Powder Mountain.

Review Agencies: The Engineering Division has reviewed the proposal and has granted a conditional approval which states that on street parking will not be allowed along on the public roads known as Summit Pass and Spring Park Road. A condition of approval has been made part of staff’s recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Staff Recommendation

Staff recommends approval to modify the parking standards for the single and multi-family dwellings along Copper Crest and Spring Park Road. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. No parking will be allowed along any public road

This recommendation is based on the following findings:

1. The proposal conforms to the Ogden Valley General Plan.
2. The request complies with the applicable County ordinances.
3. The proposal is in conformance with the approved Master Plan.
4. The proposal will not be detrimental to the public health, safety, or welfare.
5. The proposal will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application Narrative
- B. Lots for parking reduction consideration
- C. Master Plan

Location Map





Jeff Werbelow
COO

3923 N. Wolf Creek Drive
Eden, Utah 84310

jwerbelow@summit.co
435.640.7002

Scott Mendoza
Weber County Planning Division
2380 Washington Blvd, Suite 240
Ogden, UT 84401

Re: Parking Requirement Reduction

Dear Scott:

SMHG Phase 1, LLC (SMHG) on behalf of itself and existing property owners, would like to request a reduction of current parking requirements for the townhomes located along Copper Crest road (Lots 124-142) and all single family lots along Spring Park road. Our goal is to reduce the reliance of the personal automobile, and encourage travel in a more efficient & environmentally friendly manner thereby greatly reducing the impacts on existing and proposed infrastructure. Accordingly, we would like the required number of parking spaces for this project to be reduced to one car per home.

Some of the methods to create a non-car reliant community are already in place. SMHG has teamed up with the UTA to provide transit service from Ogden (Rainbow Gardens Park-n-Ride Lot) so guests, employees, and residents don't have to rely on their personal vehicles to travel to and from the resort.

Currently, a vast majority of the community members and guests arrive/depart Summit Powder Mountain via airport rideshare programs. With the array of amenities that will be provided in the Village (food, drink, lodging, entertainment, shopping, etc.) guests will be able to attain the desired services and tangibles necessary without needing to leave the premises; therefore, not needing a car upon arrival.

Summit Powder Mountain will also provide an internal shuttle system between the resort development areas that will enable overnight guests and daily users to access the ski areas and other onsite amenities without using their own vehicle.

Other ways the resort will reduce travel demand and promote sustainability include:

- Ski in & ski out homes.
- Pedestrian friendly village design via planning of infrastructure and proximity of amenities.
- Provide designated bike paths & bike sharing programs similar to Divvy or Citi Bike.
- Stock cars onsite for car-sharing programs similar to Zipcar.
- Provide on call taxi type services similar to Uber.



SUMMIT

POWDER MOUNTAIN

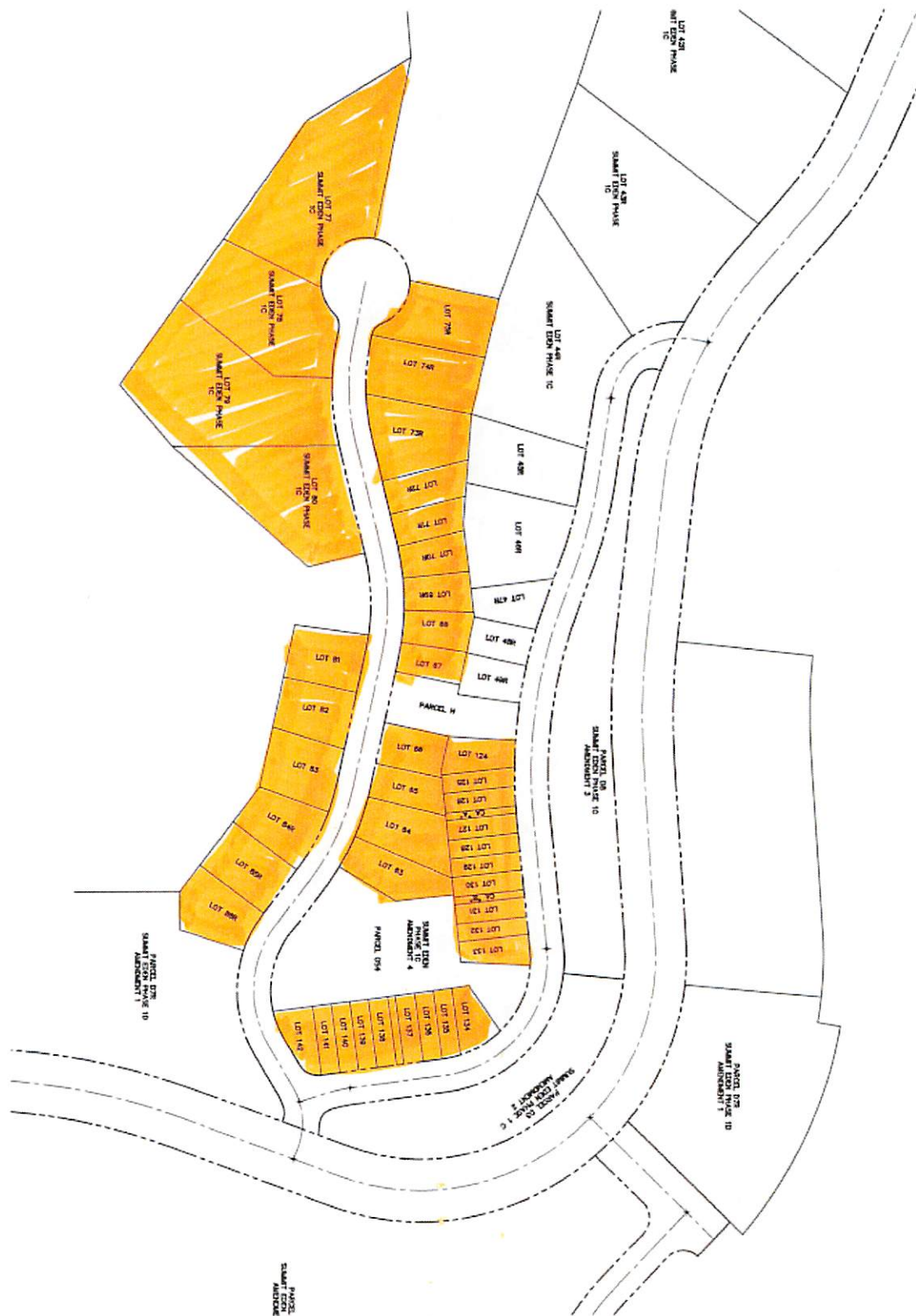
- Implement the use of alternative fuel shuttles.
- Increase UTA scheduled pick-ups and arrival times.
- Promote preferred parking in the day skier lots for vehicles with three or more occupants.
- Offset the needs for new parking by utilizing existing parking (Timberline & Sundown lots) in conjunction with shuttle systems to the Village.

With the aforementioned systems in place, Summit Powder Mountain will reduce the need for personal vehicles within the community, which in turn, reduces the number of necessary parking spots required. Please take this letter as our request to reduce Summit Powder Mountain's parking requirement to one car per household.

Very Truly Yours,

Jeff Werbelow
Chief Operating Officer
Summit Powder Mountain

Exhibit B-Lots for parking reduction



Overall Master Plan



The Overall Master Plan depicts conceptual development patterns and connectivity within the proposed Rezone boundary. These areas identify the general development massing, open spaces, recreational components and pedestrian and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezone Application.

DEVELOPMENT AREAS

- A - Mid-Mountain
- B - The Ridge
- C - Earl's Village
- D - Summit Village
- E - Gertsen
- F - The Meadow



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, September 26, 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 by sod blocking or another method approved by the Planning Division.
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 §108-2-4(8).
6. Additional coniferous trees shall be planted along the rear side of Proposed Building A to ensure that the view corridor of the valley is protected year round from the addition of the new buildings.
7. 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.
8. The proposed fencing must not exceed 6 ft in height, as outlined in LUC §108-7-3.
9. Prior to the issuance of a conditional use permit, the existing outdoor storage of boats, trailers, and any other outdoor storage must be removed from the parcel used to access the property.
10. 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. Letters from the City of Huntsville

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:

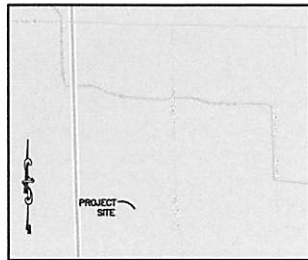
Construction of the project will follow county guidelines mitigating any harm to the community. Use of the facilities will be accessed from 7800 E., an approved access. Minimal impact to traffic and safety issues are foreseen. Buildings will be colors that are complimentary to the surrounding area.

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

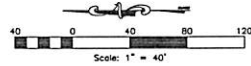
The project provides additional storage buildings next to existing storage structures. The site will be enclosed with a 6' vinyl fence and landscape buffers that will provide security and a site barrier. Land use ordinance Sec. 101-21-5 allows storage units.

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

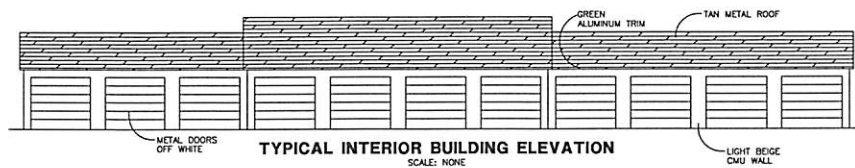
TOTAL AREA.....	98,142 s.f.
14X20 UNITS.....	18 UNITS
16X45 UNITS.....	12 UNITS
16X40 UNITS.....	11 UNITS
16X35 UNITS.....	9 UNITS
EXISTING PASTURE GRASS/LANDSCAPE AREA.....	22,386 s.f. (22.8%)
GRAVEL AREA.....	19,151 s.f.
HARDSCAPE AREA.....	17,118 s.f.

NOTE

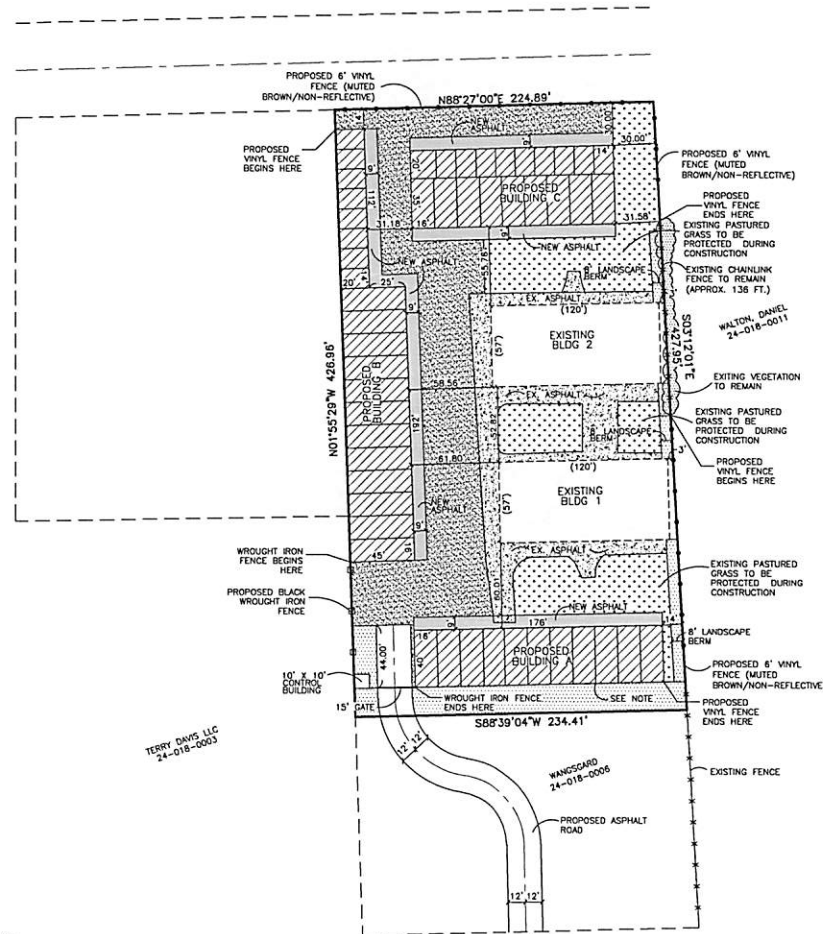
THE FRONT OF PROPOSED BUILDING A IS TO BE TEXTURED CONCRETE, PAINTED WITH VARIOUS SHADES OF BEIGE TO CREATE VARIATION RELIEF FOR VIEW OF THE BUILDING

