

Thursday, July 1, 2021



BOARD OF ADJUSTMENT

MEETING AGENDA

Thursday, July 8, 2021

4:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/85235255594>

Meeting ID: 852 3525 5594

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- *Pledge of Allegiance*
- *Roll Call*

Regular Agenda Items

1. **Minutes:** April 22,2021
2. **BOA 2021-08** Consideration and action on a request for a 25-foot variance to the 75' stream corridor setback for Lot 7 of Hidden Oaks at Wolf Creek.
Staff Presenter: Felix Lleverino, Applicant: Scott Bracken

Adjournment

The Board of Adjustments meeting will be held in person in the Commission Chamber, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

&

Via Zoom Video Conferencing at the link listed above.

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

Minutes of the Board of Adjustments meeting of April 22, 2021, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1, Ogden UT at 4:30 p.m.

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Members Present: Kevyn Grimes-Chair
Bryce Froerer
Laura Warburton
Rex Mumford

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner II, Brandan Quinney, Legal Counsel; Marta Borchert, Secretary

- Pledge of Allegiance
- Roll Call

Minutes: approval of the March 18, 2021, meeting minutes. Minutes were approved as presented.

BOA2021-04: Consideration and action on a request for a 10' variance to the front yard setback to facilitate the construction of a single-family residence at 6706 E 6675 N, Eden.

Mr. Lleverino gives an overview of the applicant's requests and shows architectural renderings of they want to build on the property. He notes that part of the applicant's argument is concerning an approval which was granted for another resident. He notes that the applicant is online in case there are any questions.

Rex Mumford asks if it is a 50 ft right of way with the paved road. Mr. Lleverino states that this is correct. Mr. Mumford states that looking at the house on the lot it looks like the house has been shifted forward, it looks like it could fit on the lot with no variance. Mr. Lleverino states that it looks like that might be a possibility. Laura Warburton notes that the staff report states the reason for bringing it forward was for the driveway. The topography there is steep enough that it causes problems. Mr. Mumford asks if a prior granted variance can be used as an argument. Director Grover states that it cannot be used as an argument. They must look at what is unique about the specific site. They could look at how the parking could be accommodated for guests.

Laura Warburton asks if the setback would be inclusive of the driveway. Director Grover states that looking at this specific site they have a 15 ft. variance but the way the house is positioned it would allow for 5 more ft. in addition to the garage's setback. There would be sufficient parking in the driveway for guests to park it would still meet the driveway parking requirements.

Rex Mumford states that because of the nature of the home, there would be sufficient room to park off the right of way. He asks if they were to grant the variance what would prevent the applicant from building the garage of the 15 ft mark. Director Grover states that they would need to include as a condition as a part of the motion. The motion could be made that the home be pushed back to accommodate for parking.

Bryce Froerer asks why the house cannot be moved back on the lot. Mr. Lleverino states that it is the most favorable location because of the view. They wanted to be as far forward as possible to get the best view. Laura Warburton states that there was mention about the grading concerning the driveway.

Gregg D'Alessandro 2 N Finley Ave, Basking Ridge NJ 07920 states that he and his wife want to build their retirement home there. He states that they cannot put the house up higher because of the steepness of the lot. If they put the house higher the driveway will be incredibly steep. It has been designed to accommodate parking and keep the vehicles off the road. There will room for 2 vehicles in the driveway and 2 in the garage; this is to help avoid vehicles being on the road and impeding traffic. Mr. D'Alessandro then shows a photo of the lot and explains that the house next to it sought the same variance and is built less than four feet from the property line. Because of this the house impedes the view from his lot and having to push the driveway back would mean making the driveway extremely steep. Director Grover states that there are certain things that can be worked out from certain findings, such as topography; a view is not one of them.

Bryce Froerer asks if there is any way to make an access point from the back of the house. Mr. D'Alessandro states that there is no road to access the back of the lot. Director Grover confirms that there is a ski trail behind the lot, but it is not accessible to vehicles.

Chair Grimes asks if there is any public comment.

Micheal DieschBourg 6719 E 6725 N, comments that he would be willing to accept Gregg's request for the variance, this is a way to improve the neighborhood.

Paul Fejtek asks if it would be possible to have a graded driveway in order to accomplish safe driveway access. Mr. D'Alessandro comments that because of the house being so far back he cannot get a flat driveway, too much material would have to be removed.

Rex Mumford states that the other variances are not applicable, and it could get them into trouble. He states that topography is an issue with this lot. If the home were set back more, they would have to excavate deeper to mitigate some of the steepness of the driveway.

