

Meeting Procedures

Outline of Meeting Procedures:

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

Role of Staff:

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

Role of the Applicant:

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

Role of the Planning Commission:

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

Public Comment:

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

Planning Commission Action:

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

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

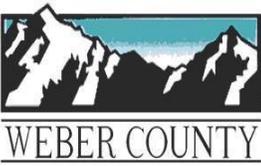
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information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

Handouts:

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

Remember Your Objective:

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



OGDEN VALLEY PLANNING COMMISSION

MEETING AGENDA

November 19, 2024

Premeeting 4:30pm/Regular Meeting 5:00 pm



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

1. **Minutes:** June 25, 2024

2. **Administrative Items:**

2.1 CUP 2024-02 - A request for approval of a conditional use permit for the Green Hills Country Estates culinary water treatment plant, a Public Utility Substation.

2.2 CUP 2023-07: Consideration and action on a request for a conditional use permit for an agritourism operation located at 4661 Creek View Drive, Eden.

Staff Presenter: Tammy Aydelotte

3. **Public Comment for Items not on the Agenda:**

4. **Remarks from Planning Commissioners:**

5. **Planning Director Report:**

6. **Remarks from Legal Counsel**

Adjourn to Worksession

WS1: Discussion regarding a development agreement proposal for future phases (Phases 2-22) of the Gateway Estates Subdivision.
Applicant Representative: Matt Lowe

WS2: Discussion concerning 66.51 Acres on Powder Mountain Road, Ogden Canyon, Weber County, UT
Applicant Representative: Samuel Orme

WS3: Discussion regarding a proposed development agreement (by means of a master planned development overlay zone) and development/concept plan amendment for the Bridges **development** at approximately 4930 Fairways Drive. Applicant: The Bridges Holding Company LLC.

Applicant representative: Eric Householder

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

& Via Zoom Video Conferencing at <https://webercountyutah.zoom.us/j/88184457823> Meeting ID: 881 8445 7823

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761

Minutes of the Work Session of the Ogden Valley Planning Commission for June 25, 2024. To join the meeting, please navigate to the following weblink at, <https://webercountyutah.zoom.us/j/86843794149>, the time of the meeting, commencing at 5:00 p.m.

Ogden Valley Planning Commissioners Present: Jeff Burton (Vice Chair), Jeff Barber, Joe Paustenbaugh, Trevor Shuman, Janet Wampler.

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Tammy Aydelotte, Planner; Bill Cobabe, Planner; Liam Keogh, Legal Counsel; Marta Borchert, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:** Vice Chair Burton conducted roll call and indicated Chair Dayson Johnson and Commissioner Mark Schweppe were not in attendance.

Chair Johnson conducted roll call and indicated all Commissioners were present, with Commissioner Wampler participation via Zoom.

1. Minutes: May 21 and June 4, 2024.

Vice Chair Burton noted that he has submitted to Planning staff a few changes to the minutes; he asked if there are any additional corrections to be made to the minutes as presented. No corrections were offered, and Chair Johnson declared the minutes approved as amended.

2. Consent Items:

2.1 CUP: 2024-05: Request for approval of a conditional use permit for a public utility substation that will house a well pumping facility for Wolf Creek Water and Sewer Improvement District. Planner: Tammy Aydelotte

A staff memo from Planner Aydelotte explained Wolf Creek Water and Sewer Improvement district is requesting a conditional use permit for a well house facility on a property owned by Eden Village LLC that will be part of a residential subdivision in the near future. The purpose of the well house is to provide additional water and infrastructure to the district. The location of this well house is on a parcel that is currently going through the subdivision process, as conditional use permits are only issued on lots of record. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which require the Planning Commission to review and approve applications for conditional use permits and design reviews. Staff recommends approval of this conditional use application subject to the applicant meeting the review agency requirements and the following conditions:

1. CUP shall be issued once the East Well Subdivision approval has been recorded.
2. Any outdoor lighting must meet the requirements of the Ogden Valley Outdoor Lighting Ordinance (108-16).

This recommendation is based on the following findings:

- The proposed use is allowed in the RE-15 zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Commissioner Paustenbaugh moved to approve CUP 2024-05, conditional use permit for a public utility substation that will house a well pumping facility for Wolf Creek Water and Sewer Improvement District., based on the findings and subject to the conditions listed in the staff report. Commissioner Barber seconded the motion. Commissioners Barber, Burton, Paustenbaugh, Shuman, and Wampler voted aye. (Motion carried on a vote of 5-0).

3. Administrative Items:

3.1 CUP 2024-06: Consideration and action on a conditional use permit for an Auto Repair shop called Eden Automotive Repair that would occupy an existing building at 4930 E 2550 N, Eden. Staff Presenter: Felix Lleverino

Planner Lleverino explained the applicant is requesting conditional use approval to operate an auto repair shop within a 4,800-square-foot existing rental space building. The auto repair shop will be operated by Brian Probst. This business will occupy the two western most units within a commercial building that is designed to accommodate up to six commercial related businesses. This property fronts on a public right-of-way called 2550 North Street. This proposal has been reviewed for parking, building and site layout, lighting, landscaping, and outdoor advertising. He noted his staff report includes a site plan prepared by the business owner, Brian Probst. This proposal has been reviewed against applicable ordinances in the Uniform Land Use Code of Weber County, Utah (LUC). He discussed staff's analysis of the application to determine compliance with the General Plan, Land Use Code, design review standards, conditional use standards, and comments/recommendations from review agencies. He concluded the Planning Division recommends approval of a conditional use permit for Eden Auto Repair Shop located at 4930 East 2550 North Eden. This recommendation for approval is subject to all review agency requirements and the following conditions:

1. Outdoor storage is not permitted.
2. On street parking is not permitted.
3. All existing outdoor storage in the rear of the structure shall be cleared.
4. The applicant must obtain a business license before commencing business operations.
5. All waste automotive fluids are safely stored and disposed of at the appropriate disposal facility.

Approval is based on the following findings:

1. The proposed commercial building conforms to the Ogden Valley General Plan.
2. After displaying compliance with Weber County Building Inspection requirements, the proposed modification will not be detrimental to the public health, safety, or welfare.
3. The proposed modification will comply with applicable County ordinances.

Mr. Lleverino noted that during the pre-meeting, there was some discussion of including a few additional conditions for the CUP and staff is open to those considerations. Commissioner Barber noted the additional conditions relate to outdoor storage of vehicles for no more than 30 days and requiring legal registration of the vehicles. He also asked for language that would allow on-street parking in legal parking zones only. Commissioner Shuman indicated the applicant is a business owner in Layton and it may be helpful to receive input from him regarding some of the conditions being imposed on him.

Vice Chair Burton stated that Mr. Lleverino mentioned two additional conditions that were not included in the staff report; he asked for more information about that. Mr. Lleverino stated those two additional conditions are a result of a site visit that he and the Code Enforcement Officer participated in just yesterday. The two additional conditions are that business activities must be conducted in the shop and potted plants shall be replaced if dead/ landscaped area shall be kept free of weeds. Vice Chair Burton asked if the condition requiring business activities to be conducted in the shop would prevent a mechanic from helping a customer outside of the shop. Mr. Lleverino stated that may be an unintended consequence and the wording could be adjusted to address that concern.

Vice Chair Burton invited input from the applicant.

Brian Probst stated that he is willing to work with Planning staff to formulate appropriate conditions for his business. He stated he wants to be successful and provide a quality service to the residents of the Valley. Commissioner Shuman stated the Planning Commission also wants Mr. Probst to be successful; he asked for input regarding some of the additional conditions that have been suggested tonight. He asked if a 30-day outdoor storage condition is too restrictive. Mr. Probst stated that 60 days would be more appropriate and would give him flexibility in cases when it becomes necessary to wait for parts or other service providers to complete work on a major element of a vehicle. He added that he is not concerned about a scenario where a vehicle may be 'on blocks', or inoperable/unlicensed for an extended period of time.

Commissioner Paustenbaugh stated there are photos of the business included in the meeting packet and there are already two cars on or near the site. He asked who those vehicles belong to. Commissioner Barber stated those vehicles are related to adjacent businesses/properties and not Mr. Probst's business. Mr. Lleverino stated that Code Enforcement is working to address issues with outdoor storage of unsightly vehicles. Vice Chair Burton suggested those vehicles are related to other businesses that have a CUP and their CUP does not address outdoor storage of vehicles, so the County has no enforcement capability. Commissioner Wampler asked if the conditions of those adjacent properties are what has contributed to some of the recommended conditions of the subject application, to which Mr. Lleverino answered yes.

The Commission then engaged in discussion of the recommended conditions of approval as well as the additional conditions that have been suggested by Commissioners.

Commissioner Shuman moved to approve CUP 2024-06, conditional use permit for an Auto Repair shop called Eden Automotive Repair that would occupy an existing building at 4930 E 2550 N, Eden, based on the findings included in the staff report and subject to the following conditions:

1. The applicant must obtain a business license before commencing business operations.
2. All waste automotive fluids are safely stored and disposed of at the appropriate disposal facility.

Commissioner Wampler seconded the motion and asked for additional discussion of the conditions.

Commissioner Barber asked Commissioner Shuman if he is open to considering a condition prohibiting outdoor storage of a vehicle for longer than 60 days. Commissioner Shuman answered no; his motion was to only accept the fourth and fifth condition listed in the staff report, but not the first three and not the additional two conditions that were mentioned by Mr. Lleverino during his presentation of the application.

Legal Counsel Erickson noted that the County does have an ordinance that addresses outdoor storage in the zone that has been applied to the subject property; outdoor storage will be governed by the requirements of the zone, so failure to include a condition regarding outdoor storage does not necessarily mean there will be no rules regarding that matter.

Vice Chair Burton called for a vote on the motion. Commissioners Barber, Burton, Paustenbaugh, Shuman, and Wampler voted aye. (Motion carried on a vote of 5-0).

4. Legislative items:

4.1 ZMA 2024-05: Discussion/decision on the Cowboy Partners rezone application, an application to rezone property in the Eden Area from the AV-3 (agriculture) zone to the FB (form-based) zone. Staff Presenter: Charlie Ewert. Applicant Agent: Chris Zarek.

A staff memo from Planner Ewert introduced the Cowboy Partner's rezone application and summarized the Commissioner's past review of the application. In the June 4 work session, the Planning Commission discussed the Cowboy Partner's proposed form-based rezoning; during that meeting there was discussion both in favor of and against a recommendation for approval. Regardless of which recommendation is ultimately forwarded to the County Commission, staff recommends that the Planning Commission formulate a complete set of development agreement considerations to forward with their recommendation. This way, if the recommendation is for denial, it will still be offered to the Commission with a specific and comprehensive list of what they should focus on in the event they chose to approve. Based on the Planning Commission's written and verbal communication with staff, staff has provided a specific and comprehensive list of considerations for this project. Staff used the initial staff recommendation for this project as the baseline, then added the underlined or stricken verbiage in accordance with the Planning Commission's past discussion(s). The Planning Commission should feel free to add, subtract, or modify the list to best suit the planning commission's desires. To help the Planning Commission make a final recommendation to the County Commission for this item, staff has also offered detailed model motions for both approval and denial. The Commissioner making the motion should feel free to modify each to suit their desires. Alternatively, if the Planning Commission is not ready to make a final recommendation for this proposal they may once again table the item pending further information from staff or the applicant.

Mr. Ewert facilitated a review of the sample motions for approval and denial, as well as adjustments to the development agreement stipulations based upon feedback from the Planning Commission in their previous reviews of the application. Chris Zarek indicated that he is comfortable with the stipulations that have been made in the development agreement recommendation, but noted there are some that will be a real challenge to comply with. However, his intent is to build a first-class community in the Valley and add value to the area.

Vice Chair Burton stated he has expressed that he does not feel the proposed development conforms with the General Plan; the intent of the General Plan was to provide rural, small villages and this application is very dense and would join two smaller villages together to create a large village. The project may fit elsewhere in the Valley, but not on the subject property. He is opposed to the form-based zone being applied to the subject property as it does not fit in this rural setting. He noted that Commissioner Barber has provided a lot of valuable input about safety issues that could be created for current and future residents of the area, and he agrees that that input. The lack of an appropriate transition between densities is problematic and the application does not fit the criteria to receive approval of a rezoning. Commissioner Barber stated that he agrees with all of Vice Chair Burton's comments

and added that the work force housing may be more appropriate in another area of the Valley, but it should more closely align with other workforce housing in the State of Utah in that it should be owner occupied. This would make it more consistent with the General Plan.

Commissioner Shuman moved to forward to the County Commission a recommendation for denial for File #ZMA2024-05, an application to amend the Weber County Zoning Map, rezoning approximately 17 acres of land at approximately 2773 North, HWY 158, from the AV-3 and CV zones to the FB zone. This recommendation is provided with the findings listed below. In the event the County Commission desires to approve the rezone despite this recommendation for denial, the Planning Commission recommends that the developer voluntarily enter into a development agreement with the County that provides for all of the considerations in Exhibit A of the staff memo. Motion is based on the following findings:

1. The Ogden Valley General Plan calls for small villages that do not overwhelm or compete with the rural nature of the valley. Allowing this rezone will result in a large Old Town Eden village that may be more similar to a small city than a small village.
2. The Ogden Valley General Plan recommends commercial operations be established on properties currently zoned for commercial before rezoning new properties to commercial uses.
3. This proposed development and rezone is better suited for other areas in Eden, such as on properties currently zoned CV-2.
4. The proposed rezone will surround two existing large-lot residential parcels with incompatible higher density land uses.
5. The proposed rezone will result in development that spans Highway 158, which will create a safety challenge for existing and future occupants.
6. The rezone is not sufficiently supported by the general public and is not beneficial to the overall health, safety, and welfare of the community.
7. FB zoning is a new concept, and the planning aspect has not had time to 'set in' in the 'mind of the community'.
8. It would be poor planning to approve this application given that the project would be split by a highway; there is an opportunity to plan a space that would be drivable on one side of the highway and walkable on the other, but approval of the application would make that difficult.

Commissioner Barber requested to add additional finding to the motion:

9. The timing is not right for a large primarily income-restricted rental project before there is any effort to bring an affordable owner-occupied project to the Ogden Valley to satisfy the long-term needs of the workforce community.
10. The stipulations included in Exhibit A are universal and should be applied to other affordable housing projects in the Valley.

Mr. Ewert stated that finding 10 is something that should be included in a future ordinance amendment, but he can communicate that recommendation to the County Commission.

Commissioner Shuman accepted Commissioner Barber's additional findings.

Commissioner Wampler seconded the motion.

Vice Chair Burton restated the motion and called for a vote. Commissioners Barber, Burton, Paustenbaugh, Shuman, and Wampler voted aye in favor of denial. (Motion carried on a vote of 5-0).

5. Discussion: Rules of Order –Courtlan Erickson

Legal Counsel Erickson reported the County Commission recently adopted a revised version of Rules of Order for the legislative body and advisory bodies in the County. He facilitated a review of the Rules of Order document to inform the Planning Commission of changes they need to be aware of. There was high level discussion among the Commission and staff regarding the implications of some of the changes, including those items for which the Planning Commission needs approval from the County Commission before making a formal recommendation. The Commission indicated they do not feel the rules document is clear enough to provide adequate direction to the Planning Commission regarding their role or authority to make a recommendation; they asked that the County Commission clarify the intent of the document.

Additional changes to the Rules of Order document related to meeting attendance – including in person and virtual attendance, election and terms of service for Chair and Vice Chair of the Planning Commission and rules for making and amending motions. Mr. Erickson indicated he will send a full copy of the Rules of Order document to the entire Planning Commission for their review.