LEGEND

- BOUNDARY LINE
- - - ADJOINING PROPERTY
- X — X — EXISTING CHAINLINK FENCE
- O — O — 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



Wangsgard Property

Huntsville City, Weber County, Utah

DEVELOPER:

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



DATE	DESCRIPTION
8-08-17	1. C.C. LAYOUT UPDATES
7-09-17	2. C.C. LAYOUT UPDATES
8-23-17	3. C.C. LAYOUT UPDATES
8-02-17	4. C.C. LAYOUT UPDATES

Wangsgard Property

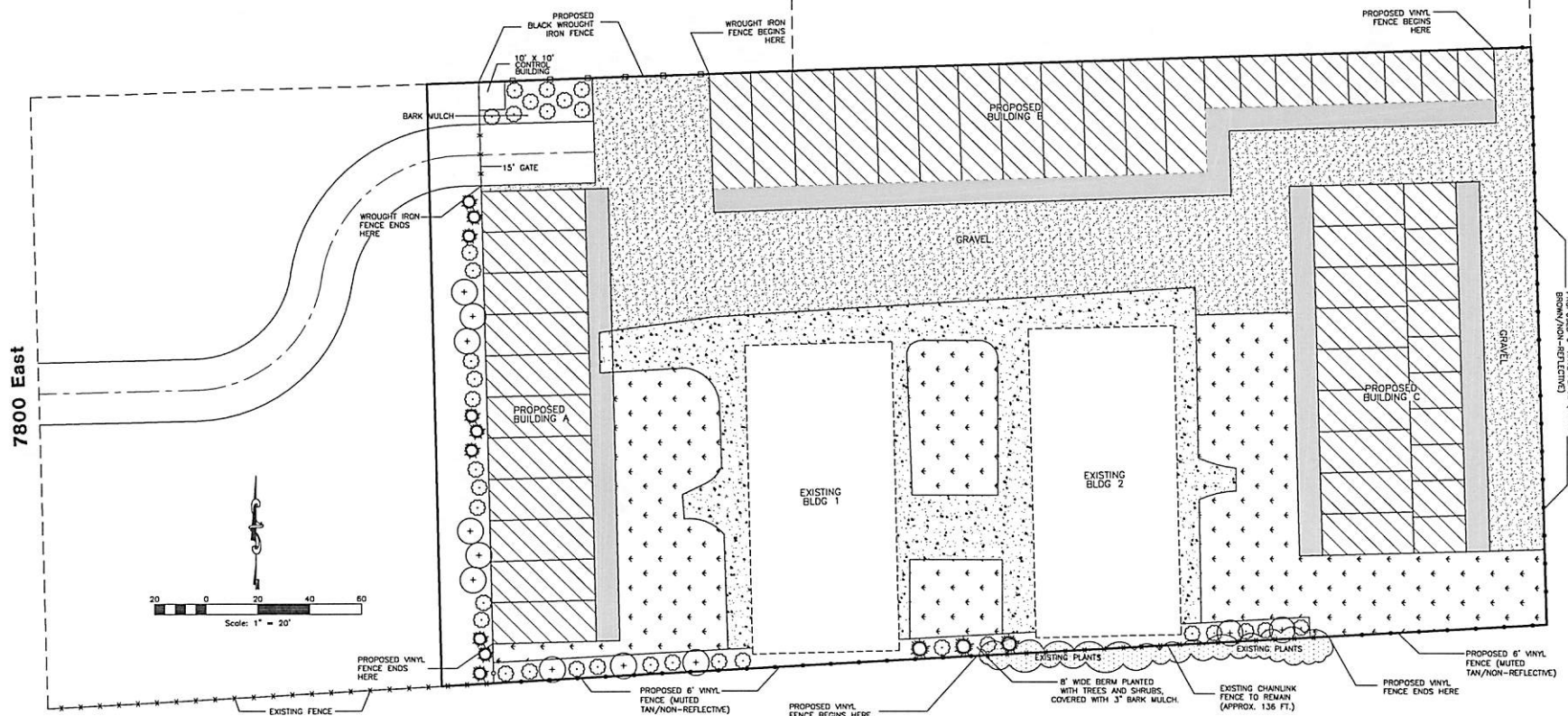
PART OF THE SE 1/4 OF SECTION 18, T8N., R. 2E., S18 & M., SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH

CUP Site Plan

Revised: 8-08-17

Project Info:	
Engineer:	N. Reeve
Designer:	C. Coyne
Begin Date:	Sept. 17, 2013
Name:	WANGSGARD PROPERTY
Number:	8280-01

Sheet	1
1	Sheets

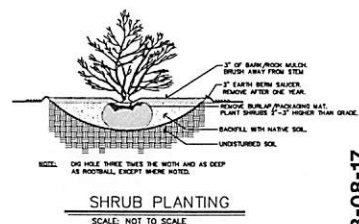
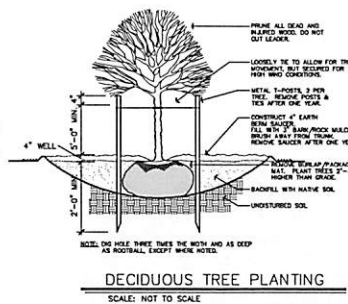
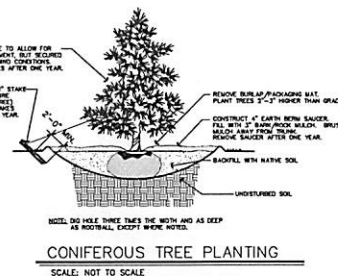


Plant Table

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

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

* * Pasture grass to remain. Protect during construction. Repair/replace as needed.
NOTE: All beds shall have a 3" layer of Shredded Bark Mulch.



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

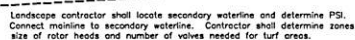
Project Info.
Engineer: N. Reeve
Designer: D. REYNOLDS
Begin Date: Sept. 17, 2013
Name: WANGSGARD PROPERTY
Number: 6260-01

Sheet 3
L1 Sheets

Reeve & Associates, Inc.
RA
100 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: 801-388-3114 FAX: 801-388-3115
WWW.REEVE-ASSOCIATES.COM

REVISIONS
DATE DESCRIPTION
8-20-13 E.B. LAYOUT UPDATES
1-20-14 C.C. LAYOUT UPDATES
2-09-17 C.C. LAYOUT UPDATES

Wangsgard Property
PART OF THE SE 1/4 OF SECTION 18, T4N., R. 2E., S18 & M. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH
Landscape Plan



Revised: 8-8-17

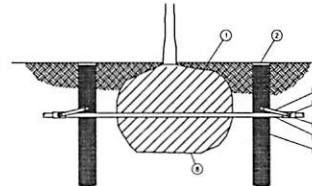
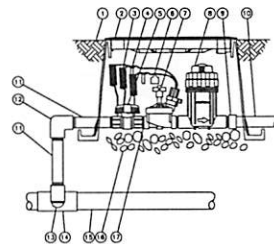
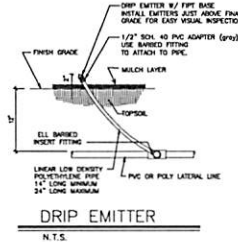
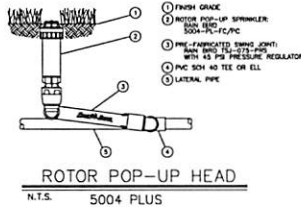
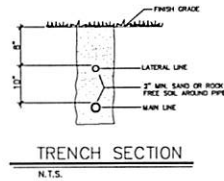
Sheet	3
L2	Sheets

RA

Reeve & Associates, Inc.
10000 W. 10th Ave., Suite 100, Denver, CO 80231
TEL: (303) 427-1300 FAX: (303) 427-1300 www.ra-inc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS

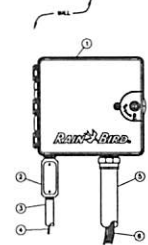
REVISIONS	
DATE	DESCRIPTION
9-17-15	E.R.
1-20-17	C.C. LAYOUT UPDATES
2-09-17	C.C. LAYOUT UPDATES

Wangsgard Property
PART OF THE SE 1/4 OF SECTION 18, T.6N., R. 2E., S.18 & 19, U.S. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH



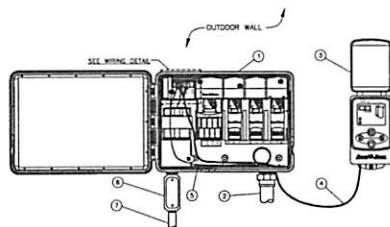
1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAN BIRD PEB SERIES (1 OF 2 SHOWN, MORE POSSIBLE)
3. SPRING ASSEMBLY (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
4. 1/2-INCH MALE NPT INLET (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
5. PVC SCH 40 TEE OR ELL (1 OF 2 SHOWN, MORE POSSIBLE)
6. PVC OR POLYETHYLENE LATERAL PIPE (1 OF 2 SHOWN, MORE POSSIBLE)
7. OPTIONAL: RWS SAND SOCK (RWS-500K) FOR SANDY SOILS (1 OF 2 SHOWN, MORE POSSIBLE)
8. PLANT ROOT BALL

NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EDGE WITH GROUND SURFACE.
3. TWO SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS-B-C-1401 (0.25 GPM, CHECK VALVE)
RWS-B-C-1402 (0.25 GPM, 18" TANG 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)
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 1/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOADING LID.

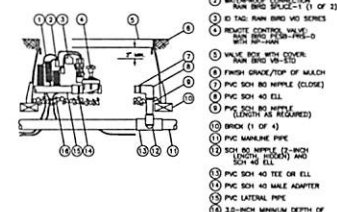
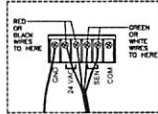


1. IRRIGATION CONTROLLER: RAN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODELS IN 4-, 6-, AND 12-STATION WIRELESS MAY BE ADDED TO BRING THE CONTROLLER UP TO AN 8-STATION MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSFER LARGER WIRE AND CONDUIT WIRE FROM FIELD TO 18 AWG WIRE CONDUIT WIRE TO BE USED IN CONTROLLER.
3. USE TEST CONDUIT FOR ABOVE GRADE AND SOIL 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
4. PROVIDE PROPER DRAGGAGE COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



1. RAN BIRD CONTROLLER: RAN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT.
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS FOR VALVE WIRES
3. RAN BIRD WIRELESS SENSOR CONTROLLER INTERFACE
4. CABLE WARENESS FOR CONTROLLER INTERFACE (NOT SHOWN)
5. GROUND WIRE TO GROUNDING GRID
6. JUNCTION BOX
7. 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



1. 3/4-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAN BIRD SP-2C (1 OF 2)
3. 1/2-INCH MALE NPT INLET (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
4. REMOTE CONTROL VALVE: RAN BIRD PEB OR PEB SERIES (1 OF 2 SHOWN, MORE POSSIBLE)
5. VALVE HOUSING WITH COVER: RAN BIRD PEB OR PEB SERIES (1 OF 2 SHOWN, MORE POSSIBLE)
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 TEE OR ELL
9. PVC SCH 40 NIPPLE (CLOSE)
10. BRONZE (1 OF 4)
11. PVC MANHOLE PIPE
12. SOIL 40 NIPPLE (CLOSE) (1 OF 2 SHOWN, MORE POSSIBLE)
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3/4-INCH MINIMUM DEPTH OF 3/4-INCH BASKETED GRAVEL

Wangsgard Property

Huntsville City, Weber County, Utah

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



REVISIONS	DATE	DESCRIPTION
1	1-20-17	C.C. LAYOUT UPDATE
2	2-09-17	C.C. LAYOUT UPDATE

Wangsgard Property
PART OF THE SE 1/4 OF SECTION 18, T.24N. R. 2E, S.18 E. & W. U.S. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH

Irrigation Details

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

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



#####

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

Think Before You Click!