Laura Warburton states that she disagrees because of the topography, and they are looking at what is best to build. If the garage and the drive meet the standard current code that can provide for off street parking. She states that she sees no harm in granting this. She states that she does not care that the neighbors have done the same thing except that it shows that it is reasonable.

Bryce Froerer states that he has the same concerns that Mr. Mumford had. When the applicant bought the lot, it was the same shape and grade with the same challenges. It seems that because the neighbor was granted a variance, they are being asked to grant this variance so that he will have a view. He adds that he can appreciate the topography and the changes of elevation. If this is granted, he would expect there to be a flat driveway. He is not convinced that moving it back 5 feet would require the excavation to be able to have a flat driveway or have a slight grade on the driveway. He states that he does not see how this is a hardship for the applicant. He adds that it sets a precedence, and they will likely receive the same request for the next three lots. He asks if it is the Board responsibility to approve the challenges when an owner wants to build a retirement home.

Director Grover states that when making a decision the Board must look at the criteria listed and base their decision on those criteria. If the decision is challenged staff need to be sure the decision is based on all the criteria. If it does not meet all the criteria, it cannot be approved.

Brandan Quinney states that the Board is not required to grant a variance, it may, it is not a must or a shall. It is within the discretion of the Board to deny a variance. It does not have to be justified by law; it is just an exception to the rule. The assumption is that the land use code will always be followed. The Board of Adjustment only grants them in its discretion.

MOTION: Rex Mumford moves to deny BOA 2021-04: Consideration and action on a request for a 10' variance to the front yard setback to facilitate the construction of a single-family residence at 6706 E 6675 N, Eden. This is based on finding that there is no unreasonable hardship that needs to be mitigated. Bryce Froerer seconds. Motion carries (3-1)

MOTION: Laura Mumford moves to reopen item and reconsider and discuss BOA 2021-04 Consideration and action on a request for a 10' variance to the front yard setback to facilitate the construction of a single-family residence at 6706 E 6675 N, Eden. Bryce Froerer seconds. (4-0) motion carries.

Bryce Froerere feels that Parking is a big concern. He states that it would support a 5 ft variance rather than a 10 ft. He would support a 5ft if all other conditions are met.

Rex mumford states that he would be okay with granting this variance if the layout of the house is the same.

MOTION: Laura Warburton moves to approve BOA 2021-04: Consideration and action on a request for a 5' variance to the front yard setback to facilitate the construction of a single-family residence at 6706 E 6675 N, Eden based on the condition that the house layout stays the same and following finding that it is within the bounds of the Ogden Valley General Plan and there is a hardship with the steepness of the lot. and that it meets the following standards: *a. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Land Use Code. 1. In determining whether or not literal enforcement of the land-use code would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought, and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. 2. In determining whether or not literal enforcement of the land-use code would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic. Staff Report to the Weber County Board of Adjustment Weber County Planning Division b. There are special circumstances attached to the property that do not generally apply to other properties in the same zone. 1. In determining whether or not there are special circumstances attached to the property, the appeal authority may find that special circumstances exist only if the special circumstances relating to the hardship complained of, and deprive the property of privileges granted to other properties in the same zone. c. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone. d. The variance will not substantially affect the general plan and will not be contrary.*

Rex Mumford seconds. Motion carries (4-0)

Rules of Order: Approval of Rules of Order

The Board discusses the proposed changes to the rules of order. as listed in the Rules of Order document attached.

Brandan Quinney states that he will make the changes available to the public.

MOTION: Laura Warburton moves to approve the rules of order as discussed. Bryce Froerer seconds. Motion carries. (4-0).

Director Grover states that since the Planning Commission Dinner was canceled, he would like to have it in one of the coming months. He asks what month would work for everyone. Board members agree that September would be a good month.

MOTION: Laura Warburton moves to adjourn the meeting. Bryce Froerer seconds. Motion carries (4-0)

Adjournment: 7:30 PM

**WEBER COUNTY BOARD OF ADJUSTMENT
RULES OF PROCEDURE AND ETHICAL CONDUCT**

A Board of Adjustment shall be governed by the provisions of all applicable Statutes, County Ordinances and these rules.

I

MEMBERS

The Board of Adjustment shall each consist of five voting members, and two alternates, all of whom shall be citizen members appointed by the County Commission in accordance with the provisions of Utah Code Annotated and Weber County Ordinances.