6. Public Comment for Items not on the Agenda:

Jan Fullmer stated she wanted the Commission to be aware that she tried to contact Mr. Zarek from Cowboy Partners because she had a group of residents that was willing to go and look at the other developments they have built and manage. The group wanted to be objective, but they had concluded that the subject property was not the right place for the development they wanted to proceed with. However, Mr. Zarek never responded to her, and the group was not able to participate in a field trip with him. She then addressed Mr. Erickson and asked if the changes to the rules of order document relative to virtual attendance at meetings only applies to the Planning Commission or if it applies to the public. Mr. Erickson stated that the changes do not govern public attendance at meetings. Ms. Fullmer then stated that a few years ago Mr. Ewert attended a Planning conference and when he came back to the County, he was ecstatic about the concept of form-based zoning. She feels she can fairly intelligently comprehend what she reads, but she cannot comprehend the form-based zone document; in places it contradicts itself and it uses terminology that is not commonly used. She has recently been attending Western Weber County Planning Commission meetings and has noticed there have been several zone changes; she asked how many of those have been form-based. Mr. Ewert stated there is just one form-based zone project happening in western Weber County. Ms. Fullmer stated that development occurring in western Weber County is fairly traditional and conservative; the Commissioners have supported higher density/multi-family developments that include affordable housing and single-family homes with deed restrictions that require owner occupancy. She stated this is a great idea and wondered why the Ogden Valley cannot get a similar project rather than a form-based project. The form-based zone is not consistent with the General Plan, and it does not adequately protect the Valley from abuse by developers. She cited the Eden Crossing development and expressed her concern about the unintended consequences of approving the project so hastily; additionally, the transfer of development rights (TDR) rules for Ogden Valley have not been finalized, yet Planning staff continues to present applications to the Commission that include TDR actions. The Cowboy Partners were referring to their development as 'New Town Eden', but the Eden Crossing developers were doing the same. The residents of Old Town Eden have provided a great deal of input regarding their vision for the community, but there has not been a similar town meeting for New Town Eden. She asked that the form-based zone not be assigned to any other property in Ogden Valley because it is essentially destroying the Valley.

7. Remarks from Planning Commissioners:

Commissioner Wampler thanked the Planning staff and her fellow Commissioners for their patience with her as she was away from the area and was participating in meetings virtually. She takes her commitment to this position very seriously and had received permission from Planning Director Grover to continue to participate while honoring her responsibilities to her family.

Commissioner Barber stated that more focus must be paid to the transfer of development rights (TDR) process and rules before moving forward with any application that includes TDRs. He asked that Planning staff spend some time on that issue as soon as possible. Mr. Ewert stated that he will discuss that request with Planning Director Grover.

Vice Chair Burton re-stated his concerns regarding the form-based zone; it is an unknown entity and is not good for the community and he asked that Planning staff pass a request on to the County Commission to consider R-3 zoning for the Ogden Valley, which could be used in place of form-based zoning. Mr. Ewert stated the FR-3 zoning designation is an option on the Ogden Valley and it is very similar to R-3.

8. Planning Director Report:

In Planning Director Grover's absence, Mr. Ewert thanked the Commission for a great meeting tonight. He noted he is unsure how the County Commission will vote on the Cowboy Partner's application. He will be sure to pass on the Commission's motion with detailed findings in support of the denial recommendation they made. He then stated that he agrees that form-based zoning is not a 'silver bullet', but it is a bit of a straw man that represents some discontent pertaining to development of the Valley. If the County were to revert to standard Euclidian zoning, sprawl will continue to spread throughout the Valley. He stated he is more than happy to sit down with anyone who has questions or uncertainties about the form-based zone.

Commissioner Shuman stated that his concern is that there has not been sufficient time spent on determining the best application of form-based zoning and the areas throughout the Valley where it best fits. He asked that Mr. Ewert express his concerns about the application of form-based zoning in the Valley to the County Commission as well.

Commissioner Wampler stated that the form-based zone is currently a legal option for landowners to apply for, but there is still a great deal of discussion about whether the form-based zone is appropriate and functional. This makes her very nervous, and she feels more work must be done or that the zone must be paused until the concerns that have been expressed by the Planning Commission, staff, and the public can be addressed.

Vice Chair Burton concluded there are other zoning designations that offer meaningful and appropriate planning tools for the Ogden Valley; form-based zoning could be appropriate in a very small area, but not in larger areas where it will consume the rural character of the Valley.

9. Remarks from Legal Counsel

There were no additional remarks from Mr. Erickson.

**Meeting Adjourned: The meeting adjourned at 6:33 p.m.
Respectfully Submitted,**

Weber County Planning Commission



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number CUP 2024-02 - A request for approval of a conditional use permit for the Green Hills Country Estates culinary water treatment plant, a Public Utility Substation.

Agenda Date: Tuesday, November 19, 2024

Applicant: Brad Rasmussen, Representative

Property Information

Approximate Address: 922 N Maple Street, Huntsville, UT, 84317

Project Area: 3,920 SF

Zoning: Forest (F-5)

Existing Land Use: Green Hills Well Head

Proposed Land Use: Public Utility Substation

Parcel ID: 21-079-0003

Township, Range, Section: T6N, R2E, Section 9

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: TA

Applicable Ordinances

- Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Title 104 Chapter 9 (F-5 Zone)
- Title 108 Chapter 1 (Design Review)
- Title 108 Chapter 4 (Conditional Uses)
- Title 108 Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulation)
- Title 108 Chapter 10 (Public Buildings and Public Utility Substations)

Summary and Background

The applicant requests approval of a conditional use permit for a Public Utility Substation. The Green Hills Country Estates was issued a Compliance Agreement/Enforcement Order from the Utah Division of Drinking Water to design and build a treatment facility that meets the state requirements and ensures clean, safe drinking water for the Green Hills community. The 2,025 SF facility will be built within a common area lot within the Green Hill Country Estates Cluster Subdivision common area. The 18' 6" tall building is a flat-roofed concrete bunker built into the side of the hill which will minimize the visual impacts.

Analysis

General Plan: As a conditional use, this operation is allowed in the F-5 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the Forest (F-5) Zone. The purpose of the F-5 Zone can be further described in LUC §104-9-1 as follows:

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

b) *The objectives in establishing the forest zones are:*

1. *To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;*
2. *To reduce the hazards of flood and fire;*
3. *To prevent sanitation and pollution problems and protect the watershed;*
4. *To provide areas for private and public recreation and recreation resorts; and*
5. *To provide areas for homes, summer homes, and summer camp sites.*

A Public Utility Substation is defined by LUC §101-2-22-U as follows:

“Utility. The term "utility" means utility facilities, lines, and rights of way related to the provision, distribution, collection, transmission, transfer, storage, generation or disposal of culinary water, secondary water, irrigation water, storm water, sanitary sewer, solid waste, oil, gas, power, information, telecommunication, television or telephone cable, electromagnetic waves, and electricity. See also "quasi-public.”

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects.

The following is an analysis of the proposal reviewed against the conditional use standards:

- 1) Standards relating to safety for persons and property.

The proposal is not anticipated or expected to negatively impact this property, surrounding properties, or persons. The structure housing the water treatment equipment will remain locked at all times and will be inspected and maintained by the Green Hills Cole Water and Sewer District.

A Geologic Reconnaissance by GeoStrata is complete for the Green Hill Treatment Facility to identify any potential geologic hazards. Compaction testing will be performed by contractor’s geotechnical representative, results will be provided to the engineer prior to installing structure. The suitability of subsurface soils shall be confirmed with owner’s geotechnical representative.

- 2) Standards relating to infrastructure, amenities, and services.

The proposal is not anticipated or expected to negatively impact any existing infrastructure, amenities, or services in the area.

- 3) Standards relating to the environment.

The proposal will not negatively impact the environment.

- 4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan.

The proposal is not anticipated to substantially impact the surrounding area. With the establishment of appropriate conditions as determined by the Planning Commission, this operation is not anticipated to negatively impact the surrounding areas or be at odds with any of the goals and policies of the General Plan.

- 5) Standards relating to performance

The Green Hills Water District is responsible for maintenance, inspections, and licencing.

- 6) Standards generally

The owner is responsible for keeping the operation free of nuisances such as noise, light, and traffic issues. The planning staff’s conditions of approval will serve to mitigate potential issues.

- 7) Voluntary contributions providing satisfactory compliance with applicable standards

If the planning commission identifies issues not covered in this report, the applicant can volunteer solutions.

Parking and Loading Space, Vehicle Traffic and Access Regulations: The designated site fronts a private right-of-way called Maple Street. Minimal traffic is associated with the treatment plant. The operator will visit the site periodically and there

will be some chemical deliveries as needed. Service vehicles and trucks will be parked in the compacted gravel surface driveway.

Design Review: In addition to the conditional use review, a design review is required for a Public Utility Substation. The following design review standards were considered and an analysis for the project against the design review standards is in the italicized text below each standard.

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

- (a) Considerations relating to traffic safety and traffic congestion.

The asphalt private road is well established in this area. The Green Hill Water and Sewer District employees will park on the gravel driveway wide enough for 5 vehicles..

- (b) Considerations relating to outdoor advertising.

Business signage will not be used for this proposal.

- (c) Considerations relating to landscaping.

The existing established vegetation covering this property is largely natural with a mix of wild grasses and wild shrubs and trees. No further landscaping is required to meet the minimum 20 percent site landscaping.

- (d) Considerations relating to buildings and site layout.

The concrete-walled structure face will have a 36 X 84 steel door and a 12' rolling steel service door. The new structure will be built into the hill side and daylighted on the side and rear portion roughly 6'. The front of the building will be at grade.

The minimum yard setbacks of 20'; front and rear and 8' on the sides conform to the Cluster Subdivision setbacks found in section 108-3-7.

- (e) Considerations relating to utility easements, drainage, and other engineering questions.

The engineering division has reviewed the project and does not have any concerns with drainage or other engineering questions.

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

There are no prior development approvals or rezoning development agreements that apply to the subject property.

Staff Recommendation

Staff recommends approval of this conditional use permit application subject to the applicant meeting the following conditions of approval in addition to any conditions of the various reviewing agencies or the Ogden Valley Planning Commission.

Planning conditions of approval:

- 1) Public drinking water system requirements are satisfied
- 2) The site, structure, and mechanical equipment shall be kept and maintained for safety and good visual appearance
- 3) Service and delivery vehicle parking is prohibited within the private right-of-way.

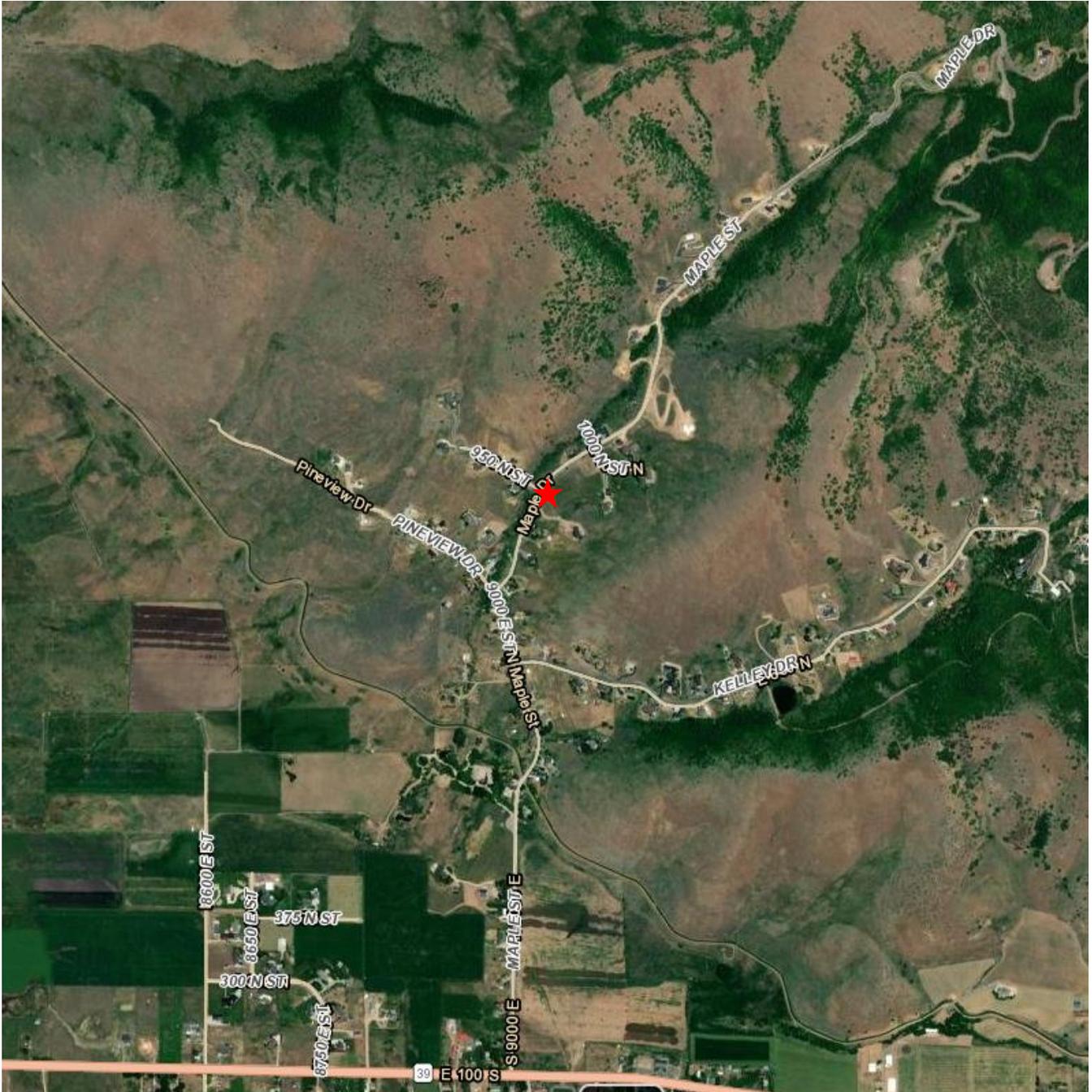
This recommendation is based on the following findings:

- 1) The proposed use is allowed in the F-5 Zone and meets the appropriate site development standards.
- 2) The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Site plan
- B. Narrative
- C. Plans Select pages

Map 1





TECHNICAL MEMORANDUM

TO: Weber County Planning and Engineering
FROM: Brad Rasmussen, P.E.
DATE: October 29, 2024
SUBJECT: Conditional Use Permit for Green Hills Country Estates Water and Sewer Improvement District Water Treatment Plant
Location: 922 N Maple St Ogden, UT 84317 (Common Area L Green Hills County Estates)
PROJECT NO.: 002703.C

The Green Hills Country Estates Water and Sewer Improvement District (District) was issued a Compliance Agreement / Enforcement Order (CA/EO) from the Utah Division of Drinking Water (Davis, 2023). The district contracted with Adura Engineering to design a water treatment facility that would meet the CA/EO. The new treatment facility was co-located on the existing well site. The Vicinity Map is included in Appendix A. The Vicinity Map includes an aerial photo overlaying the neighborhood so show the natural and manmade features that are within 200 feet of the proposed building.

The water treatment facility design was approved by the Division of Drinking Water and the project was bid as required. The contract was awarded to Industrial Piping and Welding (IPW). Soon after the contract award Aqua Engineering was contracted to manage the construction on the project. IPW submitted paperwork to get a building permit from Weber County and they were notified that a conditional use permit was required. It is important for the community to have clean drinking water and this facility will facilitate that need.

The site plan is included in Appendix B. The parcel of property is owned by the Home Owners Association (HOA) and the rest of the adjacent properties are privately held. The HOA property was the best location for the treatment facility due to the location of the existing well. Appendix C is the site grading plan. There is a swell along the front of the building to provide drainage along the road. The building is a concrete bunker that is being built in the side of the hill which should minimize the visual impacts of the facility. See Appendix D for a rendering of the proposed building.

The treatment system is connected to the sewer system that is managed and maintained by the district. The only water that will be sent to the sewer system is going to be back wash water from the treatment system.

