

OGDEN VALLEY PLANNING COMMISSION

MEETING AGENDA

March 26, 2019
5:00 p.m.

- *Pledge of Allegiance*
 - *Roll Call:*
1. Minutes:
 - 1.1. Approval of the February 26, 2019 meeting minutes
 2. Consent Agenda:
 - 2.1. CUP 2019-02: Consideration and action on a conditional use permit for a vertical extension of an existing Verizon Wireless Cell tower, located at 4964 North Powder Mountain Road, Eden UT in the Forest (F-5) Zone. (Verizon Wireless, Applicant; Dakota Hawks, Authorized Agent)
 - 2.2. CUP 2019-03: Consideration and action on a conditional use permit to reconstruct a well house within an existing public utility substation, known as Kammeyer Well, owned by Eden Water Works Company located at approximately 3300 N 5100 E, Eden UT in the Agricultural Valley (AV-3) Zone. (Eden Water Works Company, Applicant; Dan White, Authorized Agent)
 - 2.3. UVB060719: Consideration and action on a request for the final subdivision approval of Bobcat Ridge, a two phased 48 lot development located within the approved Power Mountain Resort located at Powder Mountain in the Destination Recreation Resort (DRR-1) Zone. (SMHG, LLC, Applicant; Don Guerra, Authorized Agent)
 3. Public Comment for Items not on the Agenda
 4. Remarks from Planning Commissioners
 5. Planning Director Report
 6. Remarks from Legal Counsel
 7. Adjourn

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

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

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

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

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



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit for a vertical extension of an existing Verizon Wireless Cell Tower, located at 4964 North Powder Mountain Rd, Eden, UT.
Agenda Date:	Tuesday, March 26, 2019
Type of Decision:	Administrative
Applicant:	Verizon Wireless
Authorized Agent:	Dakota Hawks
File Number:	CUP# 2019-02

Property Information

Approximate Address:	4964 North Powder Mountain Rd
Project Area:	Approx. .5 acres.
Zoning:	Forest Zone (F-5)
Existing Land Use:	Public Utility Substation
Proposed Land Use:	Public Utility Substation
Parcel ID:	22-006-0036
Township, Range, Section:	Township 7 North, Range 1 East, Section 15 SE

Adjacent Land Use

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

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RK

Applicable Ordinances

- Title 101, Chapter 1 (General Provisions) Section 7 (Definitions)
- Title 104, Chapter 9 (Forest Zone) (F-5)
- Title 108, Chapter 1 (Design Review)
- Title 108, Chapter 4 (Conditional Uses)
- Title 108, Chapter 7 (Supplementary and Qualifying Regulations) Section 12 (Towers)
- Title 108, Chapter 7 (Supplementary and Qualifying Regulations) Section 3 (Fencing requirements)
- Title 110, Chapter 2 (Ogden Valley Signs)

Summary and Background

Weber County has submitted a proposal that includes plans to co-locate Verizon Wireless Communications onto their telecommunications tower located at 4964 North Powder Mountain Road, Eden, UT. The project will remain within the existing .5 acres dedicated to public utility substation. The site is located in the F-5 zone and is permitted as a conditional use as a "Public Utility Substation".

The proposal includes a 20' vertical extension, as well as installation of two new microwave dishes, a new generator and a single equipment cabinet. Verizon will be adding 12 total 8' antennas onto the proposed 20' tower extension. Total height of this proposal will increase from 60'6" to 86'6" (includes a 6' lightning rod).

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

Analysis

General Plan: As the community grows the need for public utility service demand increases. This cell site will provide better cellular coverage for residents in the Powder Mountain Road vicinity. The project site is adjacent to what is currently vacant, land in the F-5 zone.

Zoning: The subject property is located within the F-5 Zone which is categorized as a Forest zone. The purpose and intent of this zone is 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."

This proposal meets all of the site development standards stated in §108-10 (Public Buildings and Public Utility Substations), as well as §104-9. There are no minimum lot standards, and the existing tower meets minimum setbacks for the F-5 zone.

Site Development Standards for a Public Utility Substation: A public utility substation that is located in the F-5 zone will comply with the setbacks as outlined in that zone.

Conditional Use Review: The proposed cell tower is allowed as a conditional use within the F-5 zone. The proposed use is termed as a "public utility substation" found in LUC § 104-11-4 (13). 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 proposed conditional use, mandate a design review as outlined in LUC §108-4-31(e), (16) to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable due to the nature of the request. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- **Considerations relating to traffic safety and traffic congestion:** Access to the site will be gained from the private access.
- **Considerations relating to landscaping:** The area surrounding the equipment pad, as well as the area where some of the concrete pad was removed, will consist of 4" of $\frac{3}{4}$ " of clean crushed rock (no fines).
- **Considerations relating to buildings and site layout:** There is currently a chain link fence, topped with razor wire, that surrounds the project area.
- **Considerations relating to utility easements, drainage, and other engineering questions:** The Engineering division has not yet reviewed this project, and Building Inspection has indicated that a building permit is not required for this project.
- **Considerations associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:** There are no concerns with regard to this consideration.
- **Safety for persons:** This Verizon cellular tower is regulated by the FCC. The FCC has set site and signal strength specifications for all cell towers in the United States. As highlighted in page six of the Federal Communications Commission Fact Sheet. "No State, local government, or instrumentality may regulate the structure, placement and modification based on radio frequency emissions to the extent that such facilities comply with federal regulations" (see Exhibit D).

Ogden Valley Signs: There is no proposed signage associated with this request.

Public Safety and Health: Verizon Wireless is regulated by the Federal Communications Commission (FCC). This cell tower will be in compliance with all FCC regulations. Pertinent information highlighted in the Federal Communications Fact sheet has been included in this report as Exhibit D. The Weber County Attorney has expressed that since this project will adhere to all Federal Regulations, denial by state and local government or instrumentality is not recommended.

Public Notice: A courtesy notice to the public has been sent out to all property owners within a 500 radius of the construction site.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2019-02, a conditional use permit for a Verizon Wireless Colocation on an existing cell tower located on North Powder Mountain Road, Eden, UT, 84310. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant shall maintain the site with a good visual appearance and structural integrity.
2. The applicant shall adhere to all federal, State and County ordinances.

This recommendation is based on the following findings:

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

Exhibits

- A. Application
- B. Construction Plans
- C. FCC Fact Sheet

Area Map

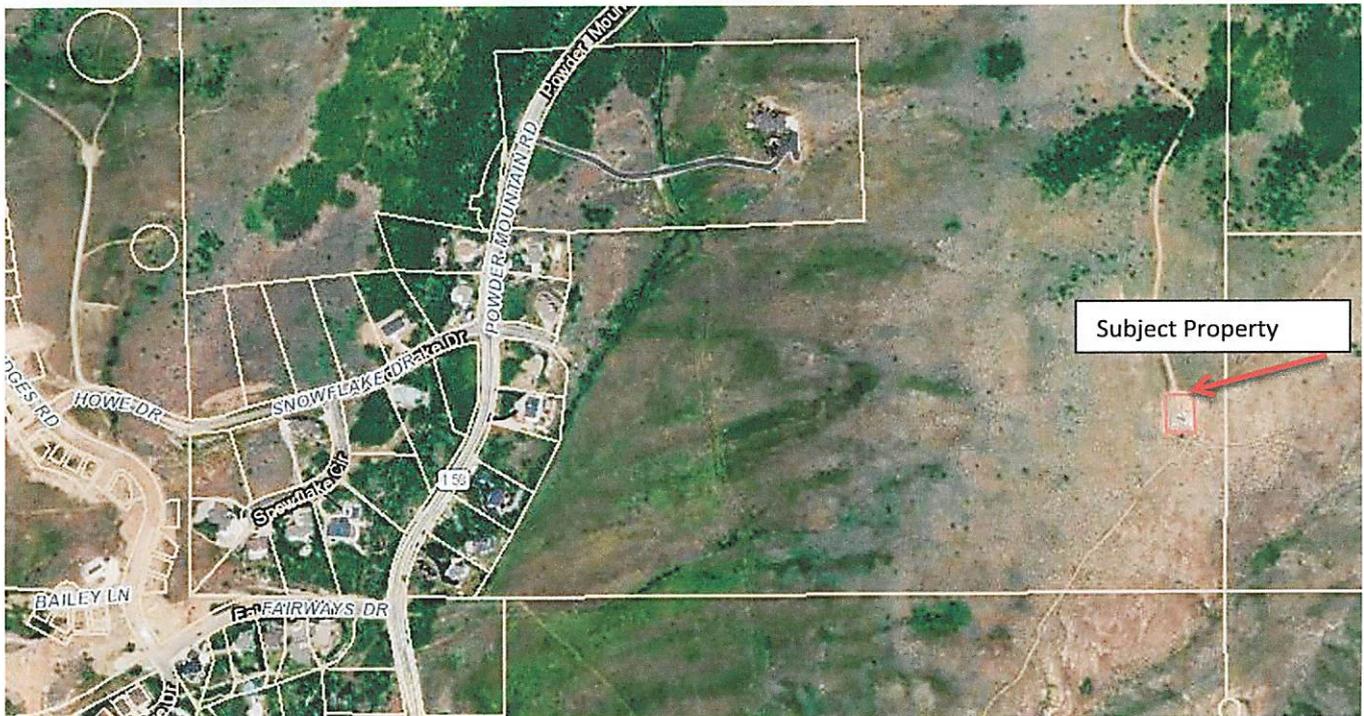


Exhibit A

Weber County Conditional Use Permit Application

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

Date Submitted / Completed 02/19/2019	Fees (Office Use) \$1000.00	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Weber County (Rep: Bryan Baron; County Attorney)		Mailing Address of Property Owner(s) 2380 Washington Blvd, Ogden, UT 84401	
Phone 801-399-8471	Fax 801-399-8304		
Email Address (required) bbaron@co.weber.ut.us		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Technology Associates (Dakota Hawks)		Mailing Address of Authorized Person 7896 S Highland Dr, Suite 200, Cottonwood Heights, UT 84121	
Phone 801-651-4769	Fax		
Email Address dakota.hawks@taec.net		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name SAL Eden	Total Acreage	Current Zoning FR-1	
Approximate Address 4954 North Powder Mountain Road, Eden, UT 84310		Land Serial Number(s) 22-006-0036	
Proposed Use Addition to an existing self-support tower to add a Verizon Wireless macro wireless facility. The addition of a 20' extension to a 60' self-support tower.			
Project Narrative Verizon is seeking approval to install an extension to an existing self-support tower that is owned by Weber County in the Eden area. The project would consist of the installation of a 20' extension to the existing self-support tower owned by Weber County off of Powder Mountain Road, which overlooks Eden. Verizon's antennas and supporting equipment will be installed on the extension, as well as a single ground mounted equipment cabinet and an external diesel generator on the ground adjacent to the tower. This site will provide capacity services to the Eden area and will help offload sites in the surrounding areas. This will improve the overall service for Verizon customers in the area at a minimal visual impact since no additional tower will be necessary. This is also an opportunity for additional revenue for Weber County by bringing on Verizon as a tenant on the tower.			

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

We are mitigating the visual impact by collocating on an existing tower. It is a self-support tower and the 20' extension won't add much visually to the overall site. The facility is located far away from any residential property and it won't be adding any odor, vibration, light, dust, or smoke outside of the initial install. Once the site is installed, the generator will be the only equipment that will add any noise to the facility when it test runs. The setback of the facility from the surrounding residences will make the noise a non-factor.

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

We are running this through the Conditional Use Process in order to meet the requirements for towers put forth in the municipal code. We are collocating on an existing tower and adding an extension. All of the associated ground equipment will be inside the existing compound.

verizon

SAL - EDEN

verizon
9856 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CORPORATE OFFICE
3115 SOLEM WILCOX DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: DANITA H

0	04/09/2018	ZONING DRAWINGS
REV	DATE	DESCRIPTION

SAL - EDEN
SE SEC 15, T7N, R1E
4934 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310
..SITE CO-LOCATION..

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9856 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
4844 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310

LATITUDE AND LONGITUDE:
N 41°20'19.78", W 111°48'28.70"

ZONING JURISDICTION:
WEBER COUNTY

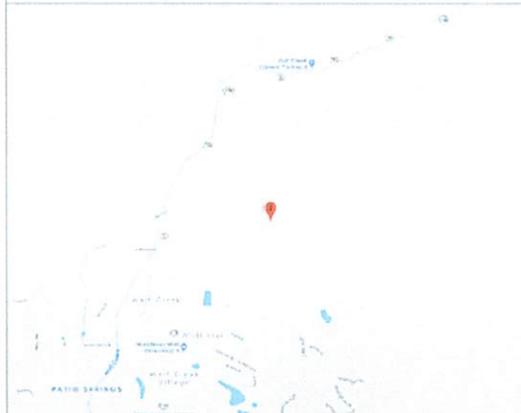
PROJECT DESCRIPTION:
THIS IS AN EXISTING UNMANNED COMMUNICATIONS FACILITY. VZW IS PROPOSING TO ADD THEIR ANTENNAS TO THE EXISTING LATTICE TOWER, OUTDOOR EQUIPMENT AND A GENERATOR.

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, WITH ANTENNAS UPON A LATTICE TOWER

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENTS DO NOT APPLY.

POWER COMPANY:
ROCKY MOUNTAIN POWER, 1-888-221-2070

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 NORTH FOR 50+ MILES TO 12TH STREET EAST #344 IN CODDEN. TURN RIGHT AND GO EAST ON 12TH STREET FOR 4.75 MILES AT WHICH POINT 12TH STREET TURNS INTO COTTON CANYON ROAD, CONTINUE EAST FOR ANOTHER 6 MILES UNTIL YOU REACH S.R. 158 (ROAD JUST EAST OF THE DAM). TURN LEFT AND GO NORTH ON S.R. 158 (CONTINUING STRAIGHT THROUGH THE WALKERX INTERSECTION) FOR 7.75 MILES TO THE EXISTING DIRT ROAD ON THE RIGHT (SOUTH) SIDE OF THE ROAD AT 41°20'56.87"/111°48'08.87". FOLLOW THE DIRT ROAD SOUTH TO THE EXISTING TOWERS.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE: _____
VERIZON WIRELESS RF ENGINEER: _____
TALC SITE ACQUISITION: _____
TALC CONSTRUCTION MANAGER: _____
SITE OWNER: _____