II

OFFICERS AND DUTIES

A. Chair and Vice Chair

The Board of Adjustment shall annually elect a Chair and Vice Chair from its membership. Each officer shall hold office for a one-year period and not longer than two years consecutively. The Chair shall be elected from the voting members of the Board of Adjustment by a majority of the total membership. The Chair, or in his/her absence or incapacity, the Vice Chair, shall preside over all meetings of the Board of Adjustment and shall execute all official documents and letters of the Board of Adjustment.

B. Secretary

The Director of Planning or his/her designated Staff member shall be the Secretary of the Board of Adjustment.

III

MEETINGS

A. Quorum

Three (3) or more members shall constitute a quorum for the transaction of business and the taking of official action; however, in the case of only three members in attendance, a unanimous vote shall be required to approve or deny an application.

B. Time and Place of Meetings

Regular meetings shall be held on the second and fourth Thursdays of each month, as needed, or at the call of the Chair, at a time to be scheduled by Staff in the Weber County Commission Chambers of the Weber Center, 2380 Washington Blvd., Ogden. The date of the regular meeting may be changed by the majority of the total membership of the Board of Adjustment provided at least one week notice is given each member of the new date of a regular meeting.

C. Special Meetings

A special meeting may be called at any time by the Chair or by a majority vote of the Board at any regular meeting. Notice shall be given to each Board member of the time and purpose of every special meeting of the Board at least twenty four (24) hours prior to such meeting. Such notice shall be delivered to each member of the Board personally, by telephone, or by United States Mail, directed to the Board member to be notified, at the member's residence, and mailed not less than three (3) days prior to the time fixed for such special meeting. It is specifically provided, however, that any member may, in writing, waive prior notice of the time, place, and purpose of such meeting; and such waiver, if made, shall be deemed a waiver of prior notice of the time and purpose thereof.

D. Work Sessions

Work sessions may be held as part of a regular Board meeting or called in the same manner as a special meeting in order for the Board to discuss matters at greater length or to obtain additional background information. The Board shall take no vote during such work session, except to give directions to Staff regarding the presentation of options for future consideration.

E. Length of Meetings

At 8:30 p.m., the Board of Adjustment will finish the item presently being considered. All items remaining to be heard will be forwarded to the next agenda for consideration.

FG. Meetings Open to the Public

All regular or special meetings of the Board of Adjustment shall be open to the public.

GD. Electronic Meeting Option

The Utah Open and Public Meetings Act allows public bodies to hold electronic meetings, subject to certain requirements. The Board of Adjustment hereby adopts the following rules to allow electronic meetings and govern their use. If future changes in state law conflict with these rules, the conflicting provisions of the new state law shall be automatically incorporated into these rules by reference, superseding the conflicting provisions of these rules, until the rules can be amended to conform to the new state law.

Electronic Meeting -Requirements. The Board of Adjustment will only hold an electronic meeting in the following circumstances:

1. a matter coming before the Board requires prompt attention;
2. the Secretary of the Board determines that there will not be a quorum present for the next meeting unless the Board allows one or more members to attend electronically; and
3. the Chair, or the Vice Chair in the absence of the Chair, determines that all items on the proposed agenda are appropriate for discussion and action in an electronic meeting.

[Anchor Location.](#) Electronic meetings will originate from an “anchor location,” as required by state law. The anchor location will be the regular meeting location in the Weber Center, 2380 Washington Blvd., Ogden, Utah. As with regular meetings, interested persons and members of the public may attend and monitor the open portions of the meetings at that location.

[Notice.](#) In accordance with state law, public notice shall be given as required for a regular meeting, including posting written notice in the Weber Center, [on the Utah Public Notice Website, and to at least one newspaper of general circulation within Weber County or a local media correspondent.](#) This public notice shall be given no less than 24 hours before the meeting. Notice of the electronic meeting shall also be given to members of the Board at least 24 hours before the meeting and shall include a description of how the members will be connected to the electronic meeting.