It is anticipated that there will be minimal traffic associated with the treatment plant. The operator will visit the site on a regular basis similar to what was previously done with the well. There will be some chemical deliveries to the facility on a as needed basis.

Architectural design of the building is a simple bunker that is constructed into the side of the hill. The front of the building with door access is the largest area outside of the hillside. The sides will need to have some louvers for ventilation.

Landscaping will be minimized to allow the site to stay as natural as possible. There currently is no plan for including any vegetation that will require additional irrigation sources. The front of the building will be accessed with a gravel parking area in front of the building.



Appendix A Vicinity Map



10/28/2024 C:\USERS\DEREK.HYDE\AQUA ENGINEERING\GREEN HILLS WATER & SEWER DISTRICT - DOCUMENTS\02703.C GREEN HILLS WATER TREATMENT FACILITY\050 DRAFTING\PDF\CURRENT\MAPLE WELL.DWG



PARCEL: 210800009
OWNER: FREHNER, JODI
2.45 ACRES

PARCEL: 210800010
OWNER: SCHWARTZ, MARTIN
2.09 ACRES

PARCEL: 210800002
OWNER: GREIM TRUST
1.58 ACRES

PARCEL: 210800001
OWNER: KELLY, SCOTT R AND WF
GABRIELLE M KELLY
2.05 ACRES

PARCEL: 210790003
OWNER: GREEN HILL
COUNTRY ESTATES HOA
0.20 ACRES
F-5 ZONE

PARCEL: 210830007
OWNER: SARA VIGH TRUST
2.99 ACRES

PARCEL: 210830004
OWNER: POLO, JAY E ETAL
1.56 ACRES

PARCEL: 210830007
OWNER: SARA VIGH TRUS
1.87 ACRES

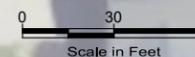
PARCEL: 210830006
OWNER: MARK F DITTEAUX AND KARAN C
DITTEAUX FAMILY TRUST
2.34 ACRES

10.00' UTILITY
EASEMENT (TYP)

EXISTING WELL

VICINITY MAP

1"=30'-0"



DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

NO.	DATE	ORIGINAL		REVISIONS	
		DESIGN	DRAWN	CHECKED	
0					

GREEN HILL COUNTRY ESTATES

922 N MAPLE STREET, HUNTSVILLE, UT, 84317
MAPLE WELL TREATMENT FACILITY PROJECT

CIVIL
VICINITY MAP



DRAWING NO.

APPENDIX A

SHEET

Appendix B Site Plan



Appendix C Site Grading Plan



Appendix D Treatment Facility Rendering



GREEN HILLS WATER & SEWER DISTRICT - MAPLE WELL WATER TREATMENT FACILITY

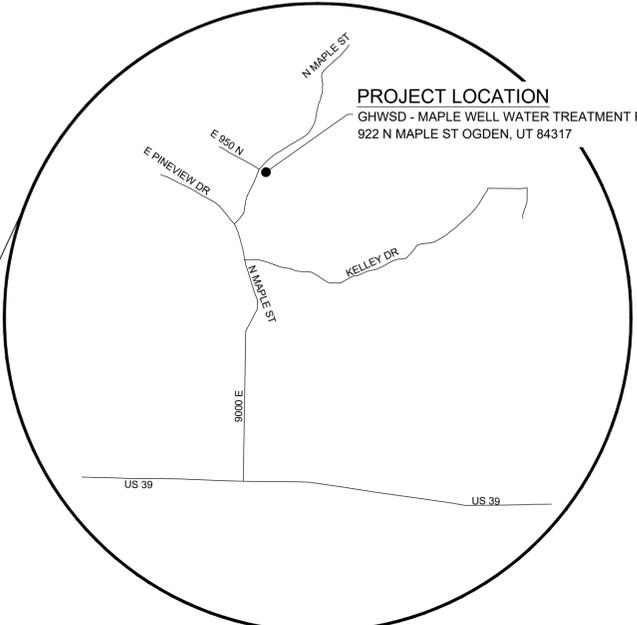
OGDEN, UTAH
WEBER COUNTY
90% REVIEW SET MAY 2024



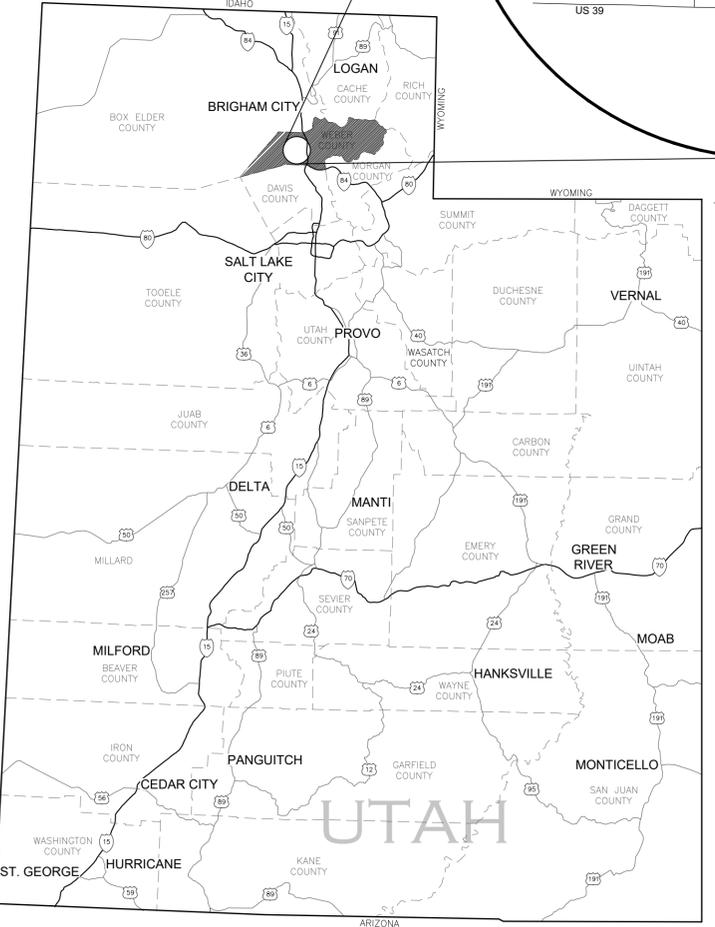
BOARDER SIZE	DESIGNED	BY	DRAWN	BW	CHECKED	CS	APPROVED	CS
22x34								

811 CALL BEFORE YOU DIG!
PRIOR TO COMMENCING UNDERGROUND WORK
DIAL: 811
WWW.BLUESTAKES.ORG

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.



Sheet Number	Sheet Title
G0.0	COVER SHEET
G0.1	PROCESS FLOW DIAGRAM
G0.2	GENERAL NOTES
G0.3	GENERAL ABBREVIATIONS
G0.4	GENERAL LEGEND
G0.5	PIPE SCHEDULE AND NOTES
G0.6	VALVE SCHEDULE AND NOTES
G0.7	EQUIPMENT AND INSTRUMENTATION LIST
G0.8	HYDRAULIC PROFILE
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	EROSION AND SEDIMENT CONTROL PLAN
C4.0	GRADING PLAN
C5.0	DETAIL SHEET
M0.0	OVERALL PERSPECTIVE VIEW
M0.1	OVERALL PLAN VIEW
M1.0	PPM MIXING PLAN AND SECTION VIEWS
M2.0	TRI-MITE SYSTEM PERSPECTIVE VIEW
M2.1	TRI-MITE SYSTEM PLAN VIEW
M2.2	TRI-MITE SYSTEM SECTION VIEWS I
M2.3	TRI-MITE SYSTEM SECTION VIEWS II
M3.0	BOOSTER PUMPS PERSPECTIVE VIEW
M3.1	BOOSTER PUMPS PLAN VIEW
M3.2	BOOSTER PUMPS SECTION VIEWS I
M3.3	BOOSTER PUMPS SECTION VIEWS II
H4.0	HVAC LAYOUT
MD1.0	MECHANICAL DETAILS I
MD2.0	MECHANICAL DETAILS II
MD3.0	MECHANICAL DETAILS III
S0.1	STRUCTURAL DESIGN CRITERIA AND GENERAL NOTES
S0.2	STRUCTURAL DESIGN CRITERIA AND GENERAL NOTES
S0.3	STRUCTURAL SYMBOLS, ABBREVIATIONS, AND SCHEDULES
S1.0	RENDER VIEW
S1.1	FOUNDATION PLAN
S1.2	FINISHED FLOOR PLAN
S1.3	ROOF PLAN
S2.0	SECTION VIEWS
S2.1	SECTION VIEWS
S2.2	ELEVATION VIEWS
S3.1	STRUCTURAL CONCRETE DETAILS
S3.2	STRUCTURAL CONCRETE DETAILS
S3.3	STRUCTURAL CONCRETE DETAILS
N0.1	P&ID LEGEND 1 OF 2
N0.2	P&ID LEGEND 2 OF 2
N1.0	P&ID INFLUENT LIFT STATION
N2.0	P&ID INFLUENT CHEMICAL DOSING I
N2.1	P&ID INFLUENT CHEMICAL DOSING II
N3.0	P&ID TRI-MITE SYSTEM I
N3.1	P&ID TRI-MITE SYSTEM II
N3.2	P&ID TRI-MITE BACKWASH
N4.0	P&ID BOOSTER PUMPS



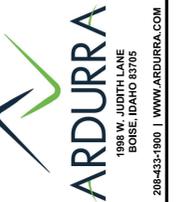
LOCATION MAP
NTS

VICINITY MAP
NTS

NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE GREEN HILLS WATER AND SEWER DISTRICT, AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



GREEN HILLS COUNTRY ESTATES
WATER TREATMENT SYSTEM
WEBER COUNTY, UTAH
COVER SHEET

ATTENTION: 1/2" = 1'
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: JUNE, 2024
PROJECT: 220583
REV:
SHEET: **G0.0**

ISSUE FOR CONSTRUCTION

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P:\220583-M223443_ACADDWG\SHEETS\GENERAL\G0.0 COVER SHEET.DWG, 6/17/2024

GENERAL NOTES:

- 1. ALL WORK ASSOCIATED WITH THIS PROJECT SHALL BE PERFORMED AND COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS... 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS... 3. MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED PER LOCAL, STATE AND FEDERAL REGULATIONS... 4. CONTRACTOR TO COORDINATE PARKING, MATERIAL STORAGE, EQUIPMENT STORAGE AND STAGING AREA WITH OWNER... 5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES & PROVIDE ANY APPLICATIONS, SUBMITTALS, INSPECTION REPORTS ETC. AS REQUIRED... 6. ENTRANCE AND EXIT ROUTES TO THE PROJECT SHALL BE COORDINATED WITH OWNER... 7. ALL SITE CONSTRUCTION AND UTILITY RELOCATION ACTIVITIES SHALL BE DONE WITHOUT DISRUPTION TO THE DAILY OPERATION OF THE WATER TREATMENT PLANT... 8. CONTRACTOR SHALL PREPARE DEWATERING PLAN IF APPLICABLE AND SUBMIT TO OWNER FOR APPROVAL... 9. MISCELLANEOUS SMALL STRUCTURES SUCH AS SIGNS, IRRIGATION AND DRAINAGE FACILITIES, AND UTILITY POLES, LINES AND APPURTANCES, WHEN NECESSARY TO REMOVE OR DISTURB, SHALL BE REPLACED OR RECONSTRUCTED TO EQUAL TO OR BETTER THEIR CONDITION PRIOR TO DISTURBANCE... 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL BUILDING PERMITS... 11. RETAIN AND PROTECT ALL FEATURES NOT DESIGNATED TO BE REMOVED OR MODIFIED... 12. APPROXIMATE LOCATIONS OF SOME KNOWN UTILITIES ARE SHOWN... 13. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH ALL UTILITY OWNERS... 14. SIZE OF FITTINGS SHOWN ON DRAWINGS SHALL CORRESPOND TO ADJACENT STRAIGHT RUN ON PIPE... 15. THE CONTRACTOR FOR THIS CONTRACT IS RESPONSIBLE FOR COORDINATING AND PERFORMING THE CONNECTION OF THE PIPING AND ASSOCIATED APPURTANCES... 16. PRIOR TO SUBMITTING PIPING DRAWINGS FOR ANY NEW PIPE THAT IS TO CONNECT TO OR CROSS AN EXISTING PIPE OR STRUCTURE... 17. FOR PRESSURE GAUGES, PRESSURE SWITCHES, MAGNETIC METERS, MASS FLOWMETERS... 18. LOCATION AND NUMBER OF PIPE HANGERS AND PIPE SUPPORTS SHOWN IS ONLY APPROXIMATE... 19. APPROPRIATE STANDARD WALL PIPE DETAIL SHALL BE USED WHEREVER PIPING PASSES FROM A STRUCTURE TO BACKFILL... 20. ALL FLEXIBLE CONNECTORS OR FLANGED COUPLING ADAPTERS SHALL BE PROVIDED WITH THRUST TIES... 21. SYMBOLS LEGENDS AND PIPE USE IDENTIFICATIONS SHOWN SHALL BE FOLLOWED THROUGHOUT THE DRAWINGS... 22. ALL PIPING SPECIFIED TO BE PRESSURE TESTED... 23. GENERAL MECHANICAL NOTES APPLY TO ALL CIVIL AND MECHANICAL DRAWINGS AND PIPING... 24. SUCTION AND DISCHARGE PIPING OF PUMPS SHALL BE INSTALLED AND SUPPORTED IN SUCH A MANNER... 25. IN CASE OF A CONFLICT BETWEEN THE DRAWINGS AND TYPICAL DETAILS... 26. WARNING SIGNS SHALL BE PROVIDED ON FRONT AND BACK OF ALL REMOTELY CONTROLLED EQUIPMENT... 27. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH ALL UTILITY & ADJACENT PROPERTY OWNERS... 28. ALL PIPING JOINTS SHALL BE PER THE DRAWINGS... 29. FIELD VERIFY LOCATIONS, SIZES AND CONNECTION MATERIALS... 30. FOR DRAINAGE PLANNING REQUIREMENTS SEE OGDEN AND HUNTSVILLE STANDARD SPECIFICATIONS... 31. FOR PROCESS PIPING WHERE PIPE MATERIAL IS STAINLESS STEEL... 32. ALL PIPE PENETRATIONS THROUGH FIRE RATED WALLS OR FLOORS SHALL REQUIRE FIRE STOPPING... 33. ACTUATORS SHOWN ON DRAWINGS ARE ONLY FOR EXAMPLE... 34. PIPING IS SHOWN DIAGRAMMATICALLY ON THE DRAWINGS... 35. ALL ASPHALT AND CONCRETE SECTIONS DISTURBED DURING TRENCHING AND INSTALLATION SHALL BE REPAIRED... 36. CLEAR AND GRUB OF SITE BY CONTRACTOR... 37. ALL VALVES & INSTRUMENTS TO BE TAGGED VIA PERMANENT METALLIC RAISED LETTER TAGS... 38. GEOTEXTILE TO BE LP12 NON-WOVEN GEOTEXTILE... 39. ANY CONNECTION TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH RESPECTIVE REGULATIONS... 40. ALL FIBERGLASS GRATING SHALL CONFORM TO GREEN HILLS WATER & SEWER DISTRICT STANDARDS... 41. ALL ACCESS STAIR AND PLATFORM COMPONENTS INCLUDING TREADS, RISERS, KICK PLATES, HAND RAILS, GUARD RAILS, MIDRAILS, PLATFORMS, LANDINGS, AND OTHER APPURTENANCES SHALL COMPLY WITH OSHA STANDARDS...