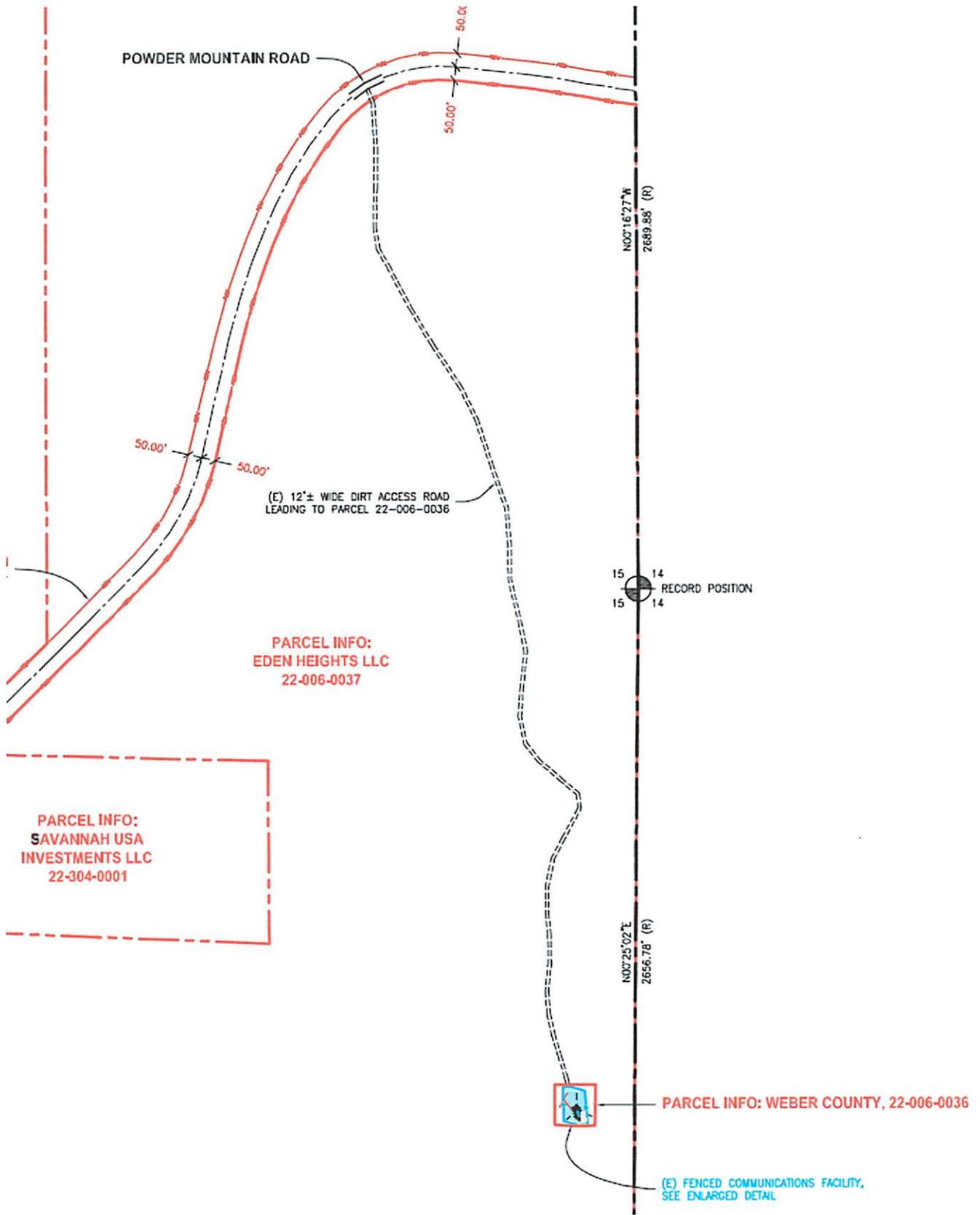
DRAWING INDEX

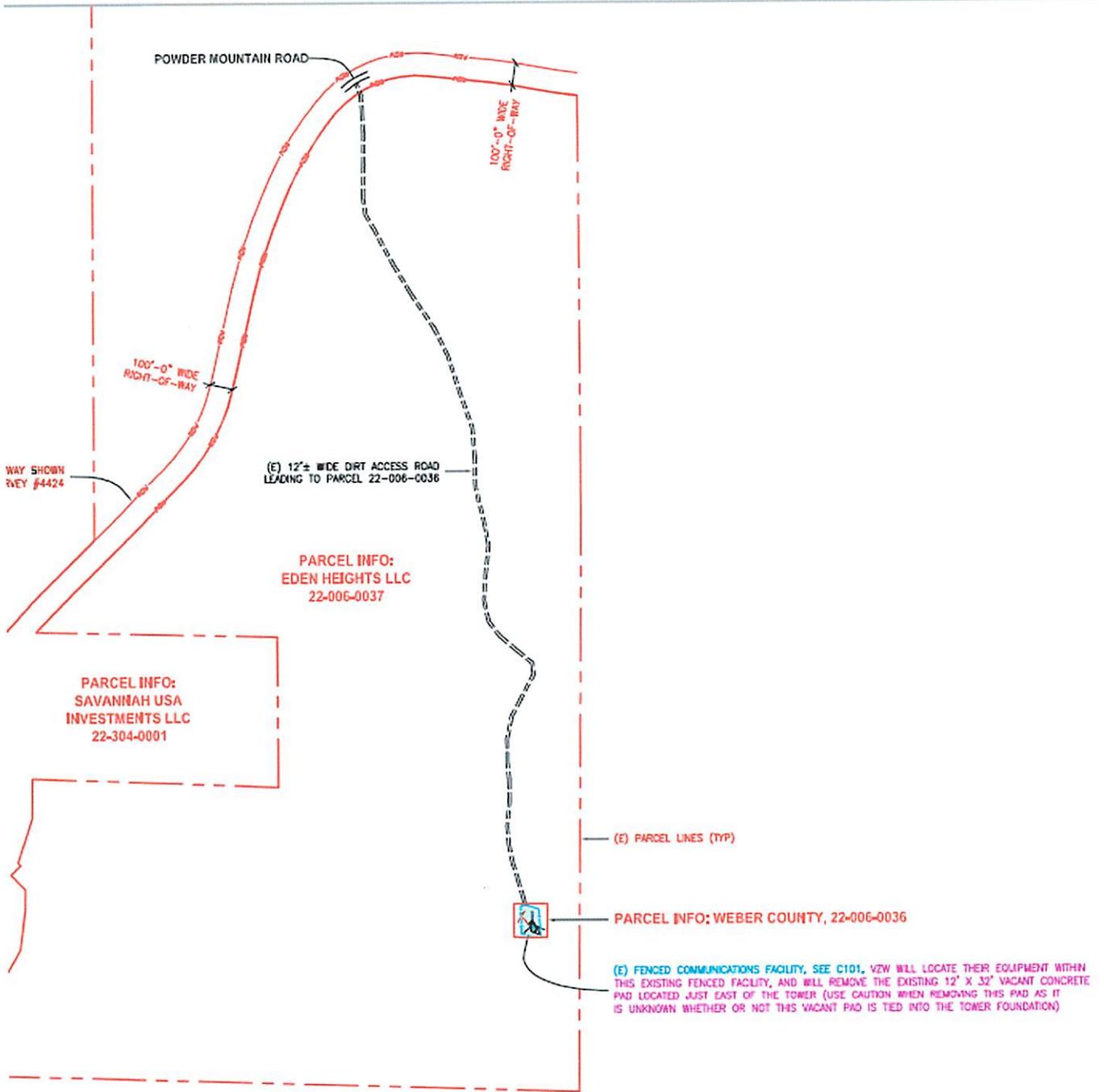
SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	

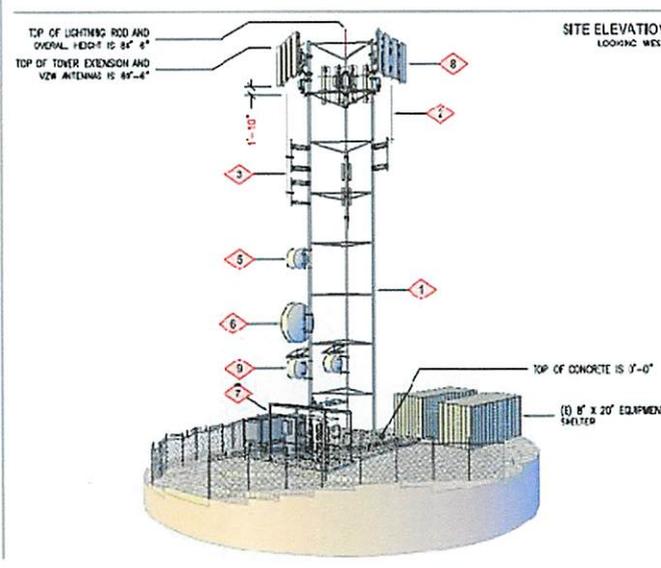
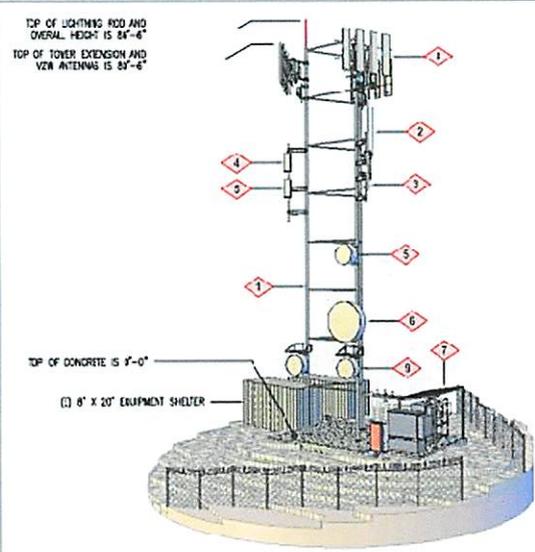
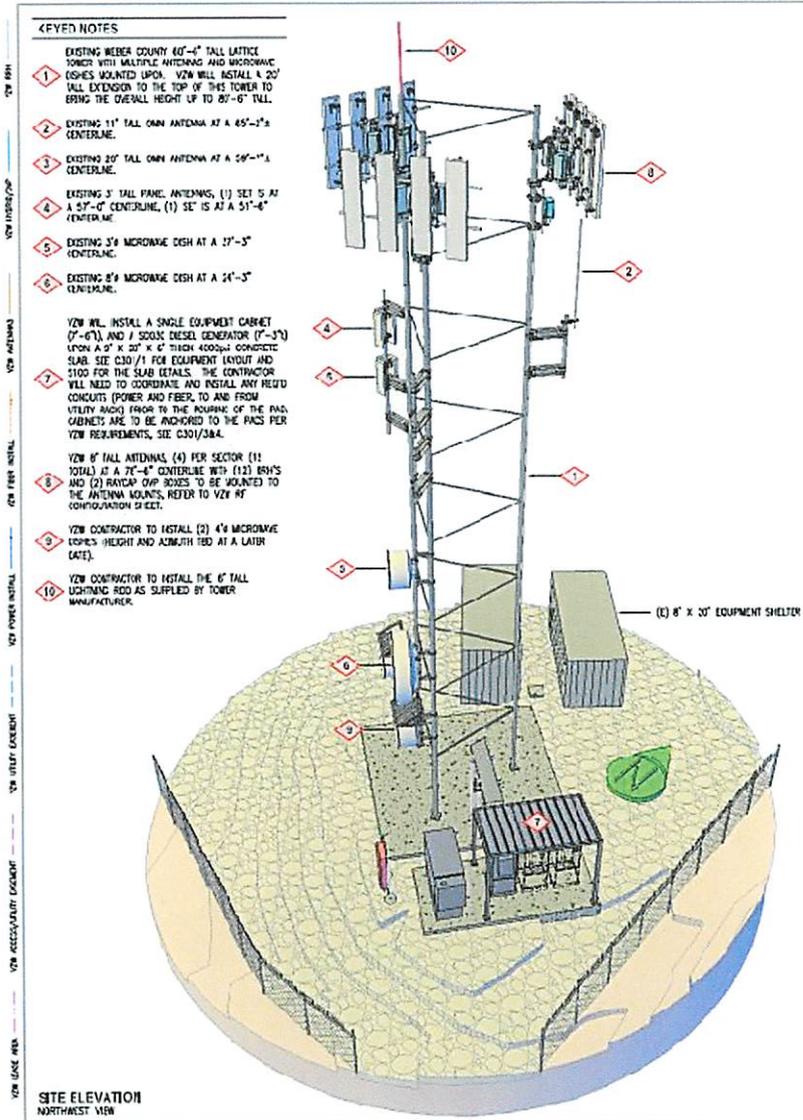


UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111 THREE WORKING DAYS BEFORE YOU DIG









9636 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121

CORPORATE OFFICE
3115 SOUTH WEDGEWOOD DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92019

DESIGN BY:	JAY D
CHECKED BY:	DAKOTA H

REV	DATE	DESCRIPTION
0	04.09.2018	ZONING DRAWINGS

SAL + EDEN
SE SEC 15 T7N, R1E
4914 NORTH POWDER MOUNTAIN ROAD
EDFN, UTAH 84110
- SITE CO-LOCATION -

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

VZW USE AREA
 VZW NECESSARY EXCAVATION
 VZW STEEP EXCAVATION
 VZW FIBER INSTALL
 VZW POWER INSTALL
 VZW FENCE INSTALL
 VZW ANTENNAS
 VZW FIBER/DROP

ASAC INFORMATION SHEET 91:003INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19e requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 20 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: OCTOBER 2, 2009

Re: SAL - EDEN

SE 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 41°20'19.78", and the longitude of W 111°48'58.76", are accurate to within 15 feet horizontally and the site elevation of 6059.35 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. With an existing structure height of 60.65 feet AGL, the overall height is 6120 feet AMSL. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.