#####

Burton,Steven

From: Jim Truett [JIM.TRUETT@millerwelds.com]
Sent: Sunday, August 13, 2017 11:42 AM
To: Burton,Steven
Cc: smendosa@co.weber.ut.us; 'Bill White (bwhite@utahwater.com)'; Doug Allen; 'Mike Engstrom (mjsparky@gmail.com)'; 'Gail Ahlstrom <gailahlstrom@hotmail.com> (gailahlstrom@hotmail.com)'; billwangsgard41@gmail.com
Subject: [CAUTION]Wangsgard Property
Attachments: CUP 2017-06 staff report reviewed (with exhibits).pdf

Steven

We are very concerned about what this will look like, as you should do a current view of Google Earth, as it is very unsightly. High weeds, boats and trailers throughout the property, with no organization.

Also you said here.....

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service to the community:

The proposed location is next to an existing facility already used for storage, and is well away from existing residential homes and adjacent to other commercial uses.

The storage shed he wants to put up will be directly North of an existing home, and that's why he will not annex into Huntsville Town because we will not except what he wants to do. We don't find the above statement to be true.

Just want you to know moving forward, as it needs to be presented correctly to the Ogden Valley Planning Commission.

Thanks Jim

From: Burton,Steven [<mailto:sburton@co.weber.ut.us>]
Sent: Thursday, August 10, 2017 2:37 PM
To: Jim Truett
Subject: Wangsgard

Mayor Truett,

I have attached a copy of the staff report for the Wangsgard Storage Facility near Huntsville. I will present the report and staff recommendation to the Ogden Valley Planning Commission on Tuesday, August 22, 2017 at 5:00 PM in the

Commission Chambers of our building. Please reply with any comments that you would like me to present to the planning commission regarding this application. Let me know if you have any questions on this.

Regards,

Steve Burton
Planner II
Weber County Planning Division
2380 Washington Blvd, Suite 240
Ogden, Utah, 84401-1473
801-399-8766



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or click on links from unexpected or unknown sources.

Think Before You Click!

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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 rock crushing operation.

Type of Decision: Administrative

Agenda Date: September 26, 2017

Applicant: Eden Hills, LLC

Authorized Agent: Ben Opheikens

File Number: DR# 2017-12

Property Information

Approximate Address: 4100 N Eagle Ridge Dr, Eden.

Project Area: Approximately 2 acres

Zoning: Residential Estates (RE-20) Zone

Existing Land Use: Vacant

Proposed Land Use: Rock Crushing Site/ Future phase of Eagle Ridge Subdivision

Parcel ID: 22-015-0090

Township, Range, Section: Township 7 North, Range 1 East, Section 21

Adjacent Land Use

North:	Vacant Residential	South:	Vacant Residential
East:	Vacant Residential	West:	Residential

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 3 - Residential Estates (RE-20) 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 roads within future phases of the Eagle Ridge Master Planned Community. The rock crushing operation has received prior design review approvals during Ogden Valley Planning Commission Meetings held on August 25, 2009 (DR 01-09) and June 24, 2014 (DR 2014-05). 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 RE-20 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 is located off of the unimproved portion of 4100 N that is entirely within the applicant's parcel (220150090), as shown on the site plan (Exhibit B). The site is located

approximately 1,700 ft from the improved county road (4100 N) and traffic hazards and congestion is 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 site will be enclosed within a three sided temporary rock wall that will be 60 ft wide, 120 ft long, and 6 ft tall. The structure is intended to mitigate noise. Rock crushing machines will have water sprayers and a water truck will be on site to mitigate dust. The site is located approximately 1,400 ft from the nearest residence, and with the proposed mitigation factors, will not negatively impact surrounding properties and uses.
 - The proposed hours of operation are Monday through Friday from 8 AM to 5 PM. The operation will end within 6 months from the date of design review approval.
- *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 Eagle Ridge Master Plan and the applicable zoning development agreement.

Conformance to the General Plan

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

Staff Recommendation

The Planning Division recommends approval of file# DR 2017-12, 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 Eagle Ridge 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.

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 8/28/2017	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Eden Hills LLC/ R&O Construction		Mailing Address of Property Owner(s) PO Box 123 Eden, UT 84310	
Phone 801-710-5995	Fax		
Email Address (required) area745@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) Ben Opheikens		Mailing Address of Authorized Person PO Box 123 Eden, UT 84310	
Phone 801-710-5995	Fax		
Email Address area745@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Eagle Ridge Rock Crushing Site		Current Zoning AV3	Total Acreage Approx 2 Acres
Approximate Address 3900 N 4500 E Eden, UT 84310 (Eagle Ridge Dr & Foothill Lane)		Land Serial Number(s) 22-015-0070	
Proposed Use Operation of rock crusher on a temporary basis (3-6 months) to provide material for on-site subdivision construction			
Project Narrative <p>Requesting approval to operate a rock crusher on a temporary basis within the Eagle Ridge Subdivision. The purpose of the rock crushing operation is to provide material for use in road construction & project development within future phases of the subdivision. Crushing will be allowed only for on-site material to be used within future phases of Eagle Ridge Subdivision. No off-site material will be brought in for crushing, and no on-site material will be crushed and then exported to other locations.</p> <p>The crushing site will be enclosed within a three sided temporary rock wall structure which is 60 ft wide, 120 ft long and 6 ft tall. This structure is intended to help mitigate potential noise issues, and the crushing site will also mitigate trucking traffic throughout Ogden Valley and Ogden Canyon. The rock crushing machines have water sprayers and a water truck will be on site to help mitigate potential problems with dust. The operation would run during normal work/business hours on weekdays only (Monday - Friday).</p> <p>This exact project was approved in the August 25, 2009 meeting under file #DR01-09 and also in the June 24, 2014 meeting under file #DR2014-05. It was approved and ran to the exact specifications of the approval with no complications or complaints from any surrounding neighboring property owners. The previously approved rock crushing project helped to keep thousands of semi trucks and dump trucks out of Ogden Valley and Ogden Canyon.</p>			

Exhibit A – Project Narrative

Requesting approval to operate a rock crusher on a temporary basis within the Eagle Ridge Subdivision. The purpose of the rock crushing operation is to provide material for the use in road construction within future phases of the subdivision. Crushing will be allowed only for on-site material to be used for future phases of Eagle Ridge subdivision. No off-site materials will be brought in for crushing, and no on-site material will be crushed and then exported to other locations.

The crushing site will be enclosed within a three (3) sided rock wall structure which is 60 ft wide, 120 ft long and 6 ft tall. This structure is intended to help mitigate potential noise issues, and the crushing site will also mitigate trucking traffic throughout Ogden Valley and Ogden Canyon. The rock crushing machines have water sprayers and a water truck will be on-site to help mitigate potential problems with dust. The operation would run during normal work hours on weekdays.

This exact project was approved in the August 25, 2009 meeting under file # DR 01-09. *and June 24, 2014 and DR 2014-05* It was approved and ran to the exact specification of the approval with no complications or complaints from any surrounding neighboring property owners. The previously approved rock crushing project helped to keep thousands of semi trucks out of Ogden Valley and Ogden Canyon.

Exhibit B – Site Plan

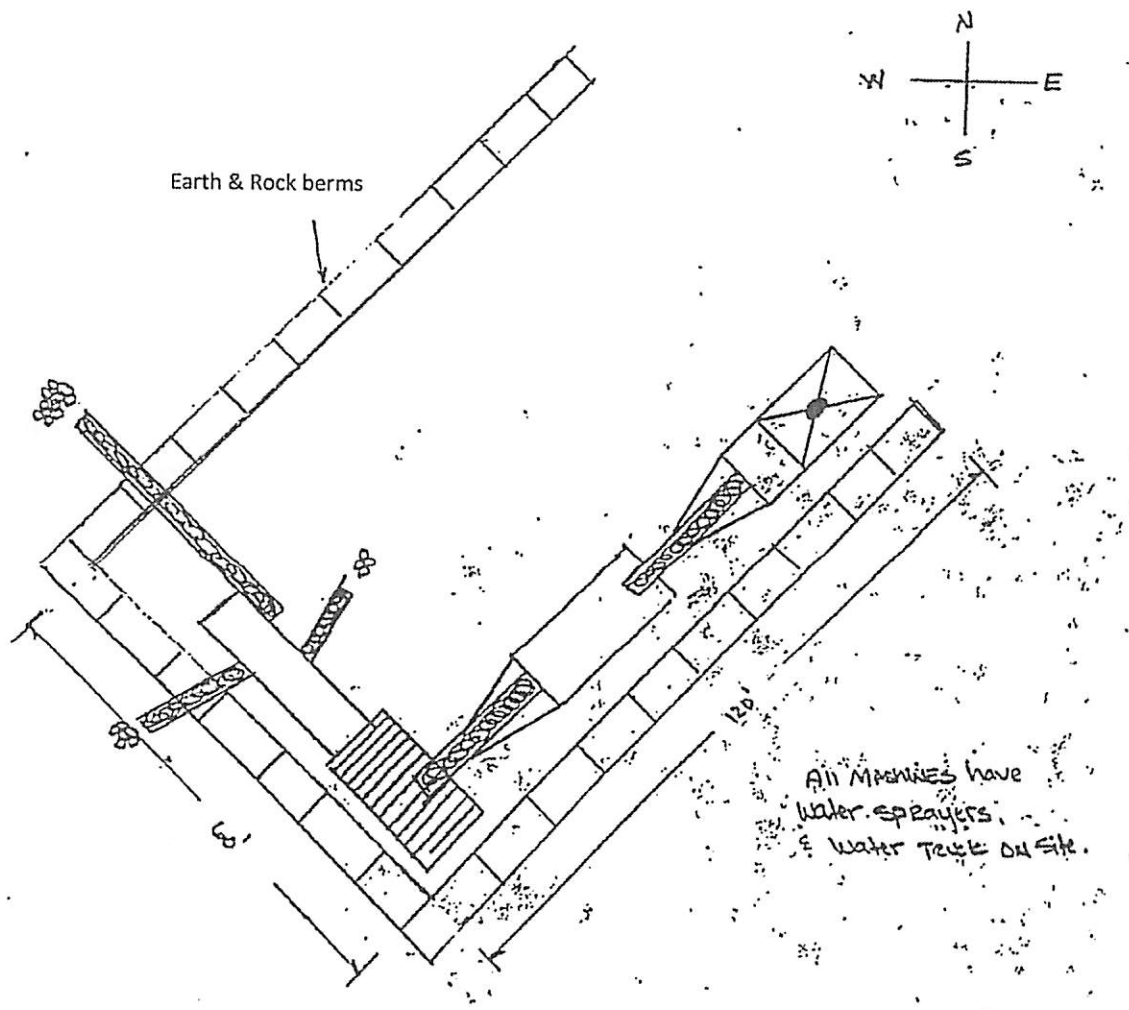
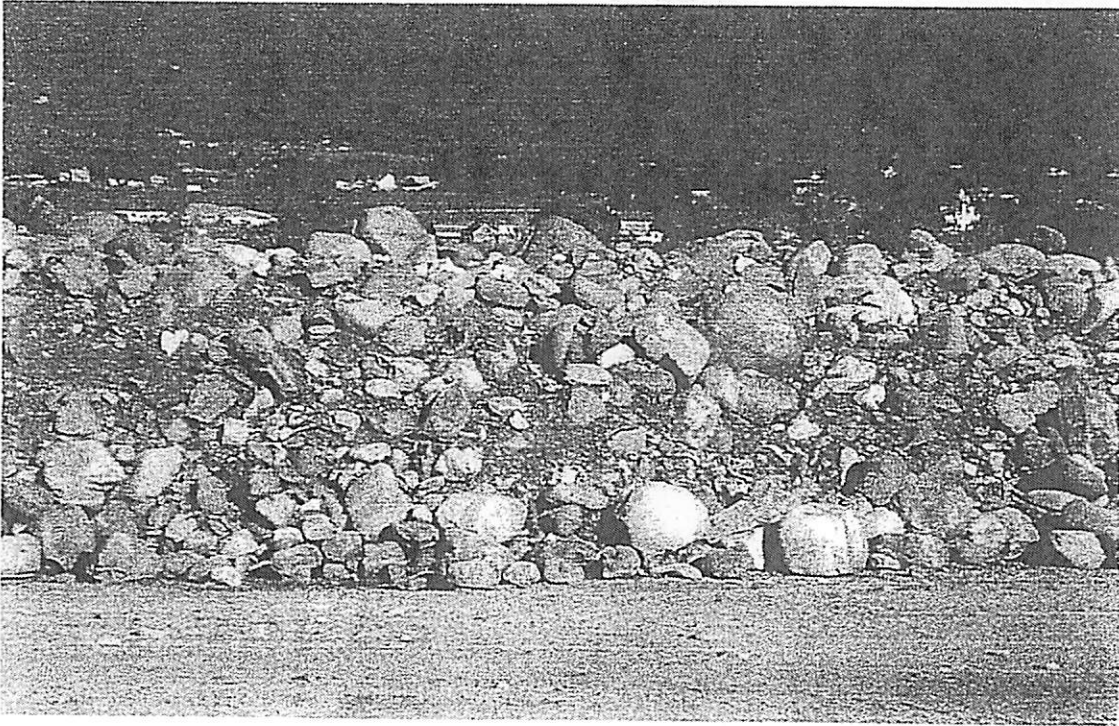