CIVIL NOTES

- 1. RECORDED COMPACTION TESTING WILL BE PERFORMED BY CONTRACTOR'S GEOTECHNICAL REPRESENTATIVE AND PAID FOR BY THE CONTRACTOR... 2. THE GENERAL FILL SHALL BE PLACED IN HORIZONTAL LIFTS NOT TO EXCEED 12" UNCOMPACTED THICKNESS... 3. SUBGRADE SHALL BE PROOF ROLLED USING A FULLY LOADED DUMP TRUCK TO CONFIRM THE STABILITY... 4. NON-NATIVE FILL MATERIAL IS NOT ALLOWED WITHOUT OWNER APPROVAL... 5. STRUCTURAL FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LIFTS NOT TO EXCEED 8" UNCOMPACTED THICKNESS... 6. SUITABILITY OF ONSITE SUBSURFACE SOILS SHALL BE CONFIRMED WITH OWNER'S GEOTECHNICAL REPRESENTATIVE... 7. PIPE TRENCHES SHALL BE EXCAVATED IN CONFORMANCE WITH THE REQUIREMENTS OF OSHA 29 CFR 1926.651 AND 1926.652... 8. PIPES SHALL BE BEDDED PER ASTM D 2321 AND AS SHOWN ON CIVIL DETAILS... 9. BACKFILL SHALL BE WITH NATIVE MATERIAL CONFORMING TO ASTM D 2321... 10. BACKFILL COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY PER ASTM D698(SPD) IN LOWER ZONE... 11. ALL TEES, PLUGS, BENDS AND CAPS SHALL BE PROVIDED WITH THRUST RESTRAINT CONCRETE THRUST BLOCKING... 12. DEFLECT PIPE AT JOINTS AS REQUIRED TO RAISE PIPE TO ELEVATIONS AS SHOWN AND TO MAINTAIN ALIGNMENTS... 13. INSTALL TRACER WIRE FOR ALL BURIED PLASTIC PIPES TO BE 14 GAUGE AND SECURELY FASTENED AT EACH END... 14. SEPARATION DISTANCES AND CROSSINGS OF POTABLE WATER AND NON-POTABLE MAINS SHALL COMPLY WITH LOCAL REVIEW AUTHORITY STANDARDS.

CONSTRUCTION STAKING NOTES:

- 1. CONTRACTOR TO SUPPLY ALL NECESSARY CONSTRUCTION STAKING.

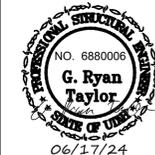
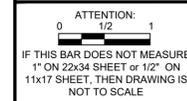


Table with columns: BOARDER SIZE, ZZZKJR, DESIGNED, BY, DRAWN, BW, CHECKED, CDS, APPROVED, CS. Includes a REVISIONS table with columns: NO., DATE, and a grid for revision details.

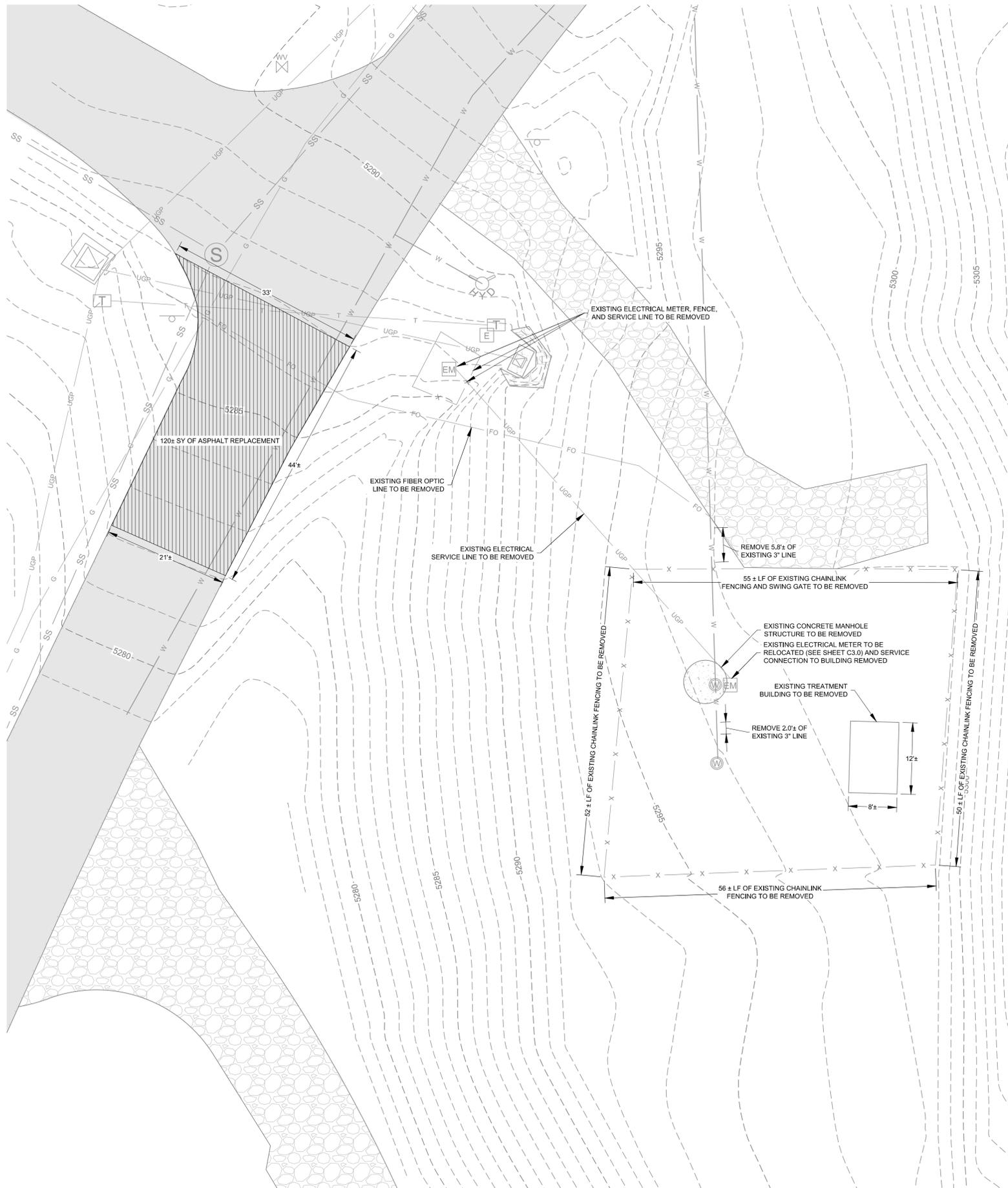


GREEN HILLS COUNTRY ESTATES WATER TREATMENT SYSTEM WEBER COUNTY, UTAH GENERAL NOTES



DATE: JUNE, 2024 PROJECT: 220583 REV: SHEET: G0.2

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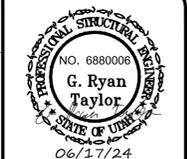
BUILDING & FENCING TO BE REMOVED



FENCING & CONCRETE MANHOLE STRUCTURE TO BE REMOVED

LEGEND

EXISTING EDGE OF PAVEMENT	---
EXISTING GAS LINE	G
EXISTING UNDERGROUND POWER	UGP
EXISTING TELEPHONE LINE	T
EXISTING FIBER OPTICS LINE	FO
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING CONTOUR	2582
EXISTING SIGN	⊙
EXISTING ELECTRICAL METER	EM
EXISTING TELEPHONE JUNCT. BOX	T
EXISTING WELL	⊙
EXISTING CONCRETE	[Pattern]
EXISTING ASPHALT PAVEMENT	[Pattern]
EXISTING GRAVEL	[Pattern]



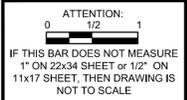
NO.	REVISIONS DESCRIPTION	BORDER SIZE									
		DESIGNED	LS	DRAWN	KS	CHECKED	RT	APPROVED	CS		

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HEBER CITY, UTAH 84632
435-315-3168 | WWW.ARDURRA.COM

GENERAL NOTES

- REMOVAL OF EXISTING INFRASTRUCTURE MATERIALS AND STRUCTURES SHALL BE LAWFULLY DISPOSED OF AND BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
- SAWCUTS SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT.
- EXISTING CONCRETE/ASPHALT TO REMAIN AND SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
- LOCATIONS OF SERVICES SHOWN ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTS TO EXISTING BUILDINGS PRIOR TO DEMOLITION.
- REMOVAL AND/OR MODIFICATION OF EXISTING UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER.
- ANY ASBESTOS ENCOUNTERED SHALL BE DISPOSED OF USING STANDARD PRACTICE AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE REMOVAL ITEMS AND LIMITS ON THESE DEMOLITION PLANS ARE APPROXIMATE ONLY. ADDITIONAL REMOVALS MAY BE REQUIRED TO COMPLETE THE WORK.
- STOCKPILE LOCATION FOR EXCESS MATERIAL TO BE GRADED AND SODDED.

CONSTRUCTION DRAWING FOR:
MAPLE WELL TREATMENT FACILITY PROJECT
DEMOLITION PLAN

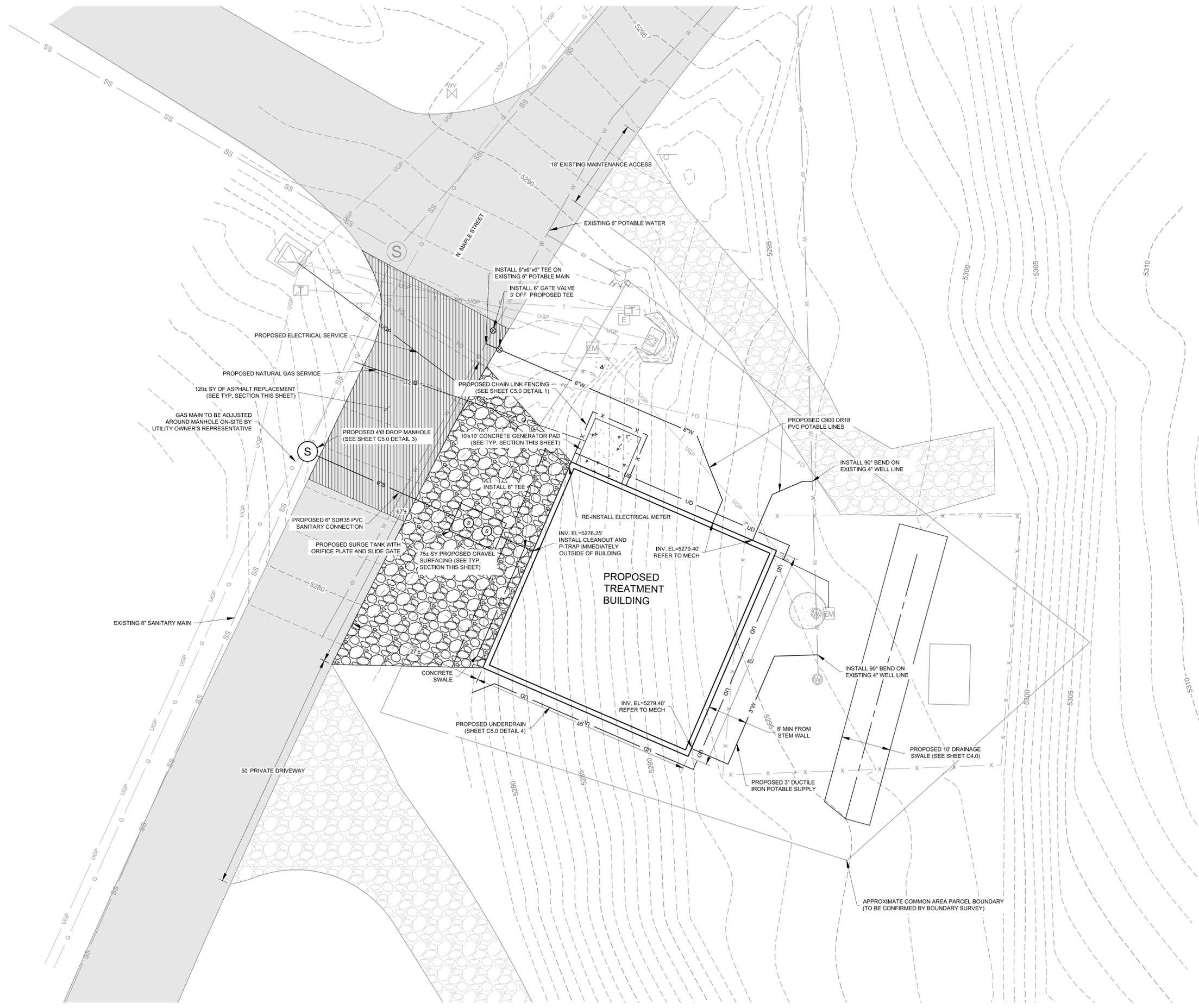


DATE:	MAY, 2024
PROJECT:	220583
SHEET:	C1.0

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P:\220884\2224413_A\ACAD\DWG\2024\12\24\1224 SITE PLAN.DWG, 5/20/2024



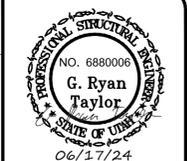
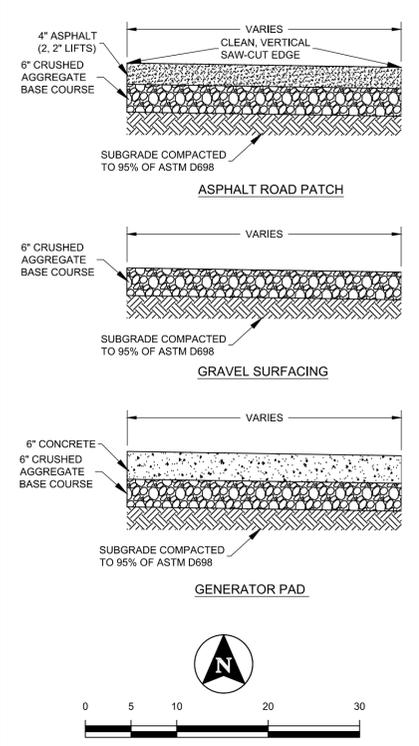
LEGEND

EXISTING EDGE OF PAVEMENT	---
EXISTING GAS LINE	G
EXISTING UNDERGROUND POWER	UGP
EXISTING TELEPHONE LINE	T
EXISTING FIBER OPTICS LINE	FO
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING CONTOUR	--- 2582
EXISTING SIGN	⊕
EXISTING ELECTRICAL METER	EM
EXISTING TELEPHONE JUNCT. BOX	T
EXISTING WELL	⊕
EXISTING CONCRETE	[Pattern]
EXISTING ASPHALT PAVEMENT	[Pattern]
EXISTING GRAVEL	[Pattern]
PROPOSED UNDERGROUND POWER	UGP
PROPOSED FENCE LINE	X X X
PROPOSED 6\"/>	

GENERAL NOTES

1. ALL MATERIALS USED FOR SURFACING, WET UTILITY INSTALLATION, AND BACKFILL MUST CONFORM TO THE MOST CURRENT VERSION OF UTAH-ADOPTED APWA SPECIFICATIONS UNLESS SHOWN OTHERWISE WITHIN THESE PLANS.
2. THE CONTRACTOR SHALL VERIFY LOCATION, ELEVATION, AND SIZE OF ALL UNDERGROUND UTILITIES AT PROPOSED CONNECTION LOCATIONS AND CROSSINGS PRIOR TO STARTING WORK. ANY DISCREPANCY WITH THESE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. ALL MATERIALS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF. ALL UTILITY CONNECTIONS TO THE EXISTING BUILDING SHALL BE DISCONNECTED AND CLEARED BY EACH UTILITY PROVIDER PRIOR TO REMOVAL.
4. REMOVAL AND/OR MODIFICATION OF EXISTING UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER.

TYPICAL SECTIONS



BORDER SIZE	DESIGNED				DRAWN				CHECKED				APPROVED			
	22"x34"	LS	LS	LS	KS	KS	KS	KS	RT	RT	RT	RT	CS	CS	CS	CS
DATE																
NO.																