[H.E.](#) [Order of Business](#)

The order of business shall be:

1. [Chair opens the meeting and welcomes those in attendance](#)
2. [Pledge of Allegiance](#)
3. [Roll call. At all meetings before proceeding to business, the roll of the Board members shall be taken and the names of those present and those absent shall be entered on the record.](#)
4. [Approval of minutes of prior meetings](#)
5. [Director of Planning reads opening meeting statement](#)
6. [Chair asks Board members if there are any ex parte communications or conflicts of interest to disclose](#)
7. [Consent Agenda](#)
8. [Petitions, Applications and Public Hearings](#)
 - a. [Administrative Items](#)
 - i. [Old Business](#)
 - ii. [New Business](#)
 - b. [Legislative Items](#)

i. Old Business

ii. New Business

9. Public Comment for Items not on the Agenda

10. Board Member Remarks

11. Planning Director Report

12. Legal Counsel Remarks

13. Chair Adjourns Meeting

~~1. Approval of the minutes of previous meeting~~

~~2. Petitions for Variance, Special Exceptions or other applicable matters.~~

~~3. Other Business~~

~~4. Adjournment~~

On a motion supported by a majority of the members present, the Board of Adjustment may change the order of business or consider matters out of order for the convenience of the applicants or other interested persons.

IF. Approval of Minutes from Prior Meetings

Approval of Minutes In-Person. The Chair shall ask the Board if they have had the opportunity to read the minutes and if there are any additions or corrections. Upon hearing from the Board, the Chair shall declare the minutes approved either as presented or amended. If the Board has not had an opportunity to review the minutes, approval shall be postponed to the next meeting.

Approval of Minutes through Email. As an alternative procedure, the Board may approve minutes through email communication, when requested by staff or by any member of the Board. When such a request is made, the Secretary shall send the draft minutes to all Board members. After all members who were present at the meeting have responded, and after a majority of those members have given their approval, the Chair may declare the minutes approved. Otherwise, the minutes shall be placed on the next meeting agenda for

approval. If minutes get approved through email communication, the approval shall be stated on the record at the next meeting.

J. Order of Consideration of Items

Any person may appear in person, by agent or attorney at any meeting of the Board of Adjustment

The following procedure will normally be observed in a public hearing or other matter before the Board of Adjustment; however, it may be rearranged by the Chair for individual items, if necessary, for the expeditious conduct of business:

1. Chair introduces item;
2. Abstentions, conflicts of interest and challenges are entertained and any declaration of conflicts of interest and ex parte contacts;
3. Staff makes a presentation on the criteria, standards, and recommendations;
4. Applicant or applicant's agent presents evidence for the proposal;
5. Any opponents and/or proponents may comment;
6. Board members may question staff, applicant, or opponents on all the above;
7. Applicant's rebuttal if requested;
8. Closing of the public comment, if applicable;
9. Concluding comments of Staff or Staff summary and recommendations;
10. Concluding deliberations of the Board Members;
11. Motion is made and seconded; the Board discusses the item and votes. Members are allowed to openly discuss the proposal and may further question any party appearing for or against the proposal as necessary, but generally questions should be asked while the public hearing is open. The Chair outlines possible actions: approval, disapproval, continue, or approval with conditions.

K. Procedure of Motions

Making of Motions. Upon review of the full public record on a request and due deliberation among the members

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of the Board of Adjustment, any Board member, except for the Chair, may make a motion; however, any Board member may second a motion. The motion shall include not only the direction of the motion, but shall also include the recitation of specific findings of fact supporting such motion. A second shall be required for each motion citing compatible findings. Other members of the Board may support the motion adding compatible findings. A motion shall die in the absence of a second. Discussion of the motion should not take place until it has been seconded and the Chair has stated the motion and called for discussion.

Withdrawing or Modifying a Motion. When a motion has been made but not yet stated by the Chair, whether or not it has been seconded, it can be withdrawn or modified by the mover if the member simply says, "Chair, I withdraw the motion." If the mover wishes to modify his/her motion, he/she should specify the modification. Any member may suggest that the mover withdraw or modify his/her motion, but only the mover may do so. If a motion is modified before being stated by the Chair, the second may withdraw his/her second. After the Chair states a motion, it is the property of the Board. It can be withdrawn or modified at any time before final voting by a majority vote to withdraw or modify.

Motion must be Germane. No motion or proposition on a subject different from that under consideration is in order and no such motion or proposition shall be admitted under color of amendment.

Motions to Deny. Where a motion to deny a request has been defeated, a Board member shall make another motion to dispose of the issue.

Amendments. All amendments must relate to the same subject as the original motion, resolution, proposition or ordinance. All amendments to the main motion require a second. If any amendment is offered, the question shall be first upon the amendment. An amendment may be tabled without prejudice to the main motion or question. When an amendment is proposed to any pending measure shall be laid on the table, such action shall not carry with it or prejudice such measure. If any amendment be offered, the question shall be first upon the amendment.