Top of Tower = 60.65' A.G.L. or 6120' A.M.S.L. (Highest Point)
 Top of Antenna Set #1 = 59.00' A.G.L.
 Bottom of Antenna Set #1 = 55.95' A.G.L.
 Top of Antenna Set #2 = 53.00' A.G.L.
 Bottom of Antenna Set #2 = 49.95' A.G.L.
 Top of Microwave = 27.80' A.G.L.
 Bottom of Microwave = 21.30' A.G.L.
 Top of Concrete = 0.00' A.G.L. or 6059.35' A.M.S.L.



Professional Licensed Land Surveyor:
 1-A FAA Letter

Richard W. Miller, Utah LS no. 155641

Synopsis



Application Information

Application Request: Consideration and action within an existing public Eden Water Works Company.

Type of Decision: Administrative

Agenda Date: Tuesday, March 26, 2019

Applicant: Eden Water Works Company

Authorized Agent: Dan White

File Number: CUP# 2019-03

on a conditional use permit to reconstruct a well house utility substation, known as Kammeyer Well, owned by

Property Information

Approximate Address: 3300 North 5100 East, Eden

Project Area: 0.89 acres

Zoning: AV-3

Existing Land Use: Public Utility Substation

Proposed Land Use: Well House

Parcel ID: 22-021-0024

Township, Range, Section: T7N, R1E, Section 27

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@webercountyutah.gov
801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley Zone (AV-3)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 10 Public Buildings and Public Utility Substations and Structures

Summary and Background

The Eden Water Works Company is requesting approval of a conditional use permit to reconstruct a 16' x 12' or 192 sq. ft. well house that will contain piping, valves, electrical controls, and chlorination facilities. The site-plan also indicates a new 10 x 10 retention pond that will be used for pump-to-waste of water and sediments. A public utility substation is listed as a conditional use within the AV-3 Zone. A well house is considered an accessory to the public utility substation.

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

Analysis

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

Zoning: The intent of the AV-3 zone can be further described per LUC §104-6-1 as follows:

The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

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

- **Minimum yard setbacks:**
 - **Front:** “Front yard setback requirement may be reduced to no less than 10’ if the lot does not directly front on a public or private street right-of-way.” This lot does not front on a public or private street right of way. The proposed well house is 86.74 feet from the front lot line.
 - **Side:** “The side yard setback requirement shall comply with the typical setback specified in the applicable zone regulating the property.” The minimum side-yard setback for the AV-3 Zone is 10’. The well house will be 108.54’ from the nearest side property line.
 - **Rear:** “The rear yard setback may be reduced to 10’ in the agricultural zone.” The well house will be 28.86’ from the rear property line.
 - **Minimum lot area and width:** “No minimum lot area or width, provided that the lot or parcel shall contain an area and width of sufficient size and dimension to safely accommodate the utility facility or use, any necessary accessory use, any landscaping required by this Land Use Code, the required setbacks, and space to park two maintenance vehicles.”
- **Main Building height:**
 - **Height:** The maximum height in for a main building in the AV-3 Zone is 35 feet. The proposed well house will be 12’.

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

- ***Standards relating to safety for persons and property:*** The site plan indicates that the proposed structure complies with yard setbacks and does not encroach upon property lines or public/private streets. The geologic map indicates that this property is not within a geologic study area. The site is enclosed by an existing six-foot chain link fence to prohibit trespassers.
- ***Standards relating to infrastructure, amenities, and services:*** The well house will be used to house piping, valves, electrical controls and chlorination facilities for the Eden Waterworks Water Company.
- ***Standards relating to the environment:*** Environmental hazards are not anticipated with this proposal. The chlorination area within the well house will meet the Utah State Division of Water Rights requirements for safety.
- ***Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan:*** The proposed well house will be built to resemble an existing well house that is located on Wolf Creek Drive at approximately 3650 North (see Page 13).

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

- ***Consideration related to Screening.*** The site is screened by a line of tall trees and is not visible from 5100 East street (see Exhibit E).
- ***Considerations relating to traffic safety and traffic congestion.*** Traffic safety hazards and congestion are not anticipated with this project. The Kammeyer site is 500 feet from 5100 East Street and the site will be visited infrequently for maintenance.
- ***Considerations relating to landscaping.*** Ogden Valley Landscape Standard requires that a minimum of 20% of the project area be landscaped. 76.2% of the site will be reclaimed to its natural state of perennial pasture grass. The Eden Water Works Company will distribute a native seed mix that will become established by natural processes and regular visits to the site to manually water (see Exhibit E). The landscape plan is compatible with the mountainous landscape of the Ogden Valley.

- *Considerations relating to buildings and site layout.* The proposed 192 square foot well house will be identical to the structure shown on page 13. The roof will be a non-reflective brown colored metal material, exterior siding material will need to be wood or hardi-board, and the rock wainscot adheres to the standards. The exterior design shall conform to the Ogden Valley Architectural Design Standards (see the building image on page 13).
- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the planning report. Weber County Engineering and the Fire Department have stated their approval and have no concerns with the proposal.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement planned commercial or manufacturing rezoning or planned residential unit development approval.* This addition will take place within a property that contains existing wells, in which, the Planning Division was unable to find a Conditional Use Permit for.

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

Summary of Planning Commission Considerations

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

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

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

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

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

Staff Recommendation

The Planning Division recommends approval of file# CUP 2019-03, a conditional use permit for a public utility substation well house, located at approximately 3300 North 5100 East, Eden. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The well house will be kept in good repair.
2. A minimum of 20 percent of the project area will be restored to its natural pasture grass state and reestablished by hand watering for the first year.
3. Any further additions will undergo the Conditional Use Permit Amendment Process.
4. All exterior material will comply with the Ogden Valley standards including siding, roofing, and windows.

This recommendation is based on the following findings:

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

Exhibits

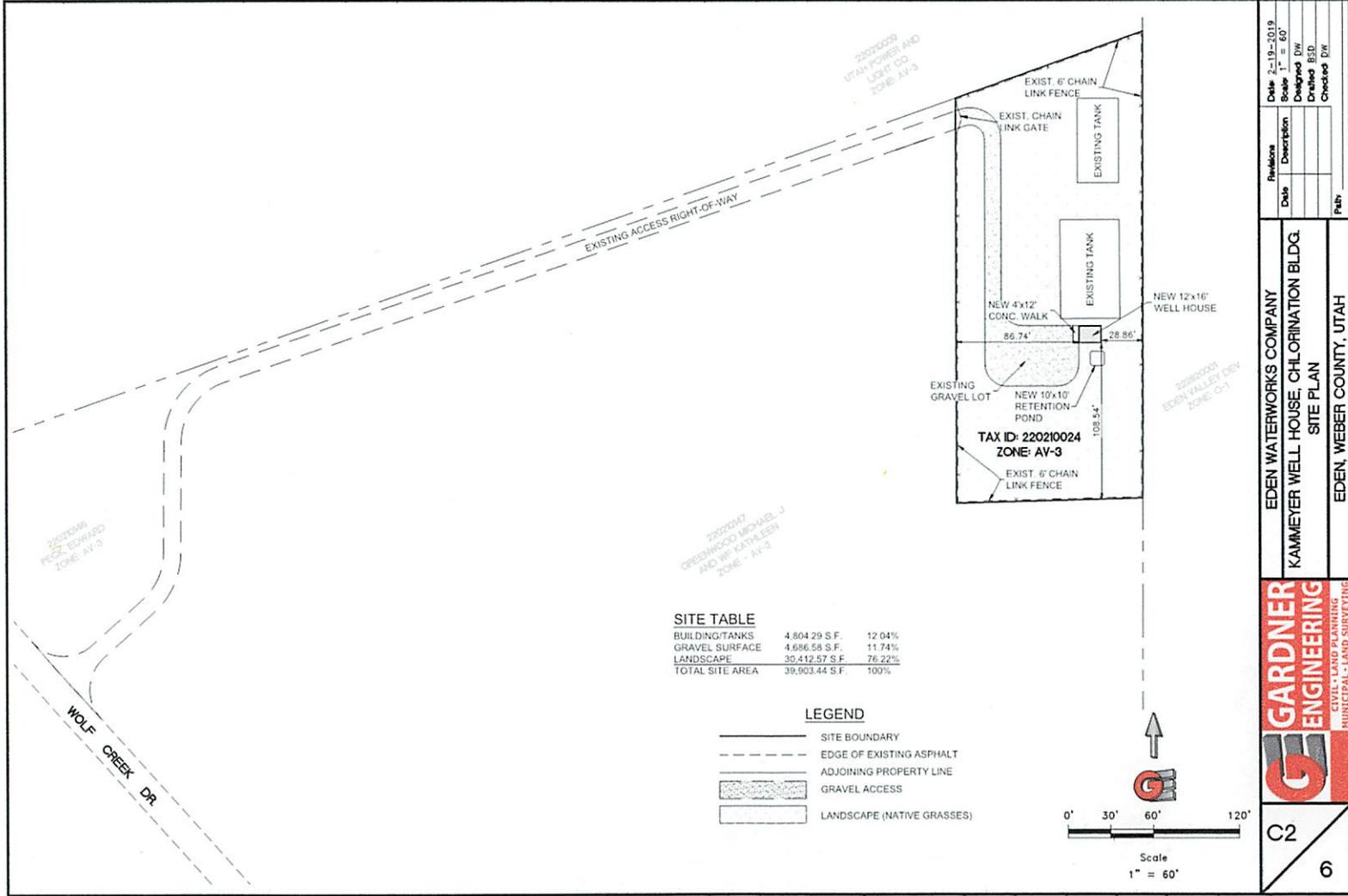
- A. Site plan

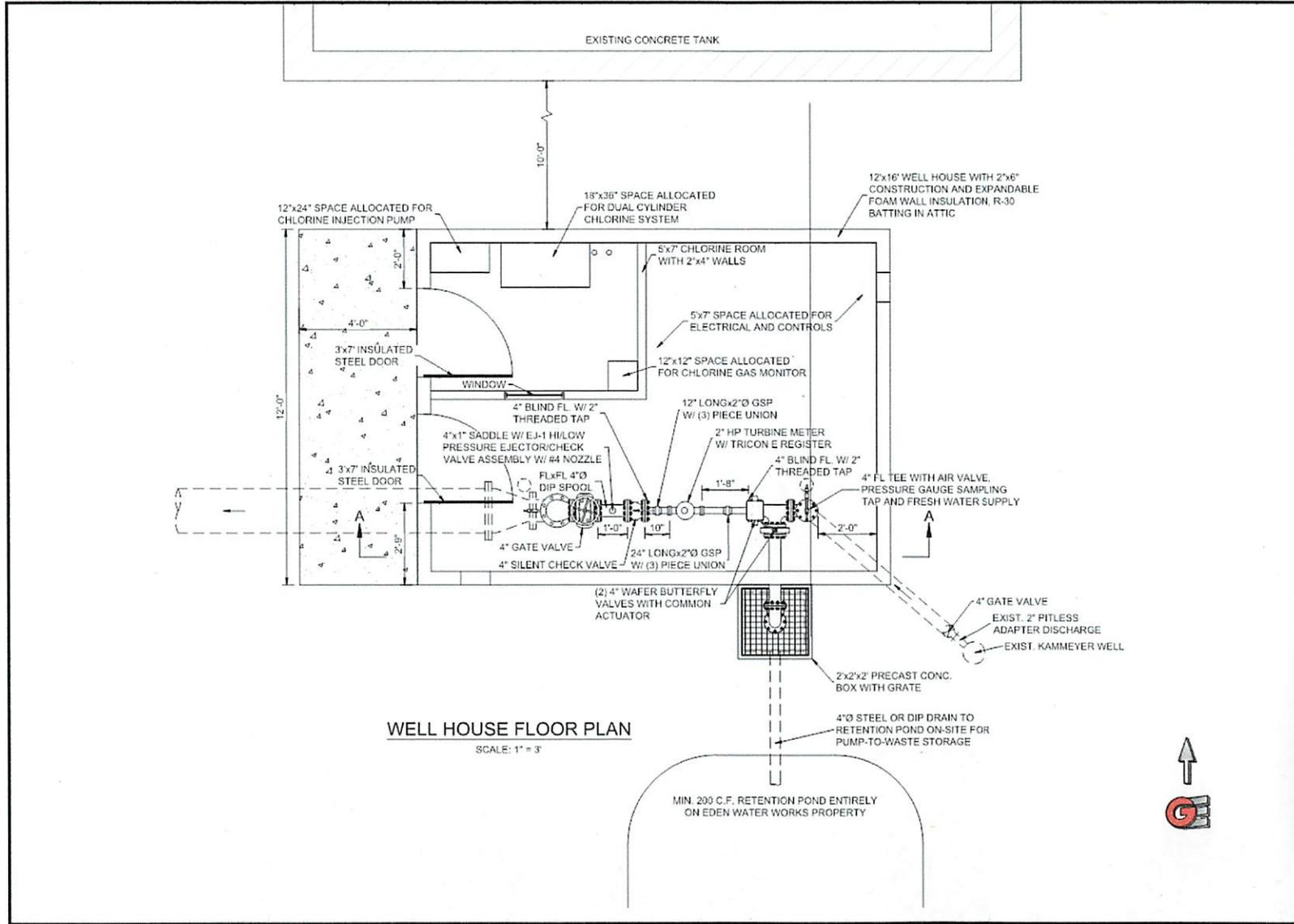
- B. Construction Drawings
- C. Street View Photos
- D. Aerial Photos
- E. Landscape Plan

Map 1



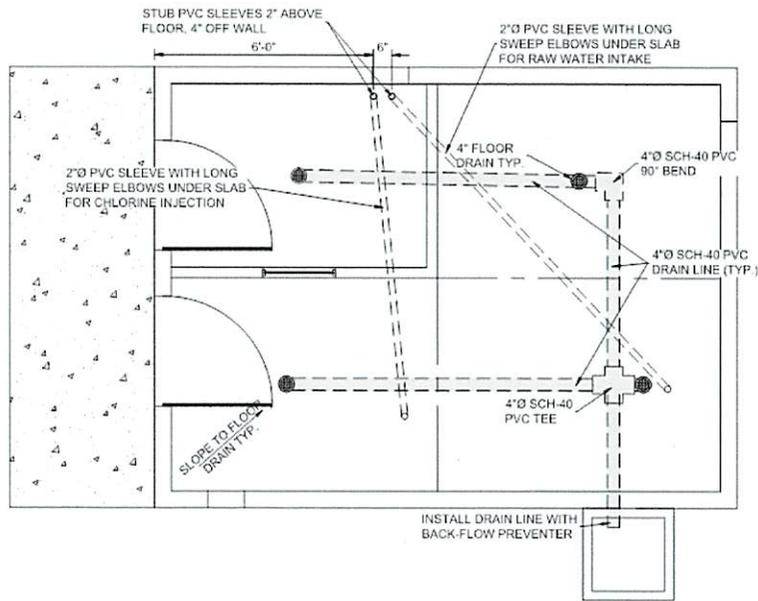
© 2019 GARDNER ENGINEERING, INC. All rights reserved. 220210024 CHLORINATION BLDG. 220210024 CHLORINATION BLDG. 220210024 CHLORINATION BLDG. 220210024 CHLORINATION BLDG. 220210024 CHLORINATION BLDG.





<p>EDEN WATERWORKS COMPANY KAMMEYER WELL HOUSE, CHLORINATION BLDG. WELL HOUSE FLOOR PLAN</p>	<p>EDEN, WEBER COUNTY, UTAH</p>
<p>GARDNER ENGINEERING CIVIL & LAND PLANNING MUNICIPAL - LAND SURVEYING</p>	<p>DATE: 2-25-2019 SCALE: AS NOTED DESIGNED BY: DRAWN BY: ESD CHECKED BY:</p>
<p>C3</p>	<p>8</p>

K:\Eden Water\2019 - System Improvements\Kammerer Well\2019 Chlorination Bldg\2019 Well House Floor Plan.dwg, 11:50:12 AM, 4/22/2019, RPS (General Engineering)



WELL HOUSE FLOOR PLAN

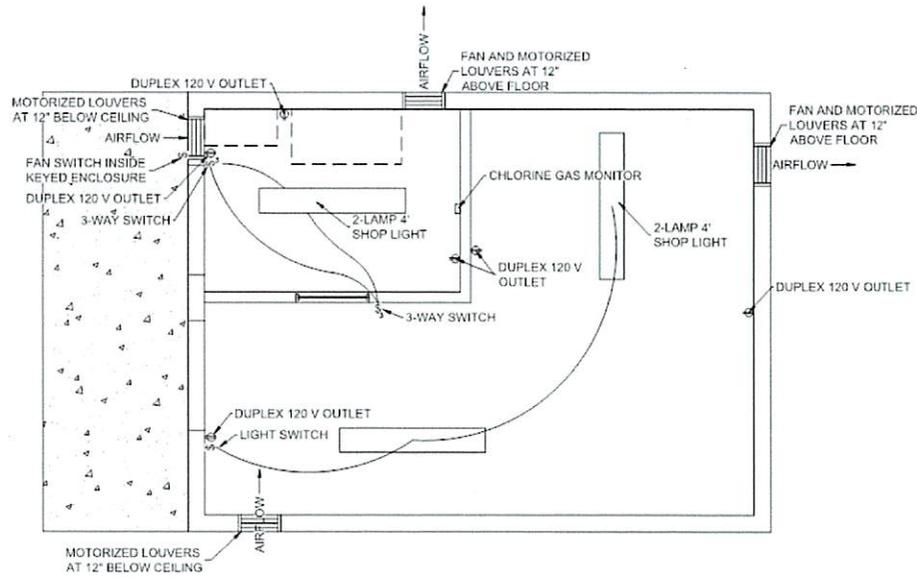
SCALE: 1" = 3'

NOTE:
ELECTRICIAN SHALL COORDINATE WITH SCADA CONTRACTOR (SCI AUTOMATION, INC 435-725-2600) TO ENSURE UNDERSLAB CONDUIT FOR ALL ELECTRICAL AND CONTROL WIRING.