Exhibit C – Site Pictures

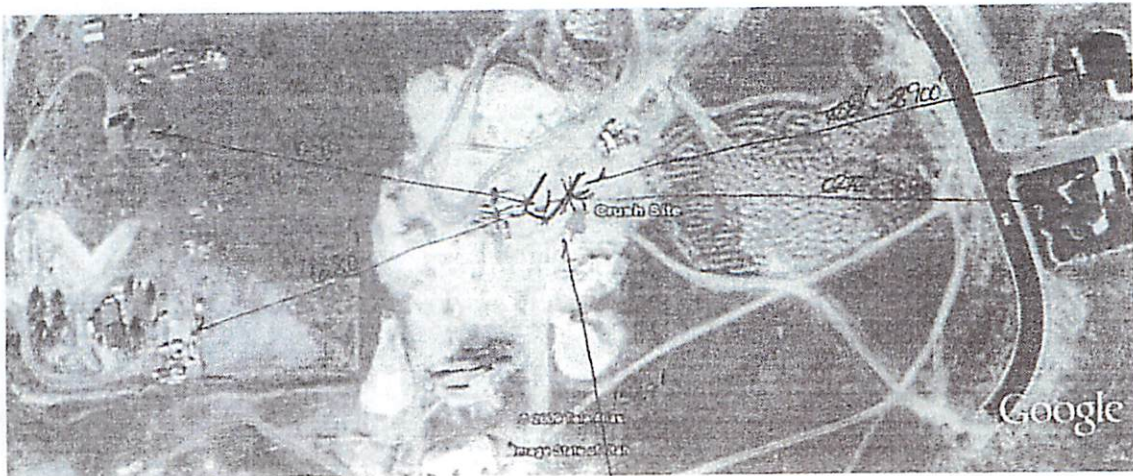


Rock and Earth berm to mitigate noise



Rock stockpile

Location Map



Crush Site

Google Maps

Crush Site 41.335102-111.838476



Imagery ©2017 DigitalGlobe, State of Utah, USDA Farm Service Agency, Map data ©2017 Google United States 500 ft



Crush Site 41.335102-111.838476



Imagery ©2017 DigitalGlobe, State of Utah, USDA Farm Service Agency, Map data ©2017 Google United States 200 ft



Crush Site 41.335102-111.838476





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Public hearing to discuss and take comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7) and Ogden Valley Signs (Title 110, Chapter 2) to amend provision related to flags, window signs, and portable signs.

Agenda Date: Tuesday, September 26, 2017

Staff Report Date: Tuesday, September 19, 2017

Applicant: Weber County Planning Division

File Number: ZTA 2017-01

Staff Information

Report Presenter: Charlie Ewert
cewert@co.weber.ut.us
(801) 399-8763

Report Reviewer: RG

Applicable Ordinances

§101-1-7: Definitions
§110-2: Ogden Valley Signs

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

The Ogden Valley Business Association (OVBA) has submitted a request to amend the sign code. They are requesting three changes:

1. that flags of any type are allowed, not just flags of the U.S., Utah, and Weber County.
2. that one window sign is allowed to be illuminated so they can utilize open/close signs.
3. that the county creates an allowance for a-frame signs to be used, both onsite and offsite.

Staff have assisted the OVBA in crafting an ordinance change that will support their desire while minimizing potential detrimental effects of unchecked signage. The crafting of the language attempts to strike a balance between the economic benefits of the requested changes and the potential for signage to become unsightly in the community.

In reviewing the proposal the Planning Commission should be aware that the recent U.S. Supreme Court case, *Reed v Gilbert*, places a strict prohibition on content-based sign regulations. The essential rule that if you have to look at the sign to read/interpret the message in order to determine what type of sign it is, the regulation is an unconstitutional restriction of free speech. This provision addresses several aspects of our sign code, including the first two requests by the OVBA.

Policy Analysis

Policy Considerations:

Flags. If flags are allowed the regulation of them cannot be content based. In the context of free speech an American Flag is of equal importance to a flag containing a school logo, a family coat of arms, or a flag with a

corporate logo. If flags are allowed the County can regulate time, place, and manner, but not content. Currently the County's code only allows the U.S. flag, the Utah flag, Weber County flags, and one corporate flag. The complete deregulation of the time, place, and manner of the display of a flag could lead to flags displayed as signs or advertising devices. To mitigate this, the proposal provides flag display standards for non-sign oriented flags. These standards are based on national standards for the flying of the U.S. flag, including shape, dimension ratios of flag edges, and area limitations based on flag height. It also restricts the mounting of a flag in any manner other than on one edge and upright. These regulations will ensure that during times of low-wind the flag will fold over onto itself, thereby limiting the effectiveness of its use as a "sign," but not inhibiting conventional flag-flying traditions.

Window Signs. The allowance of an illuminated window sign cannot be limited in content to "open" or "closed" text. Instead, the content of the sign does not matter, only the time, place, and manner. If the Planning Commission is comfortable with allowing one illuminated "open" sign, then the proposal offers language that would do so. It limits the number of the illuminated signs per business to no more than one, and limits the size to no more than four square feet. Many business owners will opt to use the sign allowance for an "open" sign, however, there may be business that use it for a "beer" sign or similar other message.

Portable Signs. The biggest modification in the proposal is the addition of portable signs as allowed sign devices. The proposal limits the form of a portable sign to only a-frame signs. The proposal offers an allowance for one a-frame sign per business. It also allows up to two a-frame signs per business to be placed somewhere offsite. The offsite a-frame signs have very specific and limiting regulations to help minimize the potential that the public realm might be cluttered with them. The Planning Commission needs to determine whether the regulation goes too far or not far enough. In a worst case scenario there may be as much as one a-frame sign every one hundred feet along a busy public right of way.

Some members of the planning division are concerned that this could cause a similar appearance as election-season signs, but on a perpetual basis.

However, others are supportive of the proposal, and suggest that the design requirements of the sign, combined with other market-fostered limitations, will in large part help protect from election-season-esque signage. In addition, when considering signage as a part of an economic system that supports the development of villages, including the expansion of services available to valley residents, the negative effect of the signage is easily balanced by the business community's need to attract customers. As a recreation destination community located so close to the services of the Wasatch Front, most potential customers of a business in the Ogden Valley are not likely in the valley for that specific business service (unless it's a recreation service). As such, much of the potential customer base is transient in nature. If Ogden Valley businesses cannot attract the traveling public to their establishment then that patronage is easily lost to a business on the Wasatch Front, severely limiting the ability to attract business services. This could pose longer term impacts to the future of villages.

Regardless, this addition in the code can be considered experimental in nature. Written into it is a regulation that specifies that an a-frame sign will expire annually with the business license. This means that if a-frame signs get out of control in the future and do become 'election-season-esque' then this section of ordinance can be repealed and the permits for all a-frame signage will expire by the end of the same year. The potential to lose the right if there are bad actors causing problems will likely cause the business community to be more proactive in self policing.

Administrative and clerical edits. The proposal also offers administrative and clerical edits necessary to make administration and interpretation of the code simpler. It adds definitions essential to the requested changes.

Conformance to the General Plan

Generally, land use code changes should be vetted through the filter of policy recommendations of the applicable general plan. The 2016 Ogden Valley General Plan offers us guidance on what the community desires:

Community Character Vision:

The rural character of Ogden Valley is defined by its open fields, agricultural lands, stands of trees, peace and quiet, dark skies, clean air and water, abundant wildlife, and small villages; by Pineview Reservoir; by historic Ogden Canyon and by the long views of the surrounding foothills

and mountain background. The Ogden Valley community desires physical development to complement, not overwhelm or compete with, the rural character of the Valley. In the Ogden Valley planning area, Weber County will promote and encourage unique and functional design in new developments, public spaces, and streetscapes to create a visible character distinct to Ogden Valley that enhances the Valley's character.

Because this sign code proposal primarily affects the vitality of small villages, the following are relevant goals, principles, and implementation strategies that will help support the vitality of villages:

Commercial Development Goal 1: A goal of Weber County is to ensure that the location of retail and commercial development is consistent with Ogden Valley's rural character.

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 Goal 2: A goal of Weber County is to ensure that the design of retail and commercial development is consistent with Ogden Valley's rural character.

Commercial Development Principle 2.3: Ensure that all signage in Ogden Valley is compatible with the context of the sign's location and the rural character of Valley.

Commercial Development Implementation 2.3.2: Develop an Ogden Valley community signage plan with an identifiable theme for noncommercial signs in the Valley. Consider including a plan for wayfinding signage for the Valley.

Commercial Development Goal 2: A goal of Weber County is to ensure that the design of retail and commercial development is consistent with Ogden Valley's rural character.

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.

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).

Despite our best efforts to define "rural character" during the general plan process, there is arguably alternative definitions when considering this sign code amendment depending on an individual's desire to allow portable signage in the valley.