Friendly Amendments. A Board member may make a friendly amendment without a formal motion with unanimous consent of the members present. Typically, such motions are appropriate for clean-up items or an

issue discussed but inadvertently neglected by the maker of the motion.

L. Procedure for Reconsiderations

A motion to reconsider a motion must be made in the same meeting as the motion that was voted on. It can only be made by a member who voted on the prevailing side and must be seconded. Any Board member, regardless of vote on the main motion, may second the motion. This motion may be discussed. It can be made to a vote that was either affirmative or negative. This type of motion proposes no specific change in a decision but simply proposes that the original question be reopened. It requires a majority vote and cannot be reconsidered.

M. Procedure for Discussion

No member of the Board shall interrupt or question another Board member without obtaining the other Board member's consent. To obtain such consent, the Chair shall be addressed requesting to interrupt or ask a question; e.g., "Chair (name) I would like to ask Board member (name) a question or make a comment." The Board member speaking has the discretion to allow an interruption.

N. Voting

Deciding Votes. An affirmative vote of the three (3) or more of the voting members present at the meeting shall decide all matters under consideration by the Board of Adjustment ~~unless otherwise provided for in these rules.~~ Voting shall be by voice vote and conducted by the Chair, or the Chairs designee, in a roll call fashion. The Chair votes on all questions unless the Chair has declared a conflict of interest on a specific issue under consideration before the Board of Adjustment. ~~No voting member of the Board shall be allowed to abstain from voting on any matter under consideration by the Board, unless that member has declared a conflict of interest on the matter under consideration before the Board of Adjustment.~~

Board Members Required to Vote - Late Voting. No member may abstain from voting unless there is a conflict of interest, ex parte contact where the board has voted by motion disqualifies the voting member, or the member has not been present during the discussion of any matter and feels he/she has insufficient information

on which to act ~~may abstain~~. A member entering the Chamber after the question is put and before it is decided, may have the question stated, record his/her vote, and be counted. ~~If one or more members lawfully abstain from voting, then an affirmative vote of the majority of voting members present at the meeting shall decide all matters under consideration.~~

Roll Call on Final Passage. The vote upon the final passage of all business shall be by aye (yeses) and nay (no's) given by members of the Board by voice vote. ~~In recording votes on roll call, the Secretary shall record and report those absent or not voting.~~The Chair, or the Chair's designee, shall record the votes and the names of those who ~~have abstained from voting~~. The Chair shall announce the result.

Changing Vote Before Decision Announced. Any member may change his/her vote before the decision of the question has been announced by the Chair, unless another member objects to the change, then the voting member must obtain the permission of the Board of Adjustment by general consent or motion.

Changing Vote After Decision Announced. When a vote is taken on roll call on any question, no member shall be permitted to vote or to change his/her vote after the decision is announced by the Chair.

Tie Votes. If a motion regarding any matter before the Board receives an equal number of votes in the affirmative and in the negative, the motion fails. The Board shall continue to make motions until a majority vote is obtained. The option of continuing an item with the possibility that an odd number of members of the Board would be at a subsequent meeting may be considered.

Explaining Vote. After the vote is taken, any member of the Board desiring to explain his/her vote shall be allowed an opportunity to do so.

Not to Vote Unless Present. No member of the Board may vote on any question unless the member is present when the vote is taken and when the result is announced. No member may give his/her proxy to any persons whomsoever.

O. Decisions

Decisions and/or recommendations of the Board of Adjustment shall be final at the end of the meeting at which the matter is decided. The Board of Adjustment Staff shall send a Letter of Decision to the applicant, his/her attorney or agent.

P. Time Limits

The Chair may impose equitable time limits if deemed necessary for the expeditious conduct of the public meeting.

Q. Conduct of Persons Before the Board of Adjustment

Proceedings shall at all times be orderly and respectful. The Chair may refuse to recognize or exclude from the hearing anyone who:

1. Is disorderly, abusive, or disruptive;
2. Takes part in or encourages audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive to the hearing;
3. Comments without first receiving recognition from the Chair and stating his/her full name and residence; or
4. Presents irrelevant, immaterial, or repetitious evidence.

Persons making presentations or providing comments to the Board of Adjustment shall address the Board from the podium or microphone and not from the audience; shall address all comments to the Board; and may not directly question or interrogate other persons in the audience.

R. Document of the Board of Adjustment

All materials submitted to the Board of Adjustment regarding a request shall be entered into the public record by the Chair by indicating that the material is "accepted for the record;" provided, however, that a staff report submitted to the Board as part of the agenda shall automatically become part of the public record. All notices, agendas, requests, agency or consultant letters or reports, staff reports, minutes of meetings, and resolutions of record shall constitute the documents of the Board of Adjustment and shall be indexed as public record.