- CONDUIT NEEDED FOR :
- GAS CYLINDER SCALES
 - GAS MONITOR
 - LINE PRESSURE ON SYSTEM-SIDE OF METER
 - FLOW METER
 - PUMP-TO-WASTE-VALVE POSITION INDICATOR



EDEN WATERWORKS COMPANY KAMMEYER WELL HOUSE, CHLORINATION BLDG. WELL HOUSE FLOOR PLAN		Date: 2-25-2019 Scale: AS NOTED Designer: DW Drafted: BSD Checked: DW
EDEN WATERWORKS COMPANY KAMMEYER WELL HOUSE, CHLORINATION BLDG. WELL HOUSE FLOOR PLAN	EDEN, WEBER COUNTY, UTAH	Revisions: Date: _____ Description: _____ Path: _____
GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING		C4 8



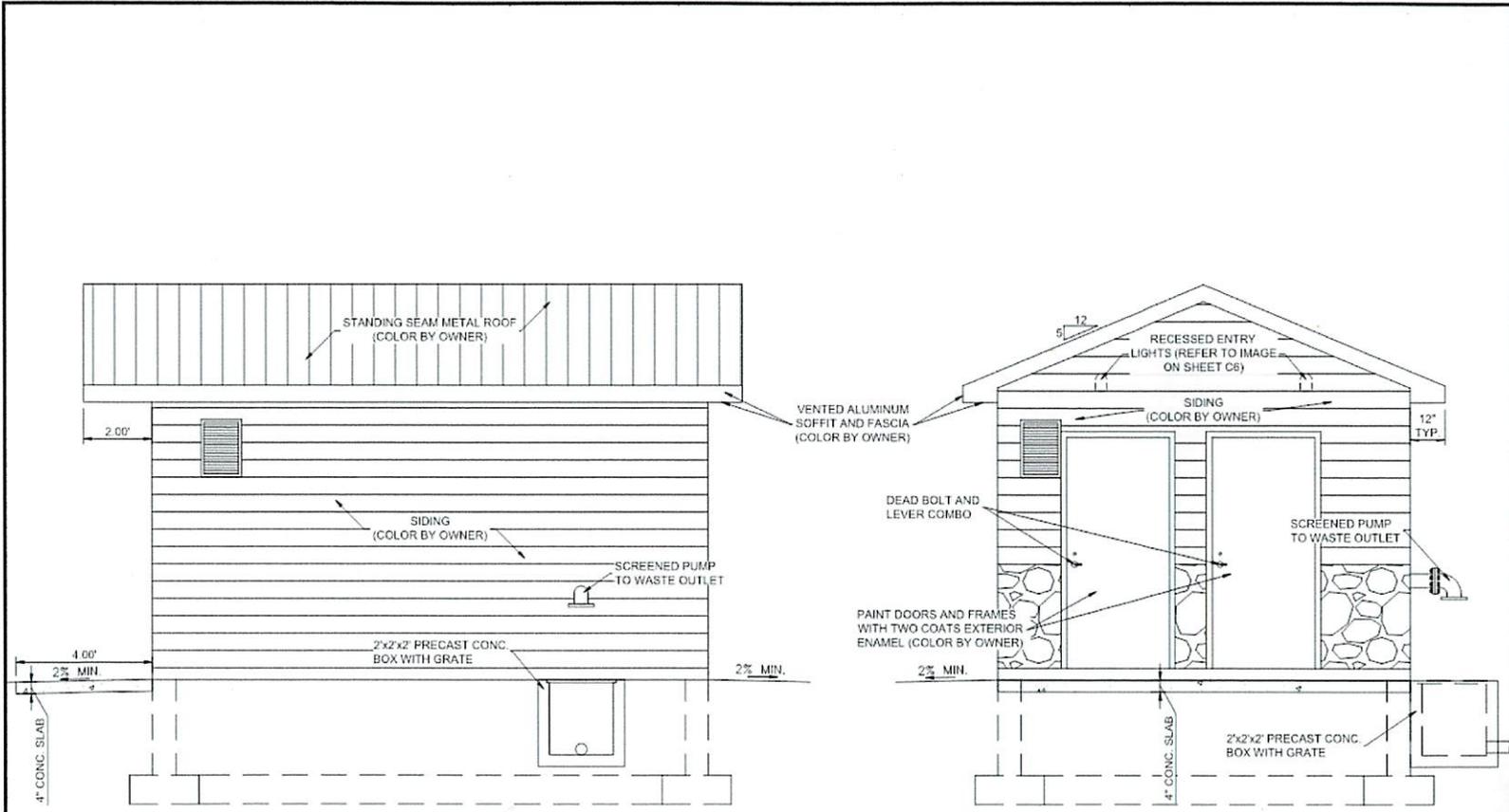
EXISTING 480 V 3'Ø
SERVICE METER BASE
AND DISCONNECT

WELL HOUSE ELECTRICAL PLAN

SCALE: 1" = 3'



EDEN WATERWORKS COMPANY KAMMEYER WELL HOUSE, CHLORINATION BLDG. WELL HOUSE ELECTRICAL PLAN EDEN, WEBER COUNTY, UTAH		Date: 2-25-2019 Scale: AS NOTED Designed BY: Drawn ESD Checked BY:
Revisions Date Description	Path	
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING		C5 8



SOUTH ELEVATION
SCALE: 1" = 3'

WEST ELEVATION
SCALE: 1" = 3'

NOTES:

1. SIDING MATERIAL AND COLOR BY OWNER. VINYL SIDING IS NOT PERMITTED SECTION 108-2-4 (2).
2. ALL ALUMINUM METAL TO BE PAINTED EARTH TONE.
3. RECESSED LIGHTING TO BE IN COMPLIANCE WITH SECTION 108-16 (OGDEN VALLEY OUTDOOR LIGHTING).

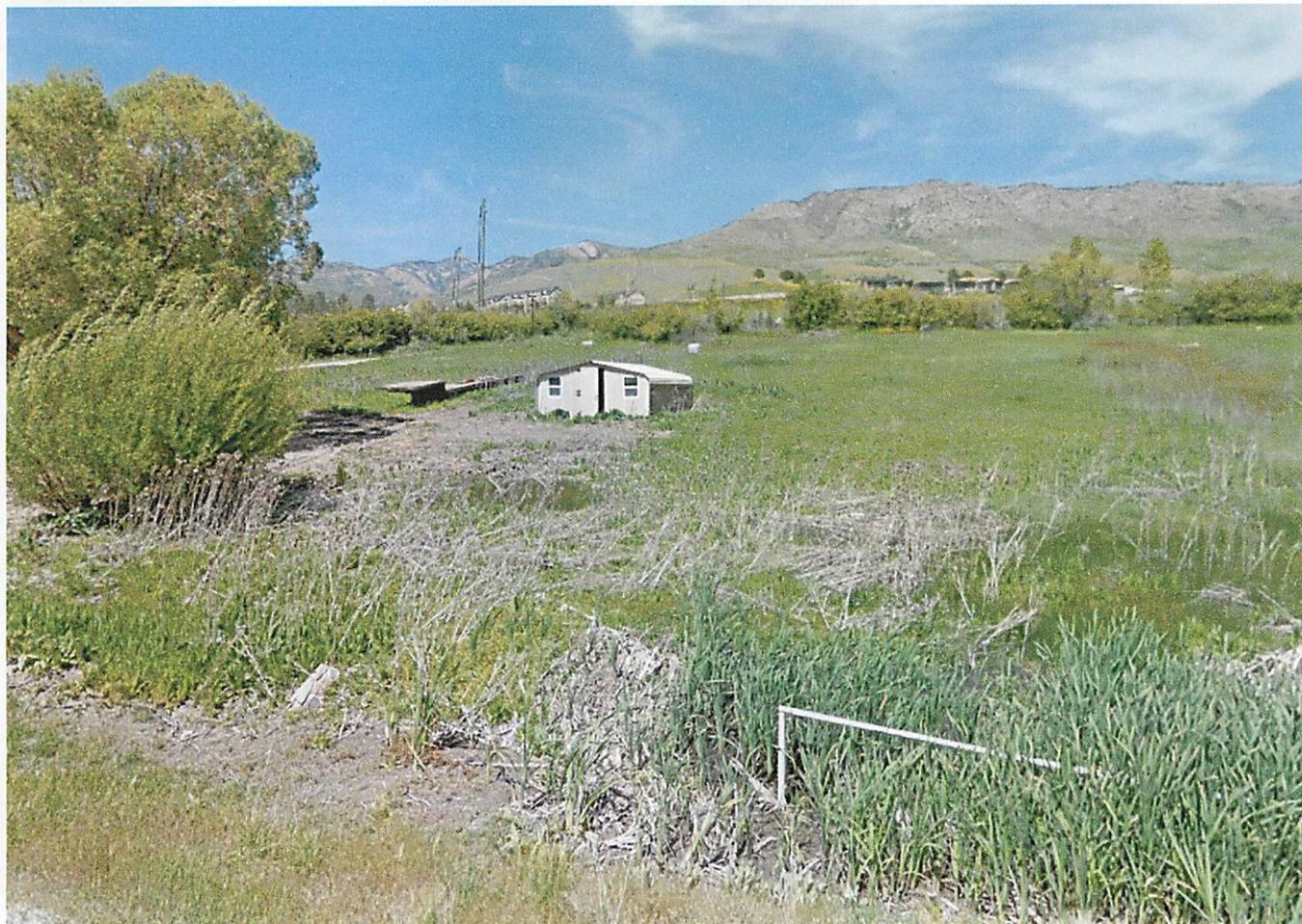
Revision	Date	Description
	2-25-2019	Scale AS NOTED
		Designed DW
		Drawn ESD
		Checked DW

EDEN WATERWORKS COMPANY
KAMMEYER WELL HOUSE, CHLORINATION BLDG.
 WELL HOUSE ELEVATIONS
 EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING

C6
 8

K:\Eden\Kam2019\2019-02-25\Kammerer Well House\Kammerer Well House.dwg, 11/13/2019 11:50:11 AM, AutoCAD 2019, User: dw, Plot: 11/13/2019 11:50:11 AM, Plotter: HP DesignJet T1100e, Scale: 1"=3'







Proposed Site



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for the final subdivision approval of Bobcat Ridge, a two phased 48 lot development located within the approved Powder Mountain Resort.
Application Type:	Administrative
Agenda Date:	Tuesday, March 26, 2019
Applicant:	SMHG, LLC
Authorized Agent:	Don Guerra
File Number:	UVB0607

Property Information

Approximate Address:	Powder Mountain
Project Area:	42.369 Acres
Zoning:	DRR-1
Existing Land Use:	Resort
Proposed Land Use:	Resort
Parcel ID:	23-012-0161
Township, Range, Section:	T7N, R2E, Sections 8

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Ski Resort/Resort Development

Adjacent Land Use

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Development History

- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application. The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- An amendment to reduce the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area. The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20-unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit "Nest" development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit "Nest" development and a lodge.
- Preliminary approval of Bobcat Ridge was granted by the Ogden Valley Planning Commission on August 7, 2018.