CONSTRUCTION DRAWING FOR:
MAPLE WELL TREATMENT FACILITY PROJECT
SITE PLAN

ATTENTION: 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: MAY, 2024
 PROJECT: 220583
 SHEET: **C2.0**

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P:\2024\422443_Acad\DWG\BEEETS\DWG\3.0 EROSION AND SEDIMENT CONTROL PLAN.DWG 5/20/24



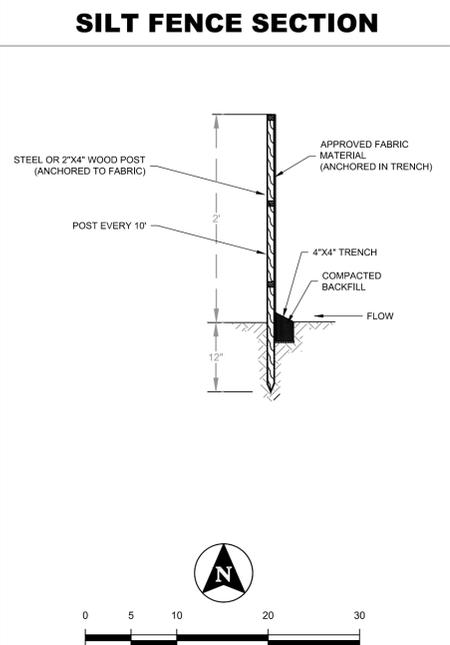
EARTHWORK SUMMARY

CUT VOLUME: 686.0 CY
 ADJUSTING FILL VOLUME (TO SUBGRADE):
 53 CY (FF = 1.15)
 NET VOLUME = 633 CY (CUT)

LEGEND

EXISTING EDGE OF PAVEMENT	---
EXISTING GAS LINE	G
EXISTING UNDERGROUND POWER	UGP
EXISTING TELEPHONE LINE	T
EXISTING FIBER OPTICS LINE	FO
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING CONTOUR	2582
EXISTING SIGN	⊙
EXISTING ELECTRICAL METER	EM
EXISTING TELEPHONE JUNCT. BOX	T
EXISTING WELL	⊙
EXISTING CONCRETE	[Pattern]
EXISTING ASPHALT PAVEMENT	[Pattern]
EXISTING GRAVEL	[Pattern]
PROPOSED UNDERGROUND POWER	UGP
PROPOSED FENCE LINE	X X X
PROPOSED 6" WATER LINE	6"W
PROPOSED 4" WATER LINE	4"W
PROPOSED 6" SANITARY SEWER LINE	6"S
PROPOSED PUMP TO WASTE	SD
PROPOSED CONTOUR	2582
PROPOSED ASPHALT REPLACEMENT	[Pattern]
PROPOSED GRAVEL SURFACING	[Pattern]
PROPOSED CONCRETE	[Pattern]
PROPOSED SEWER MANHOLE	⊙

- GENERAL NOTES**
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES/DEVICES SO THEY ARE OPERATING PROPERLY AND WILL REPLACE OR FIX ON AN AS NEEDED BASIS.
 - EROSION CONTROL LOCATIONS AND QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR MAY HAVE TO ADD OR ADJUST EROSION CONTROL FEATURES AS REQUIRED BY REGULATORY INSPECTORS, OWNERS REPRESENTATIVE, THE ENGINEER, AND/OR PER GRADING OPERATIONS.
 - ALL SEDIMENTS TRACKED ONTO PAVED ROADS MUST BE SWEEPED BY CONTRACTORS IN A TIMELY MANNER OR AS DIRECTED BY THE ENGINEER OR THE OWNER'S REPRESENTATIVE.
 - AREAS WITH VEGETATION ESTABLISHED THAT ARE DISTURBED DURING CONSTRUCTION WILL BE REVEGETATED AT THE EXPENSE OF THE CONTRACTOR.
 - WASHOUT OR CONCRETE TRUCKS SHALL ONLY OCCUR AT THE LOCATION INDICATED. THE CONTRACTOR SHALL ENSURE THAT ALL CONCRETE WASTE OR WASHOUT WATER IS CONTAINED IN THIS AREA AND DISPOSED OF OFF-SITE PRIOR TO FINAL COMPLETION.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AND NO SEPARATE PAYMENT WILL BE MADE FOR COMPLETION OF THESE ITEMS.



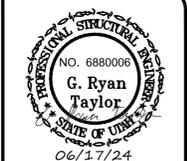
NO.	DATE	REVISIONS DESCRIPTION	BORDER SIZE							
			DESIGNED	DRAWN	CHECKED	APPROVED	CS			



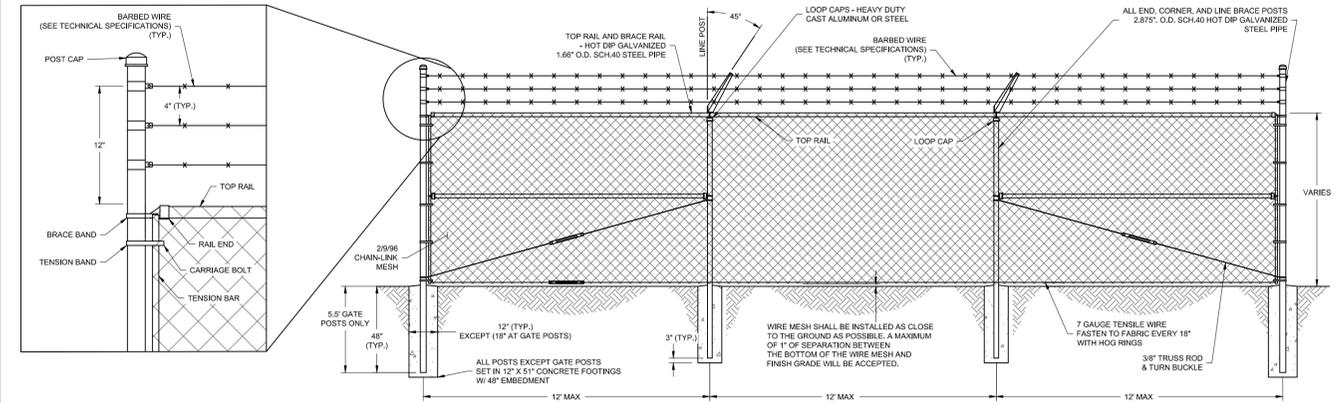
CONSTRUCTION DRAWING FOR:
MAPLE WELL TREATMENT FACILITY PROJECT
EROSION AND SEDIMENT CONTROL PLAN

ISSUE FOR CONSTRUCTION

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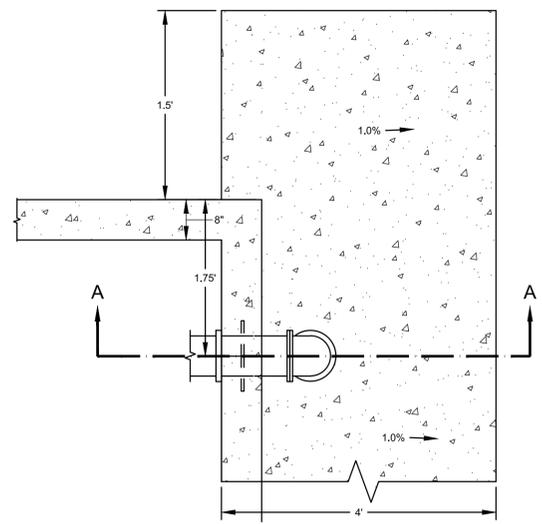
BORDER SIZE	22"x34"
DESIGNED	LS
DRAWN	KS
CHECKED	RT
APPROVED	CS
DATE	
REVISIONS	
NO.	
DESCRIPTION	



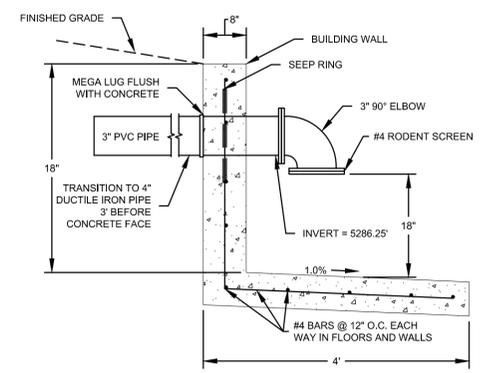
- NOTES:
- ANGLE CHANGE IN FENCE ALIGNMENT GREATER THAN 20° REQUIRES A CORNER POST.
 - BRACE PANEL INCLUDING BRACE POST AND TRUSS ROD TO BE INSTALLED ON BOTH SIDES OF CORNER POSTS, ON BOTH SIDES OF GATES, ON BOTH SIDES OF LINE BRACE POSTS, AND AT FENCE TERMINATIONS. LINE BRACE POSTS SHALL BE INSTALLED AT 400' INTERVALS AND AT GRADE CHANGES AS APPROVED BY THE ENGINEER.
 - LINE POSTS (NOT SHOWN) 2.375" O.D. SCH. 40 HOT DIP GALVANIZED STEEL PIPE.
 - GATE POSTS (NOT SHOWN) 6.625" O.D. SCH. 40 HOT DIP GALVANIZED HIGH TENSILE STEEL PIPE FOR GATES OVER 4' WIDE, GATE POSTS (NOT SHOWN) 4.0" O.D. SCH. 40 HOT DIP GALVANIZED STEEL PIPE FOR 4' GATES.

CHAIN LINK FENCE DETAIL

N.T.S. 1



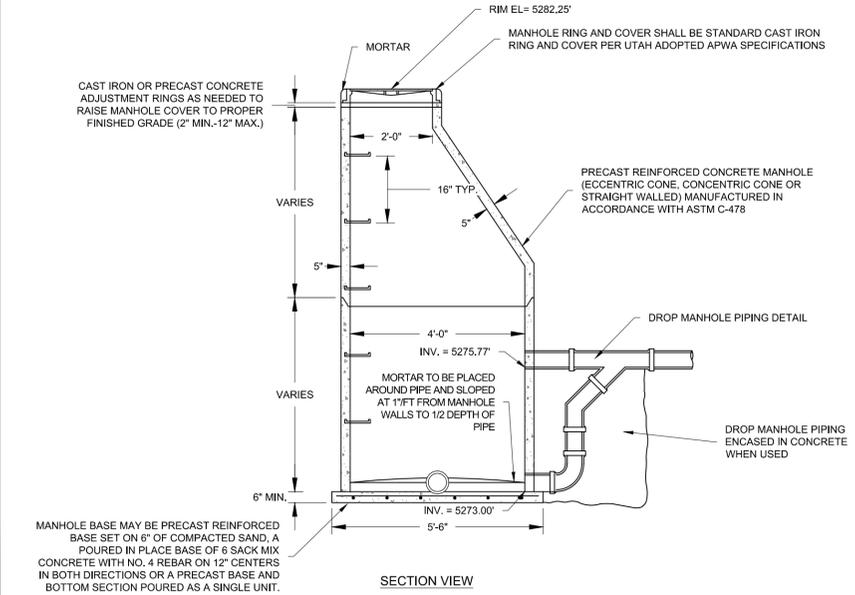
CONCRETE AIR GAP STRUCTURE - PLAN VIEW



SECTION VIEW A-A

AIR GAP DISCHARGE DETAIL

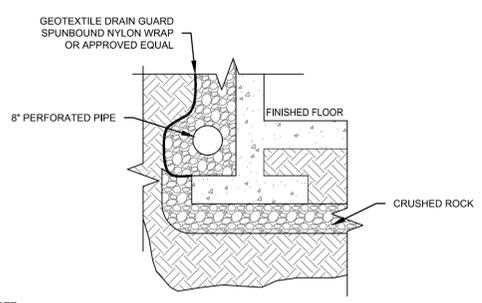
N.T.S. 2



SECTION VIEW

DROP MANHOLE DETAIL

N.T.S. 3



- NOTE:
- ALL COLLECTION PIPING UNDER TREATMENT PLANT SHALL BE 8" PERFORATED WITH DRAIN GUARD WRAP OR OTHER APPROVED GEOMEMBRANE MATERIAL, BEDDED IN 1" MINUS DIAMETER CRUSHED ROCK OR OTHER MATERIAL APPROVED BY ENGINEER.

UNDERDRAIN DETAIL

N.T.S. 4

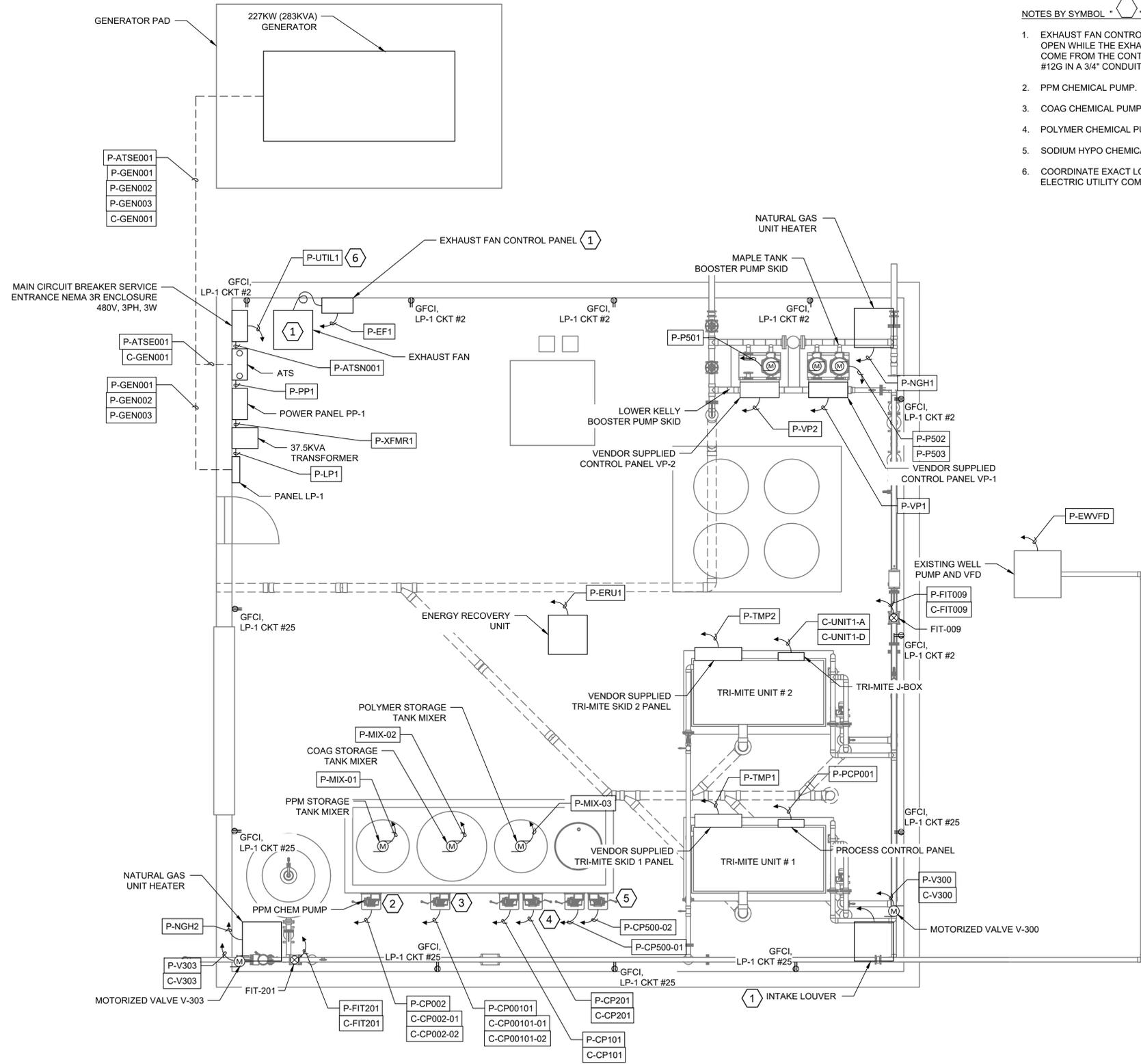
CONSTRUCTION DRAWING FOR:
MAPLE WELL TREATMENT FACILITY PROJECT
DETAIL SHEET

ATTENTION: 1/2" = 1'

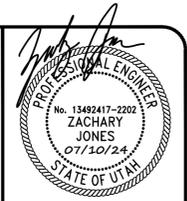
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: MAY, 2024
PROJECT: 230583
SHEET: C5.0

ISSUE FOR CONSTRUCTION



- NOTES BY SYMBOL "⬡":
- EXHAUST FAN CONTROL PANEL. THE MOTORIZED DAMPER/LOUVER SHALL OPEN WHILE THE EXHAUST FAN IS RUNNING. POWER FOR THE LOUVER TO COME FROM THE CONTROL PANEL. THE CONTRACTOR SHALL PROVIDE 2#12, #12G IN A 3/4" CONDUIT TO THE LOUVER. SEE SCHEMATIC ON SHEET E6.0.
 - PPM CHEMICAL PUMP.
 - COAG CHEMICAL PUMP.
 - POLYMER CHEMICAL PUMPS.
 - SODIUM HYPO CHEMICAL PUMPS.
 - COORDINATE EXACT LOCATION WITH UTILITY TRANSFORMER WITH THE ELECTRIC UTILITY COMPANY.