Some things for the Planning Commission to consider:

1. Will portable signs, one illuminated window sign, and non-sign flags cause a negative impact on the rural character of the valley?
2. Will portable signs, one illuminated window sign, and non-sign flags support villages in the valley?
3. Can portable signs, one illuminated window sign, and non-sign flags be displayed in such a manner so as to maintain village/commercial compatibility with rural character? If so, does the proposal offer that?

Past Action on this Item

No action has occurred on this item. The Planning Commission has discussed the Ogden Valley Sign ordinance in a work session.

Noticing Compliance

A hearing for this item before the Planning Commission has been posted for public notice in compliance with UCA §17-27a-205 and UCA §17-27a-502 in the following manners:

- Posted on the County's Official Website
- Posted on the Utah Public Notice Website
- Published in a local newspaper

Staff Recommendation

Staff recommends that the Planning Commission consider the text included as Exhibit B and Exhibit C and offer staff critical feedback for additional amendments, if needed. If the Planning Commission is comfortable with the proposal, it could be forwarded to the County Commission with the following findings:

1. The changes are generally supported by the 2016 Ogden Valley General Plan.
2. The changes will provide needed support for businesses in the Valley.
3. The commercial nature of the changes do not negatively affect the community character of the Valley.
4. If at any time the changes to pose a threat to the community character of the Valley they can be easily repealed.
5. The changes are necessary to provide clarity in the Land Use Code.
6. The clarifications will provide for a more efficient administration of the Land Use Code.
7. The changes are not detrimental to the general health and welfare of County residents.

Exhibits

- A. Proposed Ordinance Changes – Track Change Copy.
- B. Proposed Ordinance Changes – Clean Copy.
- C. Application from Ogden Valley Business Association.

1 Title 101 - GENERAL PROVISIONS

2 ...

3
4 Sec. 101-1-7. - Definitions.

5 ...

6 *Dwelling unit.* The term "dwelling unit" means any building or portion thereof that
7 contains living facilities, including provisions for sleeping, eating, cooking and
8 sanitation for not more than one family.

9 Earth-toned. The term "earth-toned" means any local naturally occurring color
10 originating from the earth, usually containing brown hues or tinted with gray.

Comment [c1]: This term is used a couple of times in our code already.

11 *Easement* means that portion of a lot or lots reserved for present or future use by a
12 person or agency other than the legal owner or owners of said property or properties.
13 The easement may be for use under, on, or above said lot or lots.

14 ...

15 *Financial guarantee.* The term "financial guarantee" means in lieu of actual
16 installations of the improvements required by the Weber County Land Use Code, the
17 applicant shall guarantee the installation of improvements by depositing the financial
18 guarantee funds into the Weber County Engineer's Escrow in an amount equal to the
19 future cost (plus ten percent contingency) of the installation of the improvements, as
20 determined by the county engineer and/or planning director, and approved by the
21 county attorney, to assure the installation of such improvements within a period of
22 time.

23 Flag. The term "flag" means any fabric or other flexible material attached on one
24 edge to or designed to be flown from a flagpole or similar device.

25 *Flea market.* The term "flea market" means an occasional or periodic sales
26 activity held within a building, structure or open area where groups of individual sellers
27 offer new, used, handmade, homegrown, handcrafted, obsolete or antique items for
28 sale to the general public, not to include private garage sales.

29 ...

30 *Sign, athletic field scoreboard.* The term "athletic field scoreboard sign" means a
31 sign which is erected at a public or private park or public or private school for the
32 purpose of providing game scores or other information about the game in progress.
33 Advertising by the sign donor shall be limited to 50 percent of the total sign area.

34 *Sign, banner.* The term "banner sign" means any sign intended to be hung either
35 with or without frames, possessing characters, letters, illustrations or ornamentations
36 applied to paper, plastic or fabric of any kind. ~~National flags, flags of political~~
37 ~~subdivisions and symbolic flags of any institution or business shall not be considered~~
38 ~~banners for the purpose of this Code.~~

39 *Sign, billboard.* The term "billboard sign" means a sign that identifies or
40 communicates a commercial or non-commercial message related to an activity
41 conducted, a service rendered, or a commodity sold at a location other than where the
42 sign is located. The term "billboard sign" means an off-premises sign larger than 20
43 square feet in area. Two or more separate advertising spaces structurally connected
44 will be considered one sign.

45 ...

46 Title 110 – SIGNS

47 ...

48 CHAPTER 2. - OGDEN VALLEY SIGNS

49 ...

50 Sec. 110-2-2. - Applicability.

51 (a) Permit required. No person shall erect, alter or relocate any sign without first
52 obtaining a land use permit, and meeting the standards set forth in this section.
53 Signs conforming to the requirements of this section which identify seasonal
54 business may be removed for the seasons during which the business is not in
55 operation, and may be reinstalled without a new permit. All applications for land
56 use permits shall be accompanied by plans, designs, specifications and
57 drawings stating specifically all dimensions, lighting (see also section 108-16-6),
58 colors and plan of installation stating clearances and setbacks. Land use permits
59 expire six months after issuance if the sign is not erected or altered pursuant to
60 the permit.

61 (b) ~~Maintenance and repainting exempt~~ Exemptions. The following are exemptions
62 from the requirements of this chapter:

63 (1) Maintenance and repainting. The repainting, changing of parts, and
64 general maintenance of signs located on the site shall not be deemed
65 alterations requiring a permit, except for nonconforming signs as set forth
66 in section 110-2-4, Nonconforming signs.

67 (2) Flags. A flag, as defined in Section 101-1-7, is not a sign provided it
68 complies with the following:

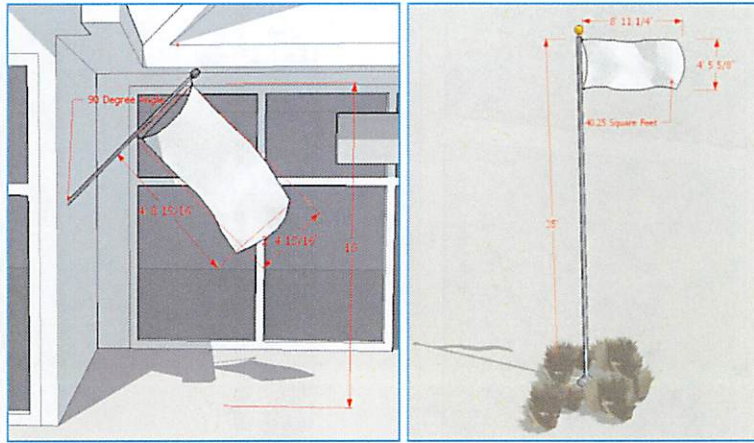
Comment [c2]: The court said in the Reed v. Gilbert case that if you have to look at the sign to determine the type of sign, then it is an unconstitutional infringement on free speech. The court emphasized this for non-commercial speech, like flag display and political signs. Thus, if it is allowed to be displayed in the zone, the content cannot be regulated.

The new standards proposed here are designed to allow any flag – regardless of content – to be displayed with minimal regulation. However, because flags can easily slip into commercial speech-related signage, it seems best to tightly describe when a flag becomes a sign, and regulate "flag signs" differently than the typical flag. A flag that folds over onto itself in low-wind situations is less likely to creep into becoming a sign – and therefore might be self regulating.

One important question: How many flags? OVBA is not asking for a limit. Other jurisdictions regulate the number and/or cumulative area of flags. For example, Summit County has decided to limit it to three flags.

Comment [c3]: New definition.

- a. it shall not be mounted on a roof, atop any sign, or higher than the maximum building height allowed in the zone as measured from the top of the flag to the finished ground directly below;
- b. it shall be a rectangle, mounted or affixed on only one edge to a support that angles no less than 45 degrees above the horizontal, except during a government-sponsored half-staff period at which time it may be flown full horizontal;
- c. the length of the edge that is mounted or affixed shall be less than or equal to the length of an intersecting edge and shall be mounted or affixed in a manner so that it hangs or drapes when no wind is present; and
- d. the area of the flag in square feet shall be no greater than 1.15 times the linear feet of the flag height.
- e. Examples of non-sign flags:



...

Sec. 110-2-7. - Window signs.

Signs displayed in windows of buildings or storefronts ~~are permitted~~ are allowed in all zoning districts. A ~~sign~~ land use permit ~~for a sign~~ is not required for their display, provided they comply with the following ~~standards are met~~:

- (1) Size limit of window sign. Sign area for a window signage-sign shall occupy no more than 25 percent of the area of the window in which the

sign ~~is~~ are displayed. ~~In no event shall window signage exceed 16 square feet in any one window that would reduce air and/or light.~~

Comment [c4]: We aren't sure what this is supposed to be regulating, but it is clear that it conflicts with itself. In what scenario would a window sign not reduce light?

(2) Illumination of window sign. Despite the provisions of Title 108, Chapter 16, one window sign, measuring no greater than four square feet in area, may be illuminated in a manner visible from outside the building, provided it shall only be illuminated during business hours and only to an illumination level reasonably necessary to communicate the message to the nearest street right-of-way.

(3) Prohibited features of window signs. No window sign, ~~net~~ or any other sign within a building or structure shall move, flash, blink, rotate, or be ~~mechanically or electronically~~ animated in any way so as that is to be visible from outside of the building ~~or structure for purposes of public safety.~~

(4) Example of window signs:



Sec. 110-2-8. - Prohibited signs and sign devices.

107 All signs not specifically listed as allowed are prohibited, including: ~~The following~~
108 ~~signs and types of signs are prohibited in all zoning districts in the Ogden Valley of~~
109 ~~Weber County:~~

- 110 (1) *Moving signs.* Animated, flashing, blinking, fluttering, undulating, swinging,
111 changing, rotating or otherwise moving signs, pennants, tethered "party or
112 weather-type" balloons, holograms, light beams, lasers or other like
113 decorations.
- 114 (2) *Moving appurtenances.* Moving mechanical or electrical appurtenances
115 attached to a sign or otherwise intended to attract attention to a sign.
- 116 (3) *Rotating beacon lights.*
- 117 (4) *Inflatable advertising devices or signs.* (Does not refer to passenger-type
118 hot air balloons being used for passenger flight.)

119 ~~(5) *Portable signs.* Changeable copy trailer, a frame, sandwich, or portable~~
120 ~~signs, except as permitted in section 110-2-10, Special purpose signs~~
121 ~~and section 110-2-5(e), Destination and recreation resort zone.~~

122 (5) Flags. Flags not exempted in Section 110-2-2.

Comment [c5]: Prohibits flags-signs.

123 (6) *Banners.* Banners, ~~except as permitted in Section 110-2-11, temporary~~
124 ~~sign usage, section 110-2-9(10), other signs, and section 110-2-5(e),~~
125 ~~destination and recreation resort zone unless specifically provided~~
126 ~~otherwise in this chapter.~~

Comment [c6]: Archaic reference.

127 (6) *Changeable copy signs.* Electronic changeable copy signs, except as
128 permitted in section 110-2-9(b)(13). Manual changeable copy signs except
129 as permitted in section 110-2-10.

130 (8) *Off-site signs.* All off-site, off-premises and directional signs which
131 advertise businesses, establishments, activities, facilities, goods, products,
132 or services not made, produced, sold or present on the premises or site
133 where the sign is installed and maintained are prohibited, except as
134 exempted in section 110-2-9, Other signs. Notwithstanding the foregoing,
135 where access to a parcel is via an adjacent parcel, signs may be located
136 on such adjacent parcel.

137 (9) *Signs on motor vehicles, except for student driver signs.* Vehicle signs may
138 be allowed on vehicles, but they may not be illuminated or parked on a
139 long-term basis to be used as a sign for the purpose of advertising a
140 product or directing people to a business activity as listed in section 110-2-
141 9, Other signs.