Background and Summary

The Planning Division recommends final subdivision approval of Bobcat Ridge, consisting of two phases with a total of 48 lots (see Exhibit A for the final plats). The Bobcat Ridge development is the next subdivision in a series of subdivisions that will be coming before the planning commission for review and approval. Bobcat Ridge will be located at the end of a public right of way known as Summit Pass and will be accessed by a private right of way known as White Pine Drive. The street system throughout the subdivision will be private right of ways and these private right of ways will serve as public utility easements for the required infrastructure for the development. The two phased development will have lots that range in size from 16,157 square feet (0.371 acres) to 66,883 square feet (1.535 acres) and all lots will gain access from the private right of way/street system within the development. The applicant has submitted the required information as outlined in the Uniform Land Use Code of Weber County (LUC) §106-1-5 and LUC Chapter 108 Section 5 for consideration and approval of the proposed subdivisions.

As part of the final subdivision requirements, the subdivision review process and approval procedure, the proposal has been reviewed against the current final subdivision ordinance and the standards of the DRR-1 zone. The proposed subdivision and lot configuration are in conformance with the current zoning and the Zoning Development Agreement Conceptual Land Use Plan (see Exhibit B for the ZDA Concept Plan) as well as the applicable subdivision requirements as required in the LUC. The proposed development has also been reviewed by all reviewing agencies. Based on these reviews, the application has met or will conditionally meet all of the requirements for final approval. The following is staff's analysis of the proposed final subdivision.

Analysis

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

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

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

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Chapter 106 and the standards in the DRR-1 zone in LUC Chapter 104 Title 29. The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision, with the recommended conditions, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential structures. The proposed development will create 48 lots with access and frontage along a private right of ways identified as White Pine Drive, Meadow Drive, and Aspen Drive. The proposed lots range in size from 16,157 square feet (0.371 acres) to 66,883 square feet (1.535 acres). The lots range in width from 52.76 feet to 312.88 feet. The following development standards will be reviewed upon submittal for land use approval for a single family dwelling unit:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

Based on the proposed lot configuration, the proposed lots meet the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone “D” as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone “D” are typically areas in which no analysis of flood hazards has been conducted.

Geotechnical and geologic hazard investigations have taken place by IGES for the proposed subdivision in accordance with the Natural Hazard Areas as outlined in LUC Chapter 108 Title 22. The site specific investigation for the proposed Lots 1 through 48 are in the IGES report Project # 01628-028 dated July 26, 2018. A final report has been submitted as part of the final subdivision submittal. The final report states that “The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during the construction. IGES staff or other qualified personnel should be on site to verify compliance with these recommendations.” Specific recommendations have been made for the development of the Bobcat Ridge site and it is being made a condition of approval that IGES staff is onsite to verify compliance with the recommendations and a verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.

Wetlands have been identified on the property and “Wetland Delineation Map” have been prepared by Bio-West. The County Engineer has accepted the maps for preliminary approval and a “Wetland Delineation Report” has been required to be submitted for review as part of the final subdivision submittal per the County Engineer. Final mitigation measures are being addressed with the Engineering Division.

A condition of approval that a “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. A “Capacity Assessment Letter” has been provided by Powder Mountain Water and Sewer Improvement District. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.

Review Agencies: The Weber County Surveyor’s Office and Weber County Engineering Division have reviewed the proposal and the applicant is addressing the areas of concern. The Weber Fire District have reviewed and approved the proposal.

Additional design standards and requirements: There may be additional site preparation in conjunction with each approved building permit. The proposed subdivision does require the creation of a new street system. A temporary turn around easement must located at the end of all temporary stubbed streets. Staff recommends adding language to be placed on the final plat that will vacate the easements upon recording the future phases. The applicant will be required to provide a cash escrow to be held by Weber County for the applicable improvements within the subdivision. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2018 property taxes have been paid. The 2019 property taxes will be due in full on November 30, 2019.

Staff Recommendation

Staff recommends final subdivision approval of Bobcat Ridge, a two phased 48 lot development located within the approved Powder Mountain Resort. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer are onsite during development to ensure that their recommendations are adhered to. A verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.
2. A “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
3. A cost estimate for the subdivision improvements shall be and an escrow account set up prior to the subdivision being forwarded to the County Commission for final approval.
4. A draft copy of any CC&R’s will be provided to the County for review by the applicable agencies prior to final approval.
5. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision are required prior to the subdivision receiving final approval from the Planning Commission and County Commission.
6. A temporary turn around easement must located at the end of all temporary stubbed streets.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
5. The proposed master planned development is in conformance with the approved Zoning Development Master Plan.

Exhibits

- A. Bobcat Ridge Final Plats Phase 1 & 2
- B. Zoning Development Agreement Conceptual Map

Location Map



BOBCAT RIDGE AT PONDER MOUNTAIN, PHASE 2

LOCATED IN ALL OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
HERN COUNTY, UTAH
NOVEMBER, 2012

FOUND HEREBY COUNTY LINE
PER HERN COUNTY
SUBVENT PER HERN COUNTY
SUBVENT, 2" BRASS CAP JOBS
GOOD CONDITION
FLUSH IN CONCRETE
DETAIL 'A'

NORTH-EAST CORNER SECTION 8
TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
FOUND HERE G.O. 4" BRASS CAP
GOOD CONDITION
2" ABOVE GROUND
DETAIL 'B'

NORTH QUARTER CORNER SECTION 8
TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
FOUND HERE G.O. 4" BRASS CAP
GOOD CONDITION
2" ABOVE GROUND
DETAIL 'C'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	400.00	46.10	171.73°	S89°07'47"W	86.42
C2	340.00	40.00	150.00°	S89°07'47"W	77.74
C3	175.00	20.00	77.32°	S89°07'47"W	39.37
C4	300.00	34.86	129.85°	S89°07'47"W	70.46
C5	200.00	24.26	93.70°	S89°07'47"W	48.25
C6	25.00	20.77	97.85°	S87°48'49"W	20.67
C7	54.50	48.48	176.21°	S89°07'47"W	60.89
C8	54.50	52.96	181.92°	S89°07'47"W	67.57
C9	54.50	56.56	187.64°	S89°07'47"W	74.25
C10	54.50	60.16	193.35°	S89°07'47"W	80.93
C11	54.50	63.76	199.07°	S89°07'47"W	87.61
C12	25.00	20.77	97.85°	S87°48'49"W	20.67
C13	40.00	34.86	155.70°	S89°07'47"W	70.46
C14	40.00	34.86	155.70°	S89°07'47"W	70.46
C15	40.00	34.86	155.70°	S89°07'47"W	70.46
C16	40.00	34.86	155.70°	S89°07'47"W	70.46
C17	25.00	20.77	97.85°	S87°48'49"W	20.67
C18	54.50	51.2	182.24°	S89°07'47"W	68.0
C19	54.50	48.48	176.21°	S89°07'47"W	64.02
C20	54.50	45.66	170.18°	S89°07'47"W	60.04
C21	54.50	42.84	164.15°	S89°07'47"W	56.06
C22	54.50	40.02	158.12°	S89°07'47"W	52.08
C23	25.00	20.77	97.85°	S87°48'49"W	20.67
C24	54.50	40.00	150.00°	S89°07'47"W	77.74
C25	54.50	42.84	156.03°	S89°07'47"W	83.81
C26	54.50	45.66	162.06°	S89°07'47"W	89.88
C27	54.50	48.48	168.09°	S89°07'47"W	95.95
C28	54.50	51.30	174.12°	S89°07'47"W	102.02
C29	54.50	54.12	180.15°	S89°07'47"W	108.09
C30	54.50	56.94	186.18°	S89°07'47"W	114.16

TABLE A (SEE PLAT NOTE 26)	
27	1
28	1
29	1
30	1
31	1
32	1
33	1
34	1
35	1
36	1
37	1
38	1
39	1
40	1
41	1
42	1
43	1
44	1
45	1
46	1
47	1
48	1
49	1
50	1