BORDER SIZE	DESIGNED	RC	DRAWN	RC	CHECKED	AAR	APPROVED	ZJ
22X34								

NO.	DATE	REVISIONS



GREEN HILLS COUNTRY ESTATES
 WATER TREATMENT SYSTEM
 WEBER COUNTY, UTAH
**BUILDING POWER AND
 CONTROLS PLAN**

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE
 1" ON 22x34 SHEET or 1/2" ON
 11x17 SHEET, THEN DRAWING IS
 NOT TO SCALE

DATE: JULY, 2024
 PROJECT: 220583
 REV:
 SHEET:
E3.0

BUILDING POWER AND CONTROLS PLAN
 1/4" = 1'-0"
 0 2 4



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for a conditional use permit for an agritourism operation located at 4661 Creek View Drive, Eden
Agenda Date:	November 19 th , 2024
Type of Decision:	Administrative
Applicant:	Jason Fuller
File Number:	CUP# 2023-07

Property Information

Approximate Address:	4661 Creek View Drive, Eden
Project Area:	4.61 acres
Zoning:	FV-3, RE-15
Existing Land Use:	Residential, Agricultural
Proposed Land Use:	Agricultural tourism
Parcel ID:	22-218-0001

Adjacent Land Use

North:	Residential	South:	UP&L Corridor
East:	Residential	West:	Residential

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 3, Residential Estates Zones RE-15
- Title 104, Chapter 14, Forest Valley Zone FV-3
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses

Summary and Background

The applicant is requesting approval of an agritourism operation in the FV-3 zone. This application was received under the previous agritourism ordinance, and is therefore bound by the ordinance previously in place before it was amended in December 2023. The applicant's property, at 4.61 acres, falls under the "market garden agricultural operation" which includes an agriculturally productive property consisting of three acres or more but fewer than five acres. The applicant grows produce on the property, in gardens and greenhouses. The proposal includes a glamping cabin, which is a permitted use under a market garden designation of the agritourism operation. Currently, the applicant proposes the following uses under agritourism:

Community Garden/Community supported agriculture, U-pick operation, glamping cabin.

Analysis

General Plan: The "Community Character" chapter of the Ogden Valley General Plan states that "residents generally support the continuation of viable agricultural operations in Ogden Valley as one of the most significant contributions to the rural character of the Valley" (2016 Ogden Valley General Plan, Page 5). If the Planning Commission considers the site a viable agricultural operation, the commission could determine that the proposal is not contrary to the goals and policies of the general plan.

Zoning: The subject property is split by zone boundary between the RE-15 and FV-3 zone. The majority of the property is in the FV-3 zone, and all of the agricultural operations and agritourism activities are in the FV-3 zone. Agritourism is listed as a conditional use in the FV-3 zone. LUC 104-14-1 lists the purpose of the FV-3 zone, as follows:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

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

Standards relating to safety for persons and property: The proposal is not anticipated to cause any concerns of safety for persons and property. The Weber Fire District reviewed and approved the project on June 6, 2023 with no conditions of approval. The applicant has voluntarily agreed, in their narrative, to inform emergency services during special events.

The site plan shows designated parking, located several hundred feet from Creekview Drive.

Standards relating to infrastructure, amenities, and services: The property receives irrigation water from a private on-site well. The applicant has submitted proof of irrigation water rights to water 17 acres. Currently, 1.5 acres is dedicated solely for agriculture. The property is currently served by Wolf Creek Water and Sewer Improvement District for sanitary sewer and culinary water services. The applicant has submitted will serve letter addressing additional connection to the District's water and sewer line.

The applicant does not anticipate more than occasional light traffic, and a maximum number of about 8 individuals is expected to be on site during normal operations.

Standards relating to the environment: A seasonal stream runs along the northwest portion of the property. There are no wetlands mapped on the property. The subject property is lot 1 of Raspberry Hills Subdivision. The subdivision plat and proposed site plan shows a nonbuildable area on this lot due to floodplain. The proposal does not include any improvements within the nonbuildable area.

Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan: The Ogden Valley General Plan, as mentioned earlier in this report, promotes the continuation of viable agricultural operations. The proposal, with conditions, can blend in to the surrounding area's qualities and characteristics. There are existing evergreen trees that can provide screening and buffering to adjacent properties for the uses proposed.

Standards generally:

Sec 108-21-3 of the agritourism chapter requires the following:

To ensure an appropriate balance and mixture of agriculturally related and non-agriculturally related uses/activities, it shall be required that a minimum of one-half of all uses/activities be agriculturally related as defined in section 101-1-7 of this Land Use Code. The method, by which measurements are made, shall be based on one agriculturally related use/activity being equal to one non-agriculturally related use/activity.

The following list breaks down the proposed uses to agriculturally related and non-agriculturally related.

Proposed agriculturally related uses	Proposed non-agriculturally related uses
Upick operation	Glamping Cabin
Organic Produce and Flowers grown and sold on site, or delivered from the site	
Community Supported Agriculture - CSA	

The following standards apply to the luxury glamping (glamping cabin), per LUC 108-21-6(a)(5) (previous agritourism

ordinance attached as Exhibit C):

“(5) Luxury camping (glamping).

- a. Glamping, approved as part of an agri-tourism operation, shall be limited to a number of tents that does not exceed two tents or cabins per five gross acres.*
- b. Occupancy shall not exceed six persons per tent or cabin.*
- c. Meals shall only be served to overnight guests.*
- d. Glamping area(s) shall be completely screened from street view.*
- e. Glamping areas shall not be located closer than **300** feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.”*

The submitted site plan shows the proposed glamping cabin approximately 110' from the agritourism operation's perimeter boundary and 228.55' from an existing dwelling on an adjacent lot/parcel. Weber County Planning staff cannot recommend approval for the glamping cabin component of this proposed use.

Review Agencies: The Weber Fire District, Weber-Morgan Health Department (private well-culinary water) and the county Engineering Division have reviewed and approved the project on the county's review website. Weber County Code Enforcement has reviewed, but not yet approved of this application. Weber-Morgan Health Department will still need to review the plan for restroom facilities for this proposed commercial use.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2023-02. This recommendation is subject to all review agency requirements and the following conditions:

1. The proposed glamping (existing structure) cabin not be approved as part of this application as it doesn't meet the minimum development standards (setbacks).
2. A business license shall be obtained through Weber County.

This recommendation is based on the following findings:

1. This recommendation is based upon the proposed glamping cabin not meeting minimum setbacks as outlined in Weber County LUC 108-21-6-(a)(5).The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will not be detrimental to public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use will not deteriorate the environment or create an unsightly improvement so as to negatively impact surrounding properties and uses.

Exhibits

- A. Narrative and Site plan
- B. Will Serve Letter from Wolf Creek Water and Sewer
- C. Previous Agritourism Ordinance

Area Map



Exhibit A – Narrative and Site Plan

Proposed uses would only include CSA / community supported agriculture and U pick for vegetables and flowers.

Currently, I operate a CSA in which I pick and deliver fresh organic vegetables and often flowers weekly for my customers. I have been delivering but would like to soon have customers come and pick up their orders. My deliveries are on Saturday and I would keep the pick up time on Saturdays as well from 12 -7 pm. One car would arrive at a time for 2-3 minutes. I currently on a weekly basis have 6-10 orders and would like to increase that to 20-25 orders as the farm grows. IMPORTANT NOTE: I will often take my produce to a market location and have my customers pick up their orders from me there- which means there would be no one picking up from the farm.

IMPORTANT NOTE: In the winter months and often in the regular market season I grow and provide microgreens for my customers and restaurants as well.

Current acreage solely for agriculture: Approximate 1.5 acres

People and vehicles on site:

- Maximum 2 people (one car) for current cabin
- U pick possibly 2-4 people and 1 or 2 cars in main house parking
- Delivery pick up: 1 or 2 people on Saturdays 1 car at a time for 2-3 minutes



Exhibit B - Will Serve Letter from Wolf Creek Water and Sewer



August 9, 2024

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Patio Springs Gardens LLC

4661 E. Creekview Dr.

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

Commercial services to be provided:

- Culinary water will be provided under water right E6310, with associated underlying contracts from Weber Basin Conservancy District. Culinary water shall be used for culinary and fire suppression (fire hydrant) uses. ~~The District prohibits the use of culinary water for outdoor uses.~~
- Secondary Water for landscape and outdoor uses will not be provided.
- Sewer services are delivered through connection to the main sewer lines of the District, leading to the Willow Brook Lane MBR Wastewater Treatment Plant and disposal system.

Plans submitted to Weber County for a building permit shall be consistent with developments approved by the Ogden Valley Planning Commission and Weber County Planning Department. The plans must meet all zoning and building requirements for detached Accessory Dwelling Units.

Submission of the plans at the Weber County Building and Inspections Office shall be completed within 12 months from the date of this notice. If the plans have not been submitted and a building permit issued, this Can and Will Serve commitment is considered expired.

Service is subject to scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances.

Water and sewer services will be provided in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances, and standards.

Culinary water and Sewer services to the above address(s) are subject to and contingent on the following:

1. Compliance with the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies and procedures may change from time to time. No secondary water will be provided, due to private well supplies.
2. Natural fluctuations in water supplies.
3. Subsequent decisions and regulations by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.
4. Payment of hook-up costs, as specified here, and standard billings for service. Failure to pay these costs and billings will result in temporary suspension and/or permanent cessation of service. 100% Culinary Water Connection Fee \$1,100.00, 50% Sewer Impact Fee \$2,306.50, and 100% Sewer Connection Fee \$915.00.
5. The owner of the property will need to provide through transfer to the District, $\frac{3}{4}$ of a Wolf Creek Irrigation Water Share. (prorated $\frac{1}{2}$ equivalent residential unit - commercial service).
6. Signature of the current District Service Agreement for billing and services.
7. Inspections on all water and sewer lines must be conducted by the District employees prior to completion of laying the lines.

As the recipient of said service, you agree to the above terms and to the terms set forth in the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies may change from time to time.

any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Creek Water and Sewer Improvement District

Annette Ames
Annette Ames, Controller

Date: Aug, 8, 2024

Exhibit C – Previous Agritourism Ordinance

See following pages

Chapter 108-21 Agri-Tourism

Sec 108-21-1 Purpose And Intent

Sec 108-21-2 Applicability

Sec 108-21-3 General Development Standards

Sec 108-21-4 Agricultural Operation Designation

Sec 108-21-5 Permitted Uses/Activities Table

Sec 108-21-6 Use/Activity Standards And Limitations

Sec 108-21-7 Signs

Sec 108-21-1 Purpose And Intent

The purpose of this chapter is to provide support and economically feasible land use alternatives to local and enterprising farm owners who are devoted to their land and are committed to providing authentic, agriculturally related products and experiences to the public. Agriculture is a very important contributor to Utah's economy and, observably, an integral and indispensable part of Weber County's rich cultural heritage; therefore, it is the county's desire to create an environment in which agriculture is not only encouraged but can thrive. It is intended to benefit farm owners and the residents of Weber County through its ability to generate supplementary farm income while promoting the preservation of agricultural open space and significantly enhancing leisure, recreational, educational, and gastronomic opportunities for those in pursuit of such experiences in a rural farmland setting.

(Ord. No. 2012-19, pt. 1(§ 46-1), 12-18-2012)

Sec 108-21-2 Applicability

The standards found in this chapter shall apply to all agri-tourism applications/operations. Also, all agri-tourism operations are subject to title 108, chapter 4 of this Land Use Code (conditional uses) which regulates the conditional use permit application and review process. This process may include, but is not limited to, a review by the Weber County Planning Division, Building Inspection Division, Engineering Division, and Sheriff's Office. Other review agencies may include the Weber-Morgan Health Department, Weber Fire District, Utah State University Cooperative Extension, and/or other various agencies. Agri-tourism events that operate outside of normal day-to-day hours and/or involve spectators in a number greater than that which can be served by existing facilities shall be subject to title 38, special events. Other ordinances, codes and/or regulations may apply; therefore, it shall be the responsibility of the applicant to know and understand all applicable standards and agency requirements.

(Ord. No. 2012-19, pt. 1(§ 46-2), 12-18-2012)

Sec 108-21-3 General Development Standards

The development standards imposed by this section do not alter, supersede or nullify any codes, ordinances, statutes, or other applicable standards which may also regulate these same uses/activities.

- (a) **Primary use.** Agriculture is the preferred use in agricultural zones; therefore, all agri-tourism uses/activities shall be complementary and clearly accessory to the primary agricultural use. To guarantee legitimacy and viability, an agri-tourism operation shall demonstrate that the subject property has been qualified under the Farmland Assessment Act or that the subject property is currently, or will be within the next growing season, producing an agricultural product in an amount that meets or exceeds the production requirement as established by the Farmland Assessment Act. A farmer, whose primary agricultural use is that of an apiary, shall be required to maintain two hives per acre with a ten-hive minimum. No more than 20 hives shall be necessary when a farm exceeds ten acres.