142 (10) *Luminous tube signs.* External gas filled luminous tubes, such as neon,
143 argon or fluorescent, signs or valances, unless inside a building or in a

window and not to exceed four square feet in area, except as listed in section 110-2-12, Sign materials and display standards, and may not flash or blink.

- (11) *Other temporary signs.* Any other device in the form of a sign, which is of a temporary nature, or mobile, and not permanently affixed to a building or an upright support affixed firmly to the ground, except as permitted in section 110-2-11, Temporary sign usage.

- (12) *Roof signs.* Signs mounted on a roof or atop a parapet wall.

- (13) *Billboards.*

- (14) *Pole signs.* Except one pole sign per public, private, and charter school, consisting of not more than a six-foot tall by ten-foot wide changeable reader board sign, located not less than ten feet and not more than 15 feet above the sidewalk, may be permitted.

- (15) *Public property signs.* It shall be unlawful for any person to fasten or attach, paint or place any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place, paint or attach any sign defined in this chapter on any building, street or property of the county. No sign shall be erected on or project over public property, except as permitted in Section 110-2-9, other signs, and section 110-2-11, temporary sign usage.

Sec. 110-2-9. - Other signs.

- (a) The following signs are allowed in all zoning districts in the Ogden Valley of Weber County:

- (1) *Conservation property sign.* A conservation property sign, as defined in section 101-1-7, may be erected on any property complying with the minimum provisions of the definition. The sign shall either be a monument sign or a freestanding sign (pole sign) in compliance with the following:

- a. *Monument sign.* For a monument sign, the width shall be no greater than ten feet and the height shall be no greater than eight feet, with a sign face no greater than 24 square feet.
- b. *Freestanding sign (pole sign).* For a freestanding sign (pole sign), the width shall be no greater than eight feet and the height shall be no greater than ten feet with a sign face no greater than 24 square feet. The sign face shall be mounted between the sign poles, which shall be constructed of timbers that measure at least eight inches by eight

182 inches and extend from the ground to the top of the sign face. The
183 top of the sign face and the bottom of the sign face shall be
184 completely bounded by timbers that have a minimum vertical height
185 of eight inches. When placed adjacent to a street with shoulders that
186 slope downward toward the sign base, a freestanding sign may be
187 installed atop a rock or earthen-berm base that is no greater than
188 three feet in height.

189 c. *Example.* The following images are examples of each:



190
191 (2) *Gate or arch sign.* A gate or arch sign situated over the primary entry of a
192 lot or parcel of land, provided that the sign face does not exceed 30 square
193 feet and that the sign provides a vertical clearance of at least 14.5 feet
194 from the driving surface, not to exceed 18 feet in height and a minimum
195 passable width of 20 feet, not to exceed 30 feet pole to pole. Depth of the
196 arch shall not exceed two feet. A land use permit, to verify compliance with
197 applicable standards, and a building permit to verify proper installation of
198 footings and to ensure wind tolerance, is required.

199 (3) *Subdivision entry signs.* An approved, recorded subdivision may locate
200 one sign at each entrance. The sign shall be a ground or monument sign,
201 and shall meet all specifications/requirements for monument signs
202 in section 110-2-5. In the event the location of the subdivision entry sign is
203 in a zone not governed by section 110-2-5, the dimensions of the sign
204 shall be no greater than allowed in the AV-3 zone. The planning
205 commission shall approve location and design style. A double entry sign
206 may be approved by the planning commission where there is a divided
207 center island entry street.

208 (b) The following signs are allowed in all zoning districts in the Ogden Valley of
209 Weber County, and are exempt from the standards of section 110-2-12(a):

210 (1) *Addressing numbers.* Addressing numbers shall be no more than 12
211 inches in height. An addressing number sign is also exempt section 110-2-
212 12(b)(8).

(2) *Athletic field scoreboard signs.* An athletic field scoreboard sign shall not exceed 120 square feet in any zone. An athletic field scoreboard sign is also exempt from section 110-2-12(b)(3).

(3) *Business signs.* No more than one "Open/Closed" and one "Vacancy/No Vacancy" sign, one "Hours of Operation" sign, and one "Credit Card Acceptance" sign, not to exceed a total of four square feet in area, displayed for each business.

~~(4) *Flags.* Official governmental flags of the United States, the State of Utah or Weber County, and which are properly displayed, and provided they are not mounted on a roof or atop other signs. One corporate flag may be displayed along with a proper display of any or all of the official flags listed in this subsection. Flagpole height may not exceed the maximum height allowed in the zone for which it is being placed. If over the height allowed in the zone, the flagpole shall have a conditional use permit approved by the planning commission. Governmental uses, such as libraries and schools, shall be exempt from height requirements of this subsection.~~

Comment [c7]: Provided for differently.

~~(5)~~ (45) *Grand opening signs.* On a one-time basis, a business establishment shall be permitted one banner not to exceed 12 square feet, to be displayed for a period of not more than 30 days.

~~(56)~~ (56) *Guidance signs.* Guidance and other informational signs authorized by the Utah Department of Transportation or other governmental agency. A guidance sign is exempt from all of the standards of section 110-2-12.

~~(67)~~ (67) *Historical signs.* Historical name signs for sites and/or structures designated by the board of county commissioners as having historical significance to the county (and as identified in the Ogden Valley master plan).

~~(78)~~ (78) *Murals.* Murals, when depicted on the sides or rear of a building or storefront, provided that the mural has no connection or advertising context to any business conducted or any product or service offered therein.

~~(89)~~ (89) *Nameplate signs.* Nameplate signs not to exceed four square feet that identify the occupants/owners and/or home occupation of a residential property.

~~(109)~~ (109) *Portable sign.* The only portable signage allowed, excluding temporary signs regulated by 110-2-11, is an a-frame sign, also known as a sandwich board sign, in compliance with the following:

a. *Number, location, and timing for a portable sign.* One portable sign per commercial business is permitted on site. Up to two portable signs are

permitted per commercial business offsite, provided the offsite portable signs comply with the following:

1. The commercial business shall have a physical location within the Ogden Valley planning area and a valid business license;

2. The portable sign shall be located outside any public street right-of-way;

3. The portable sign shall be located no closer than 100 feet from any other portable sign unless the other sign is on the opposite side of a street right-of-way;

4. If located outside a commercial, manufacturing, or resort zone, the portable sign shall only be located adjacent to a collector or arterial street right-of-way;

5. The business shall receive landowner permission for the specific location of the portable sign;

6. The portable sign shall be properly placed and anchored to the ground in a manner that keeps it in place, upright, and level; and

7. The portable sign shall only be on display outside during the hours of operation of the business.

b. *Standards for a portable sign.* The maximum sign area shall be nine square feet with a width and height when folded of no greater than three feet each. Both sides of the sign shall have a four-sided frame of natural, stained, rustic, or antiqued-painted wood or similarly appearing faux wood, or natural antiqued metal; and the same applies to the sign supports. The sign background shall be at least 50 percent darker than the sign message, as discerned using industry best practices, and shall only use earth-toned colors that are clearly visible, without instruments, from the sign location.

c. *Permit and expiration.* A land use permit is required for a portable sign pursuant to Section 110-2-2. A land use permit for an offsite portable sign shall expire annually at the time the business license for the commercial business to which it belongs expires. An offsite portable sign shall not be included as a part of a master signage plan.

d. *Examples.* The following are examples of allowed portable signs:

Comment [c8]: During the Olympics the valley was cluttered with portable signage from business not located in the valley.

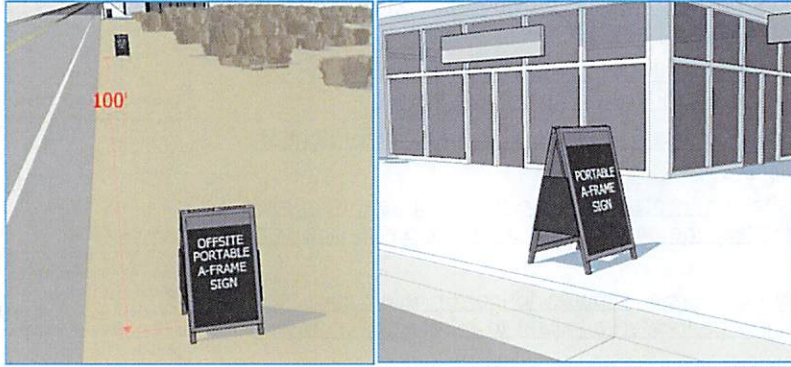
Comment [c9]: Is this enough space? In the worst case scenario when there is a long stretch of road with an a-frame every 100 feet, will the compromise to visual aesthetics be compensated by the economic boost of the signs? Will the market limit the number of a-frame signs so that there isn't one every 100 feet?

Comment [c10]: This will limit offsite portable signs from creeping into residential areas.

Comment [c11]: An industry standard is the Munsell color chart.

Comment [c12]: See new definition.

Comment [c13]: This is important. OVBA has accepted that this code is really just a placeholder until a wayfinding signage program has been executed valley-wide. There needs to be a provision to allow a-frame sign permits to expire in the event wayfinding becomes a reality or the county determines that this code is not working as planned. So long as this section is in the code a business owner can renew their offsite a-frame sign permit annually with their business license.



- (10) *Private warning signs.* Private warning signs, provided they do not exceed four square feet.
- (11) *Signs on vehicles.* Signs for business identification which may include name, address, and telephone number, not to exceed two feet by three feet upon the side door of a vehicle.
- (12) *Statuary and sculptures.* Freestanding statuary and sculptures which are considered to be works of art and which are placed on private property clearly for the benefit and interest of the general public.
- (13) *Traffic signs.* All signs erected in or adjacent to a public right-of-way by a public agency or in a private road right-of-way for the purpose of controlling or directing traffic. A traffic sign is exempt from all of the standards of section 110-2-12.

1 **Title 101 - GENERAL PROVISIONS**

2 ...

4 **Sec. 101-1-7. - Definitions.**

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32 purpose of providing game scores or other information about the game in progress.
33 Advertising by the sign donor shall be limited to 50 percent of the total sign area.

34 *Sign, banner.* The term "banner sign" means any sign intended to be hung either
35 with or without frames, possessing characters, letters, illustrations or ornamentations
36 applied to paper, plastic or fabric of any kind.

37 *Sign, billboard.* The term "billboard sign" means a sign that identifies or
38 communicates a commercial or non-commercial message related to an activity
39 conducted, a service rendered, or a commodity sold at a location other than where the
40 sign is located. The term "billboard sign" means an off-premises sign larger than 20
41 square feet in area. Two or more separate advertising spaces structurally connected
42 will be considered one sign.

43 ...

44 **Title 110 – SIGNS**

45 ...

46 **CHAPTER 2. - OGDEN VALLEY SIGNS**

47 ...

48 **Sec. 110-2-2. - Applicability.**

49 (a) Permit required. No person shall erect, alter or relocate any sign without first
50 obtaining a land use permit, and meeting the standards set forth in this section.
51 Signs conforming to the requirements of this section which identify seasonal
52 business may be removed for the seasons during which the business is not in
53 operation, and may be reinstalled without a new permit. All applications for land
54 use permits shall be accompanied by plans, designs, specifications and
55 drawings stating specifically all dimensions, lighting (see also section 108-16-6),
56 colors and plan of installation stating clearances and setbacks. Land use permits
57 expire six months after issuance if the sign is not erected or altered pursuant to
58 the permit.