LINE TABLE		
LINE	LENGTH	BEARING
L1	112	S89°07'47"W
L2	40.27	S89°07'47"W
L3	41.69	S89°07'47"W
L4	43.11	S89°07'47"W
L5	44.53	S89°07'47"W
L6	45.95	S89°07'47"W
L7	47.37	S89°07'47"W
L8	48.79	S89°07'47"W
L9	50.21	S89°07'47"W
L10	51.63	S89°07'47"W
L11	53.05	S89°07'47"W
L12	54.47	S89°07'47"W
L13	55.89	S89°07'47"W
L14	57.31	S89°07'47"W
L15	58.73	S89°07'47"W
L16	60.15	S89°07'47"W
L17	61.57	S89°07'47"W
L18	63.00	S89°07'47"W
L19	64.42	S89°07'47"W
L20	65.84	S89°07'47"W
L21	67.26	S89°07'47"W
L22	68.68	S89°07'47"W
L23	70.10	S89°07'47"W
L24	71.52	S89°07'47"W
L25	72.94	S89°07'47"W
L26	74.36	S89°07'47"W
L27	75.78	S89°07'47"W
L28	77.20	S89°07'47"W
L29	78.62	S89°07'47"W
L30	80.04	S89°07'47"W
L31	81.46	S89°07'47"W
L32	82.88	S89°07'47"W
L33	84.30	S89°07'47"W
L34	85.72	S89°07'47"W
L35	87.14	S89°07'47"W
L36	88.56	S89°07'47"W
L37	89.98	S89°07'47"W
L38	91.40	S89°07'47"W
L39	92.82	S89°07'47"W
L40	94.24	S89°07'47"W
L41	95.66	S89°07'47"W
L42	97.08	S89°07'47"W
L43	98.50	S89°07'47"W
L44	99.92	S89°07'47"W
L45	101.34	S89°07'47"W
L46	102.76	S89°07'47"W
L47	104.18	S89°07'47"W
L48	105.60	S89°07'47"W
L49	107.02	S89°07'47"W
L50	108.44	S89°07'47"W
L51	109.86	S89°07'47"W
L52	111.28	S89°07'47"W
L53	112.70	S89°07'47"W
L54	114.12	S89°07'47"W
L55	115.54	S89°07'47"W
L56	116.96	S89°07'47"W
L57	118.38	S89°07'47"W
L58	119.80	S89°07'47"W
L59	121.22	S89°07'47"W
L60	122.64	S89°07'47"W
L61	124.06	S89°07'47"W
L62	125.48	S89°07'47"W
L63	126.90	S89°07'47"W
L64	128.32	S89°07'47"W
L65	129.74	S89°07'47"W
L66	131.16	S89°07'47"W
L67	132.58	S89°07'47"W
L68	134.00	S89°07'47"W
L69	135.42	S89°07'47"W
L70	136.84	S89°07'47"W
L71	138.26	S89°07'47"W
L72	139.68	S89°07'47"W
L73	141.10	S89°07'47"W
L74	142.52	S89°07'47"W
L75	143.94	S89°07'47"W
L76	145.36	S89°07'47"W
L77	146.78	S89°07'47"W
L78	148.20	S89°07'47"W
L79	149.62	S89°07'47"W
L80	151.04	S89°07'47"W
L81	152.46	S89°07'47"W
L82	153.88	S89°07'47"W
L83	155.30	S89°07'47"W
L84	156.72	S89°07'47"W
L85	158.14	S89°07'47"W
L86	159.56	S89°07'47"W
L87	160.98	S89°07'47"W
L88	162.40	S89°07'47"W
L89	163.82	S89°07'47"W
L90	165.24	S89°07'47"W
L91	166.66	S89°07'47"W
L92	168.08	S89°07'47"W
L93	169.50	S89°07'47"W
L94	170.92	S89°07'47"W
L95	172.34	S89°07'47"W
L96	173.76	S89°07'47"W
L97	175.18	S89°07'47"W
L98	176.60	S89°07'47"W
L99	178.02	S89°07'47"W
L100	179.44	S89°07'47"W
L101	180.86	S89°07'47"W
L102	182.28	S89°07'47"W
L103	183.70	S89°07'47"W
L104	185.12	S89°07'47"W
L105	186.54	S89°07'47"W
L106	187.96	S89°07'47"W
L107	189.38	S89°07'47"W
L108	190.80	S89°07'47"W
L109	192.22	S89°07'47"W
L110	193.64	S89°07'47"W
L111	195.06	S89°07'47"W
L112	196.48	S89°07'47"W
L113	197.90	S89°07'47"W
L114	199.32	S89°07'47"W
L115	200.74	S89°07'47"W
L116	202.16	S89°07'47"W
L117	203.58	S89°07'47"W
L118	205.00	S89°07'47"W
L119	206.42	S89°07'47"W
L120	207.84	S89°07'47"W
L121	209.26	S89°07'47"W
L122	210.68	S89°07'47"W
L123	212.10	S89°07'47"W
L124	213.52	S89°07'47"W
L125	214.94	S89°07'47"W
L126	216.36	S89°07'47"W
L127	217.78	S89°07'47"W
L128	219.20	S89°07'47"W
L129	220.62	S89°07'47"W
L130	222.04	S89°07'47"W
L131	223.46	S89°07'47"W
L132	224.88	S89°07'47"W
L133	226.30	S89°07'47"W
L134	227.72	S89°07'47"W
L135	229.14	S89°07'47"W
L136	230.56	S89°07'47"W
L137	231.98	S89°07'47"W
L138	233.40	S89°07'47"W
L139	234.82	S89°07'47"W
L140	236.24	S89°07'47"W
L141	237.66	S89°07'47"W
L142	239.08	S89°07'47"W
L143	240.50	S89°07'47"W
L144	241.92	S89°07'47"W
L145	243.34	S89°07'47"W
L146	244.76	S89°07'47"W
L147	246.18	S89°07'47"W
L148	247.60	S89°07'47"W
L149	249.02	S89°07'47"W
L150	250.44	S89°07'47"W
L151	251.86	S89°07'47"W
L152	253.28	S89°07'47"W
L153	254.70	S89°07'47"W
L154	256.12	S89°07'47"W
L155	257.54	S89°07'47"W
L156	258.96	S89°07'47"W
L157	260.38	S89°07'47"W
L158	261.80	S89°07'47"W
L159	263.22	S89°07'47"W
L160	264.64	S89°07'47"W
L161	266.06	S89°07'47"W
L162	267.48	S89°07'47"W
L163	268.90	S89°07'47"W
L164	270.32	S89°07'47"W
L165	271.74	S89°07'47"W
L166	273.16	S89°07'47"W
L167	274.58	S89°07'47"W
L168	276.00	S89°07'47"W
L169	277.42	S89°07'47"W
L170	278.84	S89°07'47"W
L171	280.26	S89°07'47"W
L172	281.68	S89°07'47"W
L173	283.10	S89°07'47"W
L174	284.52	S89°07'47"W
L175	285.94	S89°07'47"W
L176	287.36	S89°07'47"W
L177	288.78	S89°07'47"W
L178	290.20	S89°07'47"W
L179	291.62	S89°07'47"W
L180	293.04	S89°07'47"W
L181	294.46	S89°07'47"W
L182	295.88	S89°07'47"W
L183	297.30	S89°07'47"W
L184	298.72	S89°07'47"W
L185	300.14	S89°07'47"W
L186	301.56	S89°07'47"W
L187	302.98	S89°07'47"W
L188	304.40	S89°07'47"W
L189	305.82	S89°07'47"W
L190	307.24	S89°07'47"W
L191	308.66	S89°07'47"W
L192	310.08	S89°07'47"W
L193	311.50	S89°07'47"W
L194	312.92	S89°07'47"W
L195	314.34	S89°07'47"W
L196	315.76	S89°07'47"W
L197	317.18	S89°07'47"W
L198	318.60	S89°07'47"W
L199	320.02	S89°07'47"W
L200	321.44	S89°07'47"W
L201	322.86	S89°07'47"W
L202	324.28	S89°07'47"W
L203	325.70	S89°07'47"W
L204	327.12	S89°07'47"W
L205	328.54	S89°07'47"W
L206	329.96	S89°07'47"W
L207	331.38	S89°07'47"W
L208	332.80	S89°07'47"W
L209	334.22	S89°07'47"W
L210	335.64	S89°07'47"W
L211	337.06	S89°07'47"W
L212	338.48	S89°07'47"W
L213	339.90	S89°07'47"W
L214	341.32	S89°07'47"W
L215	342.74	S89°07'47"W
L216	344.16	S89°07'47"W
L217	345.58	S89°07'47"W
L218	347.00	S89°07'47"W
L219	348.42	S89°07'47"W
L220	349.84	S89°07'47"W
L221	351.26	S89°07'47"W
L222	352.68	S89°07'47"W
L223	354.10	S89°07'47"W
L224	355.52	S89°07'47"W
L225	356.94	S89°07'47"W
L226	358.36	S89°07'47"W
L227	359.78	S89°07'47"W
L228	361.20	S89°07'47"W
L229	362.62	S89°07'47"W
L230	364.04	S89°07'47"W
L231	365.46	S89°07'47"W
L232	366.88	S89°07'47"W
L233	368.30	S89°07'47"W
L234	369.72	S89°07'47"W
L235	371.14	S89°07'47"W
L236	372.56	S89°07'47"W
L237	373.98	S89°07'47"W
L238	375.40	S89°07'47"W
L239	376.82	S89°07'47"W
L240	378.24	S89°07'47"W
L241	379.66	S89°07'47"W
L242	381.08	S89°07'47"W
L243	382.50	S89°07'47"W
L244	383.92	S89°07'47"W
L245	385.34	S89°07'47"W
L246	386.76	S89°07'47"W
L		

Overall Master Plan



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

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

DEVELOPMENT AREAS

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