- (b) **Lot of record (lawfully created lot).** Notwithstanding title 106, subdivisions, a landowner who meets the standards, as set forth by this chapter, may develop an agri-tourism operation and its associated uses (excluding a single-family dwelling, B&B farm dwelling, and B&B farm retreat) as a lot of record. The parcel(s) shall be subject to the following:
- (1) The agri-tourism operation shall remain in compliance with approvals granted through further review and subsequent issuance of a conditional use permit.
 - (2) The parcel and/or combination of all individual parcels shall consist of an area that is not less than twice the minimum lot area that is required by the zone in which the agri-tourism operation is located. For example an agri-tourism operation that lies in a zone that requires three acres as a minimum lot area shall be required to have at least a six-acre farm size. Parcels that are unable to meet this area requirement may pursue a legal (lot of record) status by demonstrating that the subject parcel(s) qualifies as lot of record through any other available means provided by the definition of a lot of record or by meeting the requirements of the Weber County Subdivision Ordinance.
- (c) **Narrative.** In addition to the requirements listed in title 108, chapter 4 of this Land Use Code (conditional uses), all agri-tourism applications shall be accompanied by a concise narrative describing the farm and the overall vision for the proposed agri-tourism operation. The narrative shall include farm history, a description or plan for the general maintenance of its agricultural product(s), and proposals for the following:
- (1) Offerings for agriculturally related and non-agriculturally related products and uses/activities.
 - (2) Agriculturally related and non-agriculturally related types of facilities and equipment.
 - (3) Time(s) of normal day-to-day operation as referenced in title 38, special events.
 - (4) Anticipated number of daily patrons and employees.
 - (5) Parking needs.
- (d) **Access.** Notwithstanding section 108-7-31 (access to a lot/parcel using a private right-of-way/easement), an agri-tourism operation is not required to have frontage or access directly off of a public or privately dedicated roadway.
- (e) **General site and building design/layout.** An agri-tourism operation shall have a general design and layout that concentrates all tourism uses and activities into a distinct activity center(s). The area within a developed activity center or combined area of multiple activity centers, excluding productive agri-tourism acreage, trail corridors, and/or a half-acre for a farmer's residence and any uses confined thereto (i.e., home office, B&B, etc.), may consist of a total area that does not exceed 20 percent of a farm's overall gross acreage. The remaining acreage, shown outside of all activity centers, shall be maintained in an agriculturally productive manner that is consistent with the farm's main agricultural use(s). Acreage that is incapable of being agriculturally productive due to a topographic condition, physical constraint, and/or circumstance (i.e., wetlands, drainages, steep slopes, occupation by barn and/or farm equipment storage structure(s) etc.) that physically interferes with farm production may be kept in its natural, historic, or constructed state.
- Newly constructed buildings and facilities intended for agri-tourism purposes and/or to serve agri-tourism needs shall reflect an architectural vernacular that is consistent with the area's rural character. Temporary sanitary facilities are discouraged; however, if found necessary, they shall be discretely incorporated into the agri-tourism operation and completely screened from street and adjacent property view.

- (f) **Ownership.** An agri-tourism operation may consist of multiple properties; however, all properties shall have identical and common ownership.
- (g) **Production.** An agri-tourism operation shall, with exception of the winter season, actively and continuously produce an agricultural product for sale and purchase. In the event that the agri-tourism operation's agricultural productivity ceases or becomes improperly maintained, as determined by the planning commission, the right to operate an agri-tourism business under a conditional use permit may be revoked.
- (h) **Agri-tourism uses/activities.** To ensure an appropriate balance and mixture of agriculturally related and non-agriculturally related uses/activities, it shall be required that a minimum of one-half of all uses/activities be agriculturally related as defined in section 101-1-7 of this Land Use Code. The method, by which measurements are made, shall be based on one agriculturally related use/activity being equal to one non-agriculturally related use/activity.
Uses/activities involving the sale of any products or goods shall be prohibited from selling motorized vehicles and/or equipment. Exceptions to this standard are made for the occasional sale of farm equipment personally owned by the farm owner and/or other farm equipment sales events approved through title 38, special events.
- (i) **Hours of operation.** Agri-tourism uses/activities, not including residential overnight lodging accommodations and/or those conducted within a completely enclosed building, shall be limited to operating during the daily hours of 8:00 a.m. and 10:00 p.m. The planning commission may consider a variation to this standard upon finding that a proposed use/activity is reliant on and/or based on making observations that can only occur during hours otherwise not permitted.
- (j) **Development agreement.** An agri-tourism operation shall, prior to the construction of any structure intended for the purpose of accommodating non-agricultural uses, record a farm stay and commercial development agreement, provided by Weber County, on all parcels utilized as part of an approved agri-tourism operation. One single-family dwelling or farm house (per parcel) and/or any number of structures that qualify for an agricultural exemption are excepted from this standard when developed in accordance with the requirements found in the Weber County Land Use Code.

(Ord. No. 2012-19, pt. 1(§ 46-3), 12-18-2012)

HISTORY

Amended by Ord. [2023-01](#) on 1/10/2023

Sec 108-21-4 Agricultural Operation Designation

The following establishes a categorical designation for agricultural operations based on acreage:

- (a) Market garden includes an agriculturally productive property consisting of three acres or more, but fewer than five acres.
- (b) Family farm includes an agriculturally productive property consisting of five acres or more, but fewer than ten acres.
- (c) Small farm includes an agriculturally productive property consisting of ten acres or more, but fewer than 20 acres.
- (d) Medium farm includes an agriculturally productive property consisting of 20 acres or more, but fewer than 40 acres.
- (e) Large farm includes an agriculturally productive property consisting of 40 acres or more, but fewer than 80 acres.
- (f) Ranch includes an agriculturally productive property consisting of 80 acres or more.

Sec 108-21-5 Permitted Uses/Activities Table

The following uses/activities have been determined desirable when thoughtfully incorporated into an approved agri-tourism operation. As stated above, these uses/activities may be subject to other requirements beyond those imposed by this chapter; therefore, it shall not be construed to mean that this chapter alters or nullifies any requirements contained in other codes, ordinances, statutes, or applicable standards. Those uses/activities marked with an asterisk (*) have additional design and/or limitation standards beyond any provided within other specific, codes, ordinances, statutes, or other applicable standards. See section 108-21-7 for these specific design and/or limitation standards associated with each use/activity marked with an asterisk (*).

Uses/Activities	Farm Designations					
	Market Garden (3—<5 acres)	Family Farm (5—<10 acres)	Small Farm (10—<20 acres)	Medium Farm (20—<40 acres)	Large Farm (40—<80 acres)	Ranch (=80 acres)
Farm Stay (Residential and Overnight Lodging Accommodation) Uses/Activities						
Accessory dwelling unit*	•	•	•	•	•	•
Agro-ecology research and education center (AREC)*	•	•	•	•	•	•
B&B farm dwelling (2 room)*		•	•	•	•	•
B&B farm retreat (7 room)*	•	•	•	•	•	•
B&B farm inn (16 room)*				•	•	•
Glamorous camping (glamping)*	•	•	•	•	•	•
Conference/education center*			•	•	•	•
Single-family dwelling; a.k.a. Farm house*	•	•	•	•	•	•
Health farm*			•	•	•	•
Motor coach/caravan area, agri-tourism*	•	•	•	•	•	•
Agriculturally Related Uses/Activities						
Agro-ecology research and education center (AREC)*		•	•	•	•	•
Barn dance		•	•	•	•	•
Community garden/rent-a-row	•	•	•	•	•	•
Community supported agriculture	•	•	•	•	•	•
Corn maze			•	•	•	•
Educational classes	•	•	•	•	•	•
Farm museum		•	•	•	•	•
Farm tour	•	•	•	•	•	•

Fee fishing (if aquaculture)		•	•	•	•	•
Harvest-market*	•	•	•	•	•	•
Multi-farmer open air (farmer's) market, agri-tourism*				•	•	•
Nursery (plant cultivation)	•	•	•	•	•	•
Petting farm/zoo	•	•	•	•	•	•
Sleigh/hay ride			•	•	•	•
Special event; as defined by title 38, special events	•	•	•	•	•	•
Special occasion, agri-tourism			•	•	•	•
U-pick operation/pumpkin patch	•	•	•	•	•	•
Non-Agriculturally Related Uses/Activities						
Agricultural arts center			•	•	•	•
Bakery/cafe featuring farm products*				•	•	•
Conference/education center*					•	•
Fee fishing		•	•	•	•	•
Food concessions stand*			•	•	•	•
Gift shop (retail)*	•	•	•	•	•	•
Haunted house/hay stack/farm			•	•	•	•
Hunting preserve*						•
On-farm store/retail market, agri-tourism*					•	•
Play area, agri-tourism		•	•	•	•	•
Restaurant featuring farm products*				•	•	•
Special event; as defined by title 38, special events	•	•	•	•	•	•
Health farm*				•	•	•
Motor coach/caravan area, agri-tourism*				•	•	•
Value added product processing*	•	•	•	•	•	•

(Ord. No. 2012-19, pt. 1(§ 46-5), 12-18-2012)

HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

Amended by Ord. [2023-01](#) on 1/10/2023

Sec 108-21-6 Use/Activity Standards And Limitations

To ensure considerate integration of agri-tourism operations into established rural neighborhoods, the uses listed below shall be subject to additional standards beyond any provided within other, expressed and/or unexpressed, codes, ordinances, statutes, rules, or requirements. One or more of these additional standards and/or limitations, may be waived by the Planning Commission upon finding that either: a proposed use poses no detrimental effects to neighboring properties due to unique circumstances or that a proposed use can be mitigated to an acceptable level due to the imposition of other more appropriate, site specific conditions that justify the use's/activity's approval.

(a) ***Farm stay (residential and overnight lodging accommodation) uses/activities.***

(1) Agro-ecology research and education center (AREC).

- a. An AREC shall be limited to providing overnight lodging accommodations for faculty, staff, and/or students/apprentices only.
- b. An AREC, approved as part of an agri-tourism operation, shall be limited to a number of lodging rooms that does not exceed two rooms per one gross acre.
- c. A lodging room may provide basic needs for up to a maximum of two persons; however, each room shall be limited to facilities that do not comprise or otherwise permit a lodging room to meet the definition of a single-family dwelling.
- d. An AREC shall not be located closer than 50 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 100 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(2) B&B farm dwelling (two guest rooms).

- a. An agri-tourism operation shall be limited to one B&B facility (i.e., one B&B dwelling, retreat, or inn) conference/education center, or health farm.
- b. A B&B farm dwelling shall be limited to a maximum of two guest units/rooms.
- c. A B&B farm dwelling shall be subject to the Weber County zoning and platting requirements of the title 106, subdivision.

(3) B&B farm retreat (seven guest rooms).

- a. An agri-tourism operation shall be limited to one B&B facility (i.e., one B&B dwelling, retreat, or inn) conference/education center, or health farm.
- b. A B&B farm retreat shall be limited to a maximum of seven guest units/rooms.
- c. A B&B farm retreat shall not be located closer than 100 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.
- d. A B&B farm retreat shall be subject to the Weber County zoning and platting requirements of title 106, subdivision.

(4) B&B farm inn (16 guest rooms).

- a. An agri-tourism operation shall be limited to one B&B facility (i.e., one B&B dwelling, retreat, or inn) conference/education center, or health farm.
- b. A B&B farm inn shall be limited to a maximum of 16 guest units/rooms.
- c. The B&B farm inn shall not be located closer than 300 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(5) Luxury camping (glamping).

- a. Glamping, approved as part of an agri-tourism operation, shall be limited to a number of tents that does not exceed two tents or cabins per five gross acres.
- b. Occupancy shall not exceed six persons per tent or cabin.
- c. Meals shall only be served to overnight guests.
- d. Glamping area(s) shall be completely screened from street view.
- e. Glamping areas shall not be located closer than 300 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(6) Accessory dwelling unit.

- a. An agritourism operation may have one or more accessory dwelling units onsite. The number of accessory dwelling units shall not exceed the following calculation: net developable acreage of the parcel upon which an accessory dwelling unit is located, divided by the minimum lot area required by the zone in which the lot or parcel(s) is located, all multiplied by 20 percent (net developable acreage / minimum lot area) × 20 percent = Maximum number of accessory dwelling units at an approved agri-tourism operation.
- b. Meals shall only be served to overnight guests.
- c. An accessory dwelling unit shall not be located closer than 150 feet to the agri-tourism operation's exterior boundary, and in no case located closer than 300 feet from an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(7) Conference/education center.

- a. An agri-tourism operation shall be limited to one conference/education center.
- b. A conference/education center shall be limited to a maximum of 20 guest units/rooms.
- c. Conference/education centers shall not be located closer than 300 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards

may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(8) Health farm.

- a. An agri-tourism operation shall be limited to one health farm or B&B facility (i.e., one B&B dwelling, inn, or hotel).
- b. A health farm shall be limited to a maximum of ten guest units/rooms.
- c. A health farm shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(9) Motor coach/caravan area.

- a. A motor coach/caravan area, approved as part of an agri-tourism operation, shall be limited to a number of individual sites that does not exceed one site per five gross acres. In no case shall a motor coach/caravan area or combination of areas exceed 20 sites.
- b. A motor coach/caravan area shall not be located closer than 300 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(10) Single-family dwelling; a.k.a. farm house.

- a. An agri-tourism operation shall be limited to one single-family dwelling/farm house and is subject to the Weber County zoning and platting requirements of title 106, subdivision.

(b) *Agriculturally related uses/activities.*

(1) Argo-ecology research and education center (AREC).

- a. See section 108-21-6(a)(1).

(2) Educational classes.

- a. All courses of study or subject matter shall incorporate and consist of an agricultural and/or ecological component.

(3) Harvest-market.

- a. Limited to agricultural products as defined in section 101-1-7 of this Land Use Code.

(4) Multi-farmer open air (farmer's) market.

- a. The operation of a multi-farmer open air (farmer's) market shall be limited to the months of June through December.

- b. A multi-farmer open air (farmer's) market shall not be located closer than 200 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(5) Petting farm/zoo.

- a. Limited to parcels with access provided by a collector or arterial road when located within the Ogden Valley. See the Ogden Valley Transportation Element Map for road designation information.

(c) Non-Agriculturally Related Uses/Activities.

(1) Bakery/cafe featuring farm product(s).

- a. Not less than one agricultural product, offered at a bakery/cafe featuring farm product(s), shall be raised/cultivated and/or produced by the farm on which the bakery/cafe featuring farm product(s) is operated.
- b. A bakery/cafe shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(2) Farm stay.

- a. See section 108-21-6(a).

(3) Gift shop (retail).

- a. A gift shop and its outdoor display area or gift shop area within a multi-use building shall be limited to the following size standards:

1.	Market garden (3<5 ac)	200 square feet maximum.
2.	Family farm (5<10 ac)	200 square feet maximum.
3.	Small farm (10<20 ac)	200 square feet maximum.
4.	Medium farm (20<40 ac)	400 square feet maximum.
5.	Large farm (40<80 ac)	600 square feet maximum.
6.	Ranch (>80 ac)	800 square feet maximum.

(4) Hunting preserve.

- a. Limited to the Western Weber County Planning Area.
- b. Limited to upland game and waterfowl hunting only.

c. Subject to Utah Division of Wildlife Resource standards.

(5) Motor coach/caravan area.

a. See section 108-21-6(a)(1).

(6) On-farm store/retail market.

a. Not less than one agricultural product, offered at an on-farm store/retail market, shall be raised/cultivated and/or produced by the farm on which the on-farm store/retail market is operated.

b. An on-farm store/retail market and its outdoor display area or on-farm store/retail market area within a multi-use building shall be limited to the following size standards:

1.	Large farm (40<80 ac)	600 square feet maximum.
2.	Ranch (>80 ac)	800 square feet maximum.

c. Products made available at an on-farm store/retail market shall be limited to those commonly offered by a small-scale neighborhood grocer.

d. An on-farm store/retail market shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(7) Restaurant featuring farm product(s).

a. Not less than one agricultural product, offered at a restaurant featuring farm product(s), shall be raised/cultivated and/or produced by the farm upon which the restaurant featuring farm product(s) is operated.

b. A restaurant shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(8) Value added product processing and packaging (VAPPP).

a. VAPPP shall be limited to fowl, livestock, dairy, apiculture, aquaculture, and botanical products that have been raised, produced, and/or cultivated by the farm upon which the processing and packaging is taking place.

b. VAPPP, related to the products listed immediately above, shall be limited to agri-tourism operations and parcels consisting of five acres or more. The planning commission may allow up to a two-acre reduction to this limitation if it is found

that the VAPPP will take place in a completely enclosed building and will emit no perceivable smoke, dust, vibration, noise, and/or objectionable smell at the subject farm's property boundary.

- c. A VAPPP building and any outdoor work area or VAPPP area within a multi-use building shall be limited to the following size standards:

1.	Market garden (3<5 ac)	200 square feet maximum.
2.	Family farm (5<10 ac)	200 square feet maximum.
3.	Small farm (10<20 ac)	200 square feet maximum.
4.	Medium farm (20<40 ac)	400 square feet maximum.
5.	Large farm (40<80 ac)	600 square feet maximum.
6.	Ranch (>80 ac)	800 square feet maximum.