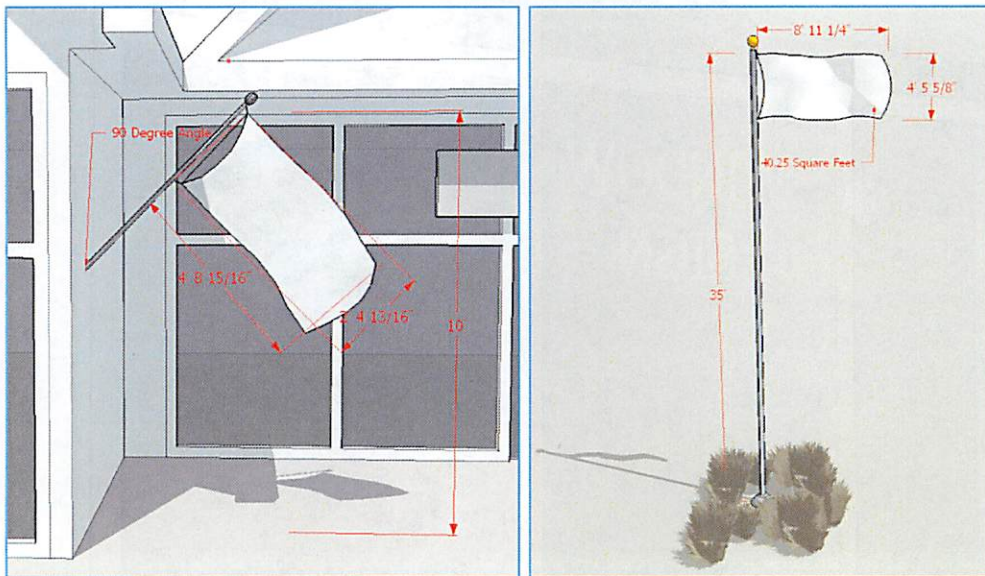
59 (b) *Exemptions.* The following are exemptions from the requirements of this chapter:

60 (1) *Maintenance and repainting.* The repainting, changing of parts, and
61 general maintenance of signs located on the site shall not be deemed
62 alterations requiring a permit, except for nonconforming signs as set forth
63 in section 110-2-4, Nonconforming signs.

64 (2) *Flags.* A flag, as defined in Section 101-1-7, is not a sign provided it
65 complies with the following:

66 a. it shall not be mounted on a roof, atop any sign, or higher than the
67 maximum building height allowed in the zone as measured from the
68 top of the flag to the finished ground directly below;

- b. it shall be a rectangle, mounted or affixed on only one edge to a support that angles no less than 45 degrees above the horizontal, except during a government-sponsored half-staff period at which time it may be flown full horizontal;
- c. the length of the edge that is mounted or affixed shall be less than or equal to the length of an intersecting edge and shall be mounted or affixed in a manner so that it hangs or drapes when no wind is present; and
- d. the area of the flag in square feet shall be no greater than 1.15 times the linear feet of the flag height.
- e. Examples of non-sign flags:



...

Sec. 110-2-7. - Window signs.

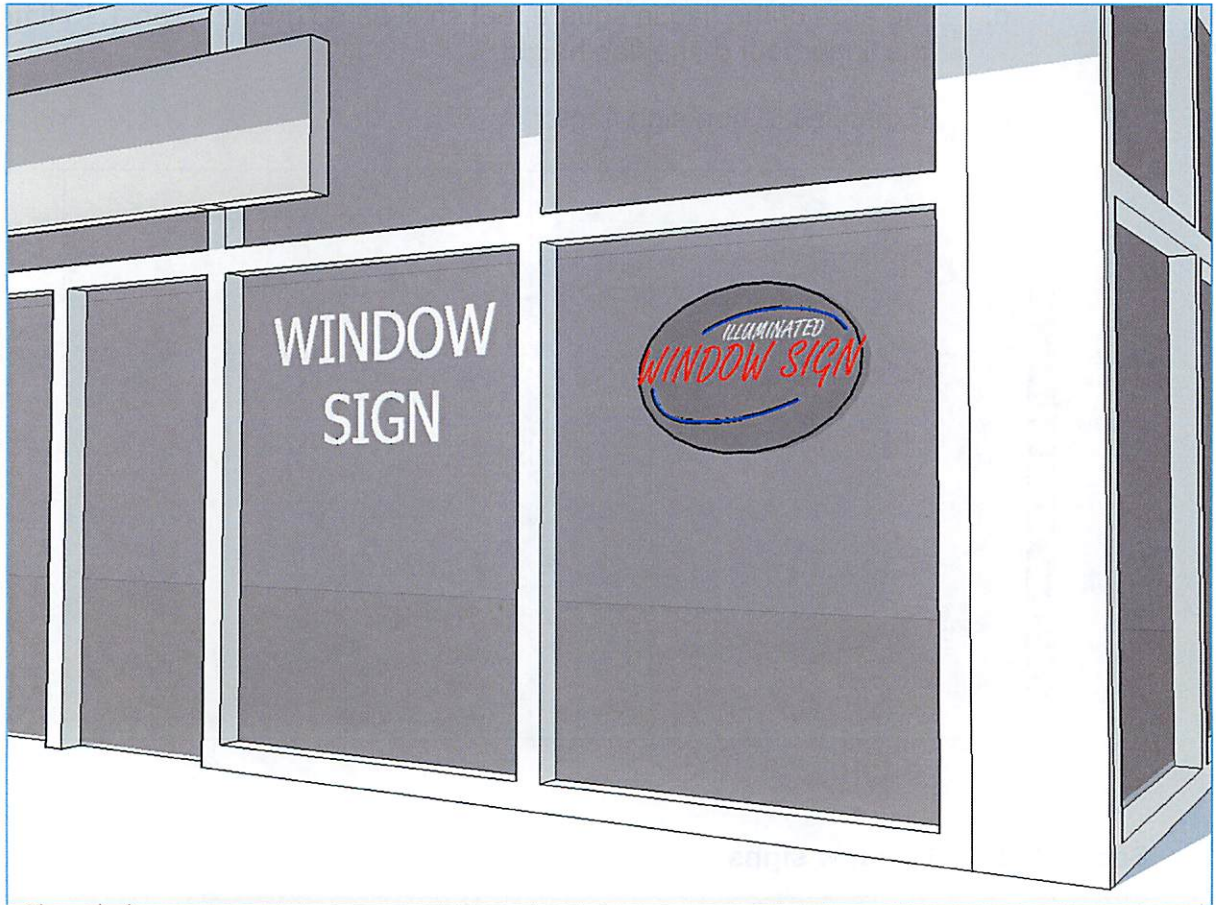
Signs displayed in windows of buildings or storefronts are allowed in all zoning districts. A land use permit for a sign is not required for their display, provided they comply with the following:

- (1) *Size limit of window sign.* Sign area for a window sign shall occupy no more than 25 percent of the area of the window in which the sign is displayed.
- (2) *Illumination of window sign.* Despite the provisions of Title 108, Chapter 16, one window sign, measuring no greater than four square feet in area, may be illuminated in a manner visible from outside the building, provided

it shall only be illuminated during business hours and only to an illumination level reasonably necessary to communicate the message to the nearest street right-of-way.

- (3) *Prohibited features of window sign.* No window sign or any other sign within a building or structure shall move, flash, blink, rotate, or be animated in any way that is visible from outside of the building.

- (4) *Example of window signs:*



Sec. 110-2-8. - Prohibited signs and sign devices.

All signs not specifically listed as allowed are prohibited, including:

- (1) *Moving signs.* Animated, flashing, blinking, fluttering, undulating, swinging, changing, rotating or otherwise moving signs, pennants, tethered "party or weather-type" balloons, holograms, light beams, lasers or other like decorations.
- (2) *Moving appurtenances.* Moving mechanical or electrical appurtenances attached to a sign or otherwise intended to attract attention to a sign.

- 108 (3) *Rotating beacon lights.*
- 109 (4) *Inflatable advertising devices or signs.* (Does not refer to passenger-type
110 hot air balloons being used for passenger flight.)
- 111 (5) *Flags.* Flags not exempted in Section 110-2-2.
- 112 (6) *Banners.* Banners, unless specifically provided otherwise in this chapter.
- 113 (6) *Changeable copy signs.* Electronic changeable copy signs, except as
114 permitted in section 110-2-9(b)(13). Manual changeable copy signs except
115 as permitted in section 110-2-10.
- 116 (8) *Off-site signs.* All off-site, off-premises and directional signs which
117 advertise businesses, establishments, activities, facilities, goods, products,
118 or services not made, produced, sold or present on the premises or site
119 where the sign is installed and maintained are prohibited, except as
120 exempted in section 110-2-9, Other signs. Notwithstanding the foregoing,
121 where access to a parcel is via an adjacent parcel, signs may be located
122 on such adjacent parcel.
- 123 (9) *Signs on motor vehicles, except for student driver signs.* Vehicle signs may
124 be allowed on vehicles, but they may not be illuminated or parked on a
125 long-term basis to be used as a sign for the purpose of advertising a
126 product or directing people to a business activity as listed in section 110-2-
127 9, Other signs.
- 128 (10) *Luminous tube signs.* External gas filled luminous tubes, such as neon,
129 argon or fluorescent, signs or valances, unless inside a building or in a
130 window and not to exceed four square feet in area, except as listed
131 in section 110-2-12, Sign materials and display standards, and may not
132 flash or blink.
- 133 (11) *Other temporary signs.* Any other device in the form of a sign, which is of a
134 temporary nature, or mobile, and not permanently affixed to a building or
135 an upright support affixed firmly to the ground, except as permitted
136 in section 110-2-11, Temporary sign usage.
- 137 (12) *Roof signs.* Signs mounted on a roof or atop a parapet wall.
- 138 (13) *Billboards.*
- 139 (14) *Pole signs.* Except one pole sign per public, private, and charter school,
140 consisting of not more than a six-foot tall by ten-foot wide changeable
141 reader board sign, located not less than ten feet and not more than 15 feet
142 above the sidewalk, may be permitted.

- (15) *Public property signs.* It shall be unlawful for any person to fasten or attach, paint or place any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place, paint or attach any sign defined in this chapter on any building, street or property of the county. No sign shall be erected on or project over public property, except as permitted in Section 110-2-9, other signs, and section 110-2-11, temporary sign usage.

Sec. 110-2-9. - Other signs.

- (a) The following signs are allowed in all zoning districts in the Ogden Valley of Weber County:

- (1) *Conservation property sign.* A conservation property sign, as defined in section 101-1-7, may be erected on any property complying with the minimum provisions of the definition. The sign shall either be a monument sign or a freestanding sign (pole sign) in compliance with the following:

- a. *Monument sign.* For a monument sign, the width shall be no greater than ten feet and the height shall be no greater than eight feet, with a sign face no greater than 24 square feet.
- b. *Freestanding sign (pole sign).* For a freestanding sign (pole sign), the width shall be no greater than eight feet and the height shall be no greater than ten feet with a sign face no greater than 24 square feet. The sign face shall be mounted between the sign poles, which shall be constructed of timbers that measure at least eight inches by eight inches and extend from the ground to the top of the sign face. The top of the sign face and the bottom of the sign face shall be completely bounded by timbers that have a minimum vertical height of eight inches. When placed adjacent to a street with shoulders that slope downward toward the sign base, a freestanding sign may be installed atop a rock or earthen-berm base that is no greater than three feet in height.
- c. *Example.* The following images are examples of each:



176

177 (2) *Gate or arch sign.* A gate or arch sign situated over the primary entry of a
 178 lot or parcel of land, provided that the sign face does not exceed 30 square
 179 feet and that the sign provides a vertical clearance of at least 14.5 feet
 180 from the driving surface, not to exceed 18 feet in height and a minimum
 181 passable width of 20 feet, not to exceed 30 feet pole to pole. Depth of the
 182 arch shall not exceed two feet. A land use permit, to verify compliance with
 183 applicable standards, and a building permit to verify proper installation of
 184 footings and to ensure wind tolerance, is required.