- d. Consumer direct (retail) sales of processed and packaged products shall only be made from an approved concession or other retail outlet.
- e. The structure in which VAPPP takes place shall in no case be located closer than 200 feet to an existing single-family dwelling on an adjacent lot/parcel.

(Ord. No. 2012-19, pt. 1(§ 46-6), 12-18-2012; Ord. No. 2015-22, Exh. A, 12-22-2015; Ord. No. 2018-6, Exh. A, 5-8-2018)

HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

Amended by Ord. [2023-01](#) on 1/10/2023

Sec 108-21-7 Signs

Signs shall be regulated according to the requirements found in Title 110 of this Land Use Code.

(Ord. No. 2012-19, pt. 1(§ 46-7), 12-18-2012)

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October 28, 2024

To: Sam Orme
From: Stephen G. McCutchan
Date: October 28, 2024

RE: Initial Development Investigation on 66.51 Acres on Powder Mountain Road, Ogden Canyon, Weber County, UT

The following is pertinent information found in an initial development investigation on 66.51 Acres on Powder Mountain Road, Ogden Canyon, Weber County, UT. The Assessor's Parcel Numbers are:

- 220060046
- 221870001.

The investigation includes a review of readily available online resources from Weber County and a telephone conversation with Charlie Ewert, a Principal Planner with Weber County Planning Department.

DEVELOPMENT RELATED PHYSICAL CHARACTERISTICS

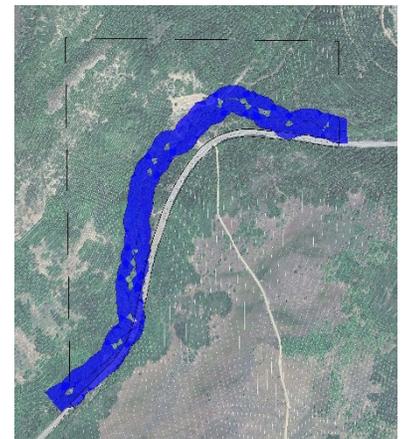
The property is located on the north side of Powder Mountain Road, roughly 1.3 miles northeast of the Wolf Creek Village Resort. Powder Mountain Road is the only drivable access to the Powder Mountain Ski Resort, roughly three (3) miles northeast of the property.

Surface Drainage – Wolf Creek

The property is located within a canyon where Wolf Creek flows. Wolf Creek flows the length of the property and is an obstacle to development. Any streets or drives crossing

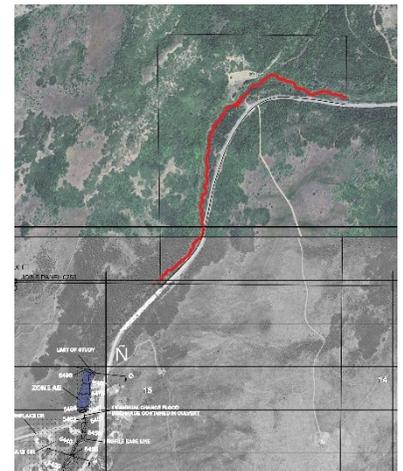
Wolf Creek would require the construction of either concrete pipes or box culverts to carry Wolf Creek under the driving surface.

Wolf Creek is a “protected” stream by Weber County. Restrictions to development will be discussed in more detail in the General Plan and Zoning section, but County ordinances require a 100-foot setback from the “water bank” of Wolf Creek. The setback would severely limit the development of the property, as will be shown. In the past, the County has allowed relief of this requirement by variance. The exhibit at right illustrates the impact of the 100-foot setback.



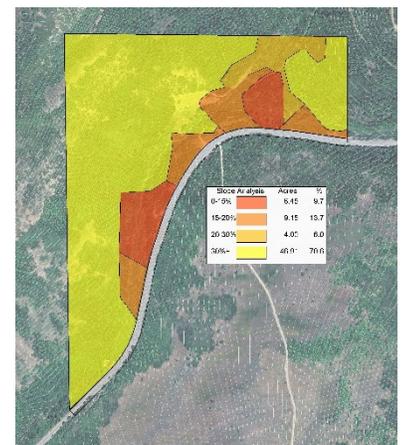
FEMA Flood Plain Maps – Wolf Creek

FEMA, the Federal Emergency Management Agency, maintains flood hazard maps across the United States. There are maps for Ogden Valley, including Wolf Creek, but they do not extend to the property. Where shown, Wolf Creek is a Zone AE, described as a 100-Year Flood Plain where the base flood elevations have been determined. It should be assumed that Wolf Creek, as it passes through the property, is subject to flooding that could damage infrastructure and buildings and be a threat to health and safety. The limit of the FEMA Flood Maps is shown in blue in the southwest corner. The red lines are an approximation of the flow lines of Wolf Creek.



Topography and Slope Analysis

Topography and slope are the property characteristics that will have the most impact on development. The exhibit on the right is a slope analysis. A slope analysis creates cells of similar slope or topographic areas by measuring the distance between contours.



Slope is important because standard development is limited by slope. Most development occurs in relatively flat slopes, for example, 0% to 10% slope. As the slope increases by 30% or greater, the ability to develop property lessens substantially. Development is highly limited above 30% slope.

Slope Analysis	Acres	%
0-15%	6.45	9.7
15-20%	9.15	13.7
20-30%	4.00	6.0
30%+	46.91	70.6

The table at right illustrates the slope division on the property. Over 70% of the property is 30% slope or more. The most developable slope areas, 0 – 15%, are just under 10%, or roughly 6.5 Acres.

GENERAL PLAN AND ZONING INFORMATION

The property is zoned F-5, the Forest Zone, with a five (5) acre minimum parcel size. The F-5 Zone permits a single-family dwelling on a minimum five (5) acre parcel. The topography of the property makes subdividing the property into five (5) acre lots infeasible. Weber County’s zoning ordinance does have another development option, a “Master Planned Development.”

F-5 Zone Subdivision

Mathematically, the 66.51 Acre property could be developed into thirteen (13) lots. Physically, this is not possible because almost half of the property has slopes over 30%. A conceptual subdivision of the property into minimum five (5) acre lots is included as Exhibit A. The subdivision has 9 lots.

Master Planned Development Overlay Zone

Section 104-27-1 (a) states the following.

The purpose and intent of a master planned development is to provide a developer with voluntary alternatives to the traditional development requirements and standards of a zone while also giving the community the benefit of removing the unpredictability of unspecified alternatives by requiring a complete land development plan that comprehensively addresses the alternative development requirements and standards.

More simply put, a master planned development allows deviations from standard zoning requirements for the purpose of creating a better development than subdividing the entire property into thirteen (13) five acre lots. A better development would use clustering of the allowed thirteen (13) units into the developable portions of the property, avoiding Wolf Creek drainage and slopes greater than 20%, which would remain native, natural open space.

Exhibit B is a conceptual clustering plan that locates thirteen (13) units on the property on parcels that are more than 20,000 square feet.

PERMANENT TERMINAL STREETS

During my telephone conversation with Charlie Ewert, Weber County Principal Planner, he made me aware of a less-known land use and transportation restriction that will have an impact on property development.

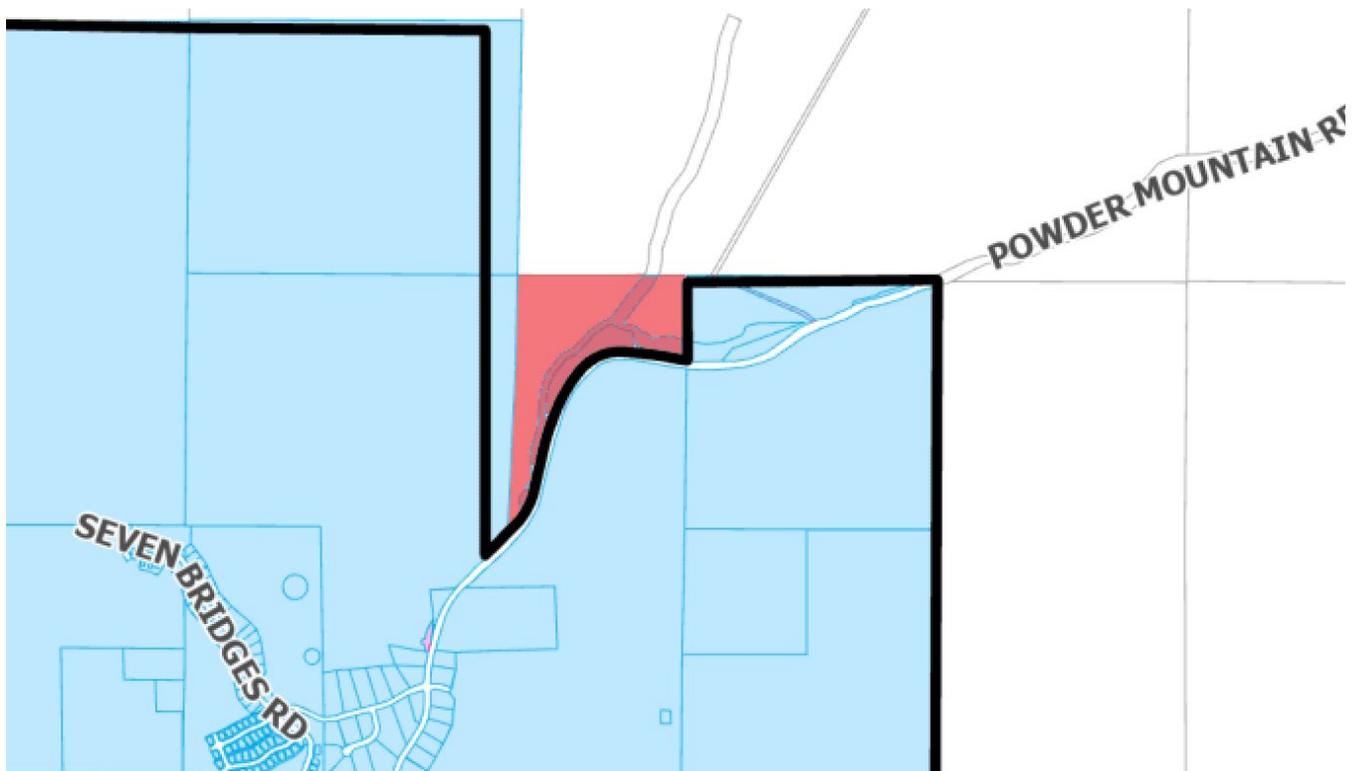
Section 106-2-2.040 includes requirements that permanent terminal streets can “serve no more than 15 subdivision lots or lots of record...” Powder Mountain Road is a permanent terminal street because north of Fairway Drive, approximately nine-tenths of a mile south of the property, Powder Mountain Road is considered a permanent terminal street. Even though the street travels another three (3) miles to and beyond the Powder Mountain Ski Resort, it terminates east of the resort and has no secondary means of access to the Ogden Valley or Cache County.

More than fifteen (15) homes have been developed on the permanent terminal portion of Powder Mountain Road. There is a development under construction at the end of Powder Mountain Road that includes between 50 and 100 new homes or lots to be developed.

This is included because it is a County-ordinance requirement that, on face value, would restrict any new development of the subject property. Obviously, the County has allowed variances to its standard in recent years.

OGDEN VALLEY INCORPORATION

The residents of “Ogden Valley” will vote on November 5, 2024, to determine if an incorporation effort will be successful and Ogden Valley City will be formed. While the subject property is not part of the incorporation effort, the incorporation boundary comes up to the property, as shown in the following exhibit. The property is shown in light red. The incorporation areas are shown in light blue.



While the incorporation effort will have no immediate impact on the property because the City is next door, County planning efforts will need to coordinate with future city officials. Initially, County planning staff will likely serve as the City staff. At a point in the next two to three years, the City will hire its staff to prepare and adopt a general plan and zoning ordinance.

Ogden Valley is being formed to limit development in the Ogden Valley communities. It is likely that, over time, the City may try to influence the property development or try to annex the property.

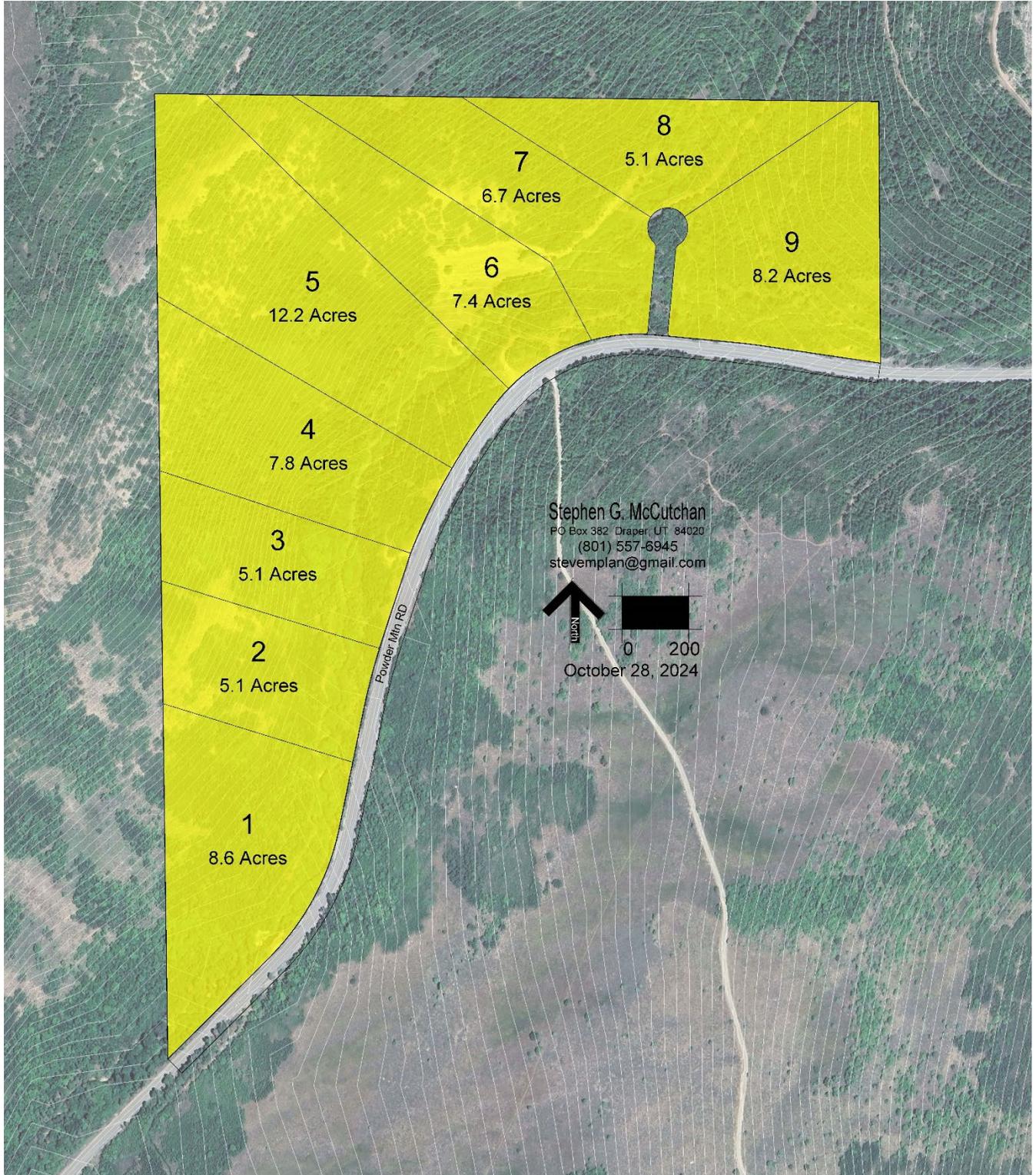


Exhibit A



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North
0 200
October 28, 2024