185 (3) *Subdivision entry signs.* An approved, recorded subdivision may locate
 186 one sign at each entrance. The sign shall be a ground or monument sign,
 187 and shall meet all specifications/requirements for monument signs
 188 in section 110-2-5. In the event the location of the subdivision entry sign is
 189 in a zone not governed by section 110-2-5, the dimensions of the sign
 190 shall be no greater than allowed in the AV-3 zone. The planning
 191 commission shall approve location and design style. A double entry sign
 192 may be approved by the planning commission where there is a divided
 193 center island entry street.

194 (b) The following signs are allowed in all zoning districts in the Ogden Valley of
 195 Weber County, and are exempt from the standards of section 110-2-12(a):

196 (1) *Addressing numbers.* Addressing numbers shall be no more than 12
 197 inches in height. An addressing number sign is also exempt section 110-2-
 198 12(b)(8).

199 (2) *Athletic field scoreboard signs.* An athletic field scoreboard sign shall not
 200 exceed 120 square feet in any zone. An athletic field scoreboard sign is
 201 also exempt from section 110-2-12(b)(3).

202 (3) *Business signs.* No more than one "Open/Closed" and one "Vacancy/No
 203 Vacancy" sign, one "Hours of Operation" sign, and one "Credit Card
 204 Acceptance" sign, not to exceed a total of four square feet in area,
 205 displayed for each business.

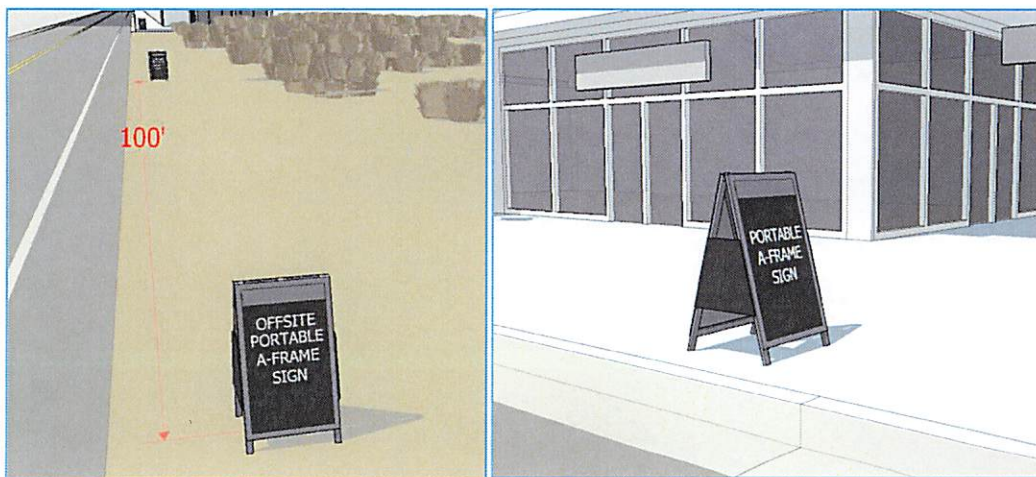
- 206 (4) *Grand opening signs.* On a one-time basis, a business establishment shall
207 be permitted one banner not to exceed 12 square feet, to be displayed for
208 a period of not more than 30 days.
- 209 (5) *Guidance signs.* Guidance and other informational signs authorized by the
210 Utah Department of Transportation or other governmental agency. A
211 guidance sign is exempt from all of the standards of section 110-2-12.
- 212 (6) *Historical signs.* Historical name signs for sites and/or structures
213 designated by the board of county commissioners as having historical
214 significance to the county (and as identified in the Ogden Valley master
215 plan).
- 216 (7) *Murals.* Murals, when depicted on the sides or rear of a building or
217 storefront, provided that the mural has no connection or advertising
218 context to any business conducted or any product or service offered
219 therein.
- 220 (8) *Nameplate signs.* Nameplate signs not to exceed four square feet that
221 identify the occupants/owners and/or home occupation of a residential
222 property.
- 223 (9) *Portable sign.* The only portable signage allowed, excluding temporary signs
224 regulated by 110-2-11, is an a-frame sign, also known as a sandwich board
225 sign, in compliance with the following:
- 226 a. *Number, location, and timing for a portable sign.* One portable sign per
227 commercial business is permitted on site. Up to two portable signs are
228 permitted per commercial business offsite, provided the offsite portable
229 signs comply with the following:
- 230 1. The commercial business shall have a physical location within the
231 Ogden Valley planning area and a valid business license;
- 232 2. The portable sign shall be located outside any public street right-of-
233 way;
- 234 3. The portable sign shall be located no closer than 100 feet from any
235 other portable sign unless the other sign is on the opposite side of a
236 street right-of-way;
- 237 4. If located outside a commercial, manufacturing, or resort zone, the
238 portable sign shall only be located adjacent to a collector or arterial
239 street right-of-way;
- 240 5. The business shall receive landowner permission for the specific
241 location of the portable sign;
- 242 6. The portable sign shall be properly placed and anchored to the
243 ground in a manner that keeps it in place, upright, and level; and

244 7. The portable sign shall only be on display outside during the hours of
245 operation of the business.

246 b. *Standards for a portable sign.* The maximum sign area shall be nine
247 square feet with a width and height when folded of no greater than three
248 feet each. Both sides of the sign shall have a four-sided frame of natural,
249 stained, rustic, or antiqued-painted wood or similarly appearing faux
250 wood, or natural antiqued metal; and the same applies to the sign
251 supports. The sign background shall be at least 50 percent darker than
252 the sign message, as discerned using industry best practices, and shall
253 only use earth-toned colors that are clearly visible, without instruments,
254 from the sign location.

255 c. *Permit and expiration.* A land use permit is required for a portable sign
256 pursuant to Section 110-2-2. A land use permit for an offsite portable sign
257 shall expire annually at the time the business license for the commercial
258 business to which it belongs expires. An offsite portable sign shall not be
259 included as a part of a master signage plan.

260 d. *Examples.* The following are examples of allowed portable signs:
261



262
263 (10) *Private warning signs.* Private warning signs, provided they do not exceed
264 four square feet.

265 (11) *Signs on vehicles.* Signs for business identification which may include
266 name, address, and telephone number, not to exceed two feet by three
267 feet upon the side door of a vehicle.

268 (12) *Statuary and sculptures.* Freestanding statuary and sculptures which are
269 considered to be works of art and which are placed on private property
270 clearly for the benefit and interest of the general public.

271 (13) *Traffic signs.* All signs erected in or adjacent to a public right-of-way by a
272 public agency or in a private road right-of-way for the purpose of
273 controlling or directing traffic. A traffic sign is exempt from all of the
274 standards of section 110-2-12.

Ewert, Charles

From: Ashley Cross [ashley@newworlddistillery.com]
Sent: Tuesday, August 15, 2017 1:30 PM
To: Ewert, Charles
Subject: OVBA Sign Ordinance

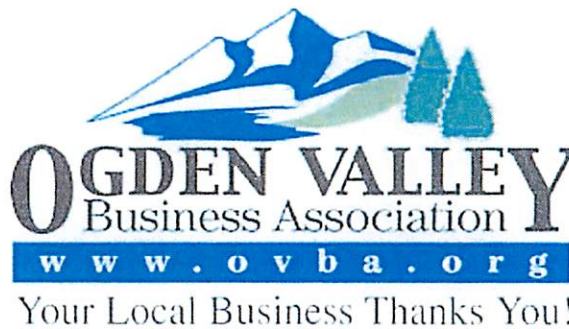
Hi, Charlie!

The board met today and we have made the following decisions in regard to our Sign Ordinance Submittal:

1. Drop any and all references to the American Sign Council Formulas.
2. Drop the electronic sign verbiage with exception of the electronic window signs which we would still like to include.
3. KEEP permission to place sandwich boards on properties with permission of the owners.
Perhaps work some discussion to limit the number and or duration of placement as well as to create a uniform look to all signs.
4. KEEP the part about allowing country flags, other than just the United States.

The Board of the Ogden Valley Business Association has carefully considered the input from county representatives and other committees such as the GEM committee and the Dark Skies folks in regard to the Valley Plan and the support of the rural character of the Ogden Valley. In doing so, we have determined to scale our submittal in such a way as to focus on those requests that will enable businesses to comply with the expectations of the Valley Plan and still promote the vibrant business community that continues to grow in Ogden Valley.

With the ongoing discussions of Way Signage, we are framing our requests in anticipation of some sort of directional signage at some point in the valley. We believe that this is a long way off and in the interim we are a growing and community of businesses in support of one another and in service to our community. We are perfectly amenable to revising the ordinances in regard to any changes that may be approved once Way Signage is a reality. In the meantime, we need directional and event-related signage to remain viable.



Note: This application request has been modified by the previous page.

Ashley Cross
Ogden Valley Business Association
P.O. Box 252
Eden, UT 84310

9 February 2017

Weber County Planning Commission
2380 Washington Blvd. Suite 240
Ogden, UT 84401

Dear Commission Members:

Please accept the following submission on behalf of the Board of Directors of the Ogden Valley Business Association. We would like to submit, for consideration and adoption, a redlined version of the current sign ordinances that reflects the input of the Ogden Valley Business Association and its members.

We would ask that the sign ordinances and the lighting ordinances be examined in concert as the concern of many business members is that should they be considered separately, there will be little consideration for public safety and might also result in contradictory ordinances.

Attached to this application you will find the OVBA-approved, redlined copy of the current ordinances and the United States Sign Council Guidelines which supports the OVBA's recommendations. The non-refundable fee of \$300 is also attached to this submission.

Sincerely,

Ashley Cross
Chair, Ogden Valley Business Association

The Ogden Valley Business Association Board of Directors:

Athena Steadman, Simply Eden
Jori Torman, Colonial Life
Mark Schroetel, Powder Mountain
Blair Lierd, Wolf Creek
Lori Mortensen, Diamond Peak Mountain Sports
Mike Seguin, Mad Moose Cafe
Terry Hancock, Valley Market
TJ Parmley, Sterling Automotive
Travis Paulson, Grass Plus

D.) The applicant shall provide a narrative addressing the following information:

1. **How is the change in compliance with the General Plan:** It addresses signage from a safety perspective and improves / updates the existing sign ordinance to better support consumer needs.
2. **Why should the present zoning be changed to allow this proposal:** Because it addresses public safety in line with United States Sign Council guidelines, it improves customer visibility of businesses in a tasteful, intelligent manner, and best supports local business and community needs for an upgraded and enhanced ordinance that addresses and upgrades existing ordinance shortfalls.
3. **How is the change in the public interest:** Public Safety is a critical factor in any sign ordinance. Speed at which signage is passed, visibility from various angles, and simple tasteful public awareness of products and services are all in the best public interest.
4. **What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?** Ogden Valley continues to grow its tourist appeal. With approximately 16,000 dwellings approved and only approximately 3500 established, Ogden Valley continues to grow. The growth needs to be in sync with USSC established sign safety standards, including intelligent sign visibility for efficient public access and the public good.
5. **How does this proposal promote the health, safety, and welfare of the inhabitants of Weber County?** Signage has a direct impact on public safety and is in the public interests in terms of esthetics and accessibility. Safety should be addressed within the context of the guidelines and research established in the USSC guidelines, which is overlooked in the current ordinance. Visitors and residents in the Ogden Valley must be able to reasonably see businesses in order to safely, and conveniently, be able to navigate their way to destinations.
6. **A narrative describing the project vision:** Simply put, enhancing the existing sign ordinance is in the interest of public safety and includes improvements to efficient and tasteful Ogden Valley commerce. Proposed enhancements to the current ordinance are in sync with USSC guidelines, addresses immediate and needed public safety concerns, and results in a upgraded, more efficient ordinance that address public access needs.