SG. Parliamentary Procedure

Parliamentary procedure in Board of Adjustment meetings shall be governed by Robert's Rules of Order, as revised.

TH. Suspension of Rules

The Board of Adjustment may suspend any of these rules by a majority vote of the entire Board.

UI. Record of Meetings

The Secretary of the Board of Adjustment shall keep an accurate record of the proceedings and perform other duties as the Board of Adjustment may determine. The Secretary shall also prepare and post written minutes of meetings in accordance with the time requirements set forth in Utah Open and Public Meetings Act. Upon completion of draft minutes, the Secretary shall circulate copies to the members of the Board of Adjustment for review. To expedite the approval of minutes, members of the Board of Adjustment are authorized to recommended corrections and approve minutes through email correspondence coordinated by the Chair.

VJ. Preparing the Meeting Agenda

The Planning Director or his designated Staff member shall review items proposed for the Board of Adjustment meeting agenda to determine whether all requirements necessary for Board of Adjustment consideration have been complied with. The Board shall establish reasonable deadlines for submission of applications and other items for Board of Adjustment consideration prior to a Board of Adjustment meeting to allow sufficient time for staff and agency review.

WK. Non Performance or Misconduct - Removal from Office

In the event any member of the Board of Adjustment shall fail to attend more than seventy percent of the Board of Adjustment meetings held during any one year, the member may be removed from office by an affirmative vote of the majority of the County Commission. Any member of the Board of Adjustment may be removed for

cause, upon written charges, by an affirmative vote of the majority of the County Commission. The member shall be provided a public hearing, if requested.

IV

CONSIDERATION OF APPLICATIONS

A. Meeting Procedure

~~Any person may appear in person, by agent or attorney at any meeting of the Board of Adjustment. The order of procedure in the meeting of each application shall be as follows:~~

~~1. Presentation by the Planning Staff of the application, including staff recommendation.~~

~~Presentation shall include the reading of pertinent written comments or reports concerning the application.~~

~~2. Additional presentation by applicant or his/her agent.~~

~~3. Public comments in favor of application.~~

~~4. Public comments against application.~~

~~5. Rebuttals by invitation of the Chair.~~

B. Decisions

~~Decisions and/or recommendations of the Board of Adjustment shall be final at the end of the meeting at which the matter is decided. The Board of Adjustment Staff shall send a Letter of Decision to the applicant, his/her attorney or agent.~~

IV

RULES OF ETHICAL CONDUCT FOR A BOARD OF ADJUSTMENT MEMBER

Preamble

1. Ethical practice has special relevance to all people who are charged with responsibilities in public service. Board members, whose decisions and actions have long-range consequences for later generations, must be keenly concerned to adhere to ethical principles.
2. Codes of ethics, as commonly adopted, present a catalog of temptations that are prohibited. It cannot be an exhaustive catalog: human imagination is sufficiently rich to discover new variations of old temptations. The existence of a code simply puts a challenge, to some, to find a gap or loop-hole. Emphasis must be put not on the letter of prohibition but on the spirit of observance. A performance standard of ethical behavior will be superior to a specification standard.

A. Conflict of Interest

A Board of Adjustment member to whom some private benefits may come as the result of a Board of Adjustment action should not be a participant in the action.

1. The private benefit may be direct or indirect, create a material, personal gain or provide a distinct advantage to relations or to friends or to groups and associations which hold some share of a person's loyalty. However, mere membership itself in a group or organization shall not be considered a conflict of interest as to Board of Adjustment action concerning such groups or associations unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of the matter.
2. A Board member experiencing, in his/her opinion, a conflict of interest, should declare his/her interests publicly, abstain from voting on the action, and may excuse himself/herself from the room during consideration of the action. He/she should not discuss the matter privately or with any other Board member. The vote of a Board member experiencing a conflict of interest who fails to disqualify himself shall be disallowed.

3. A conflict of interest may exist under these rules although a Board member may not believe he/she has an actual conflict; therefore, a Board member who has any question as to whether a conflict of interest exists under these rules should raise the matter with the other Board members and the County Attorney's representative in order that a determination may be made as to whether a conflict of interest exists.
4. No Board of Adjustment member should engage in any transaction in which he/she has a financial interest, direct or indirect, with the agency or jurisdiction that he/she serves unless the transaction is disclosed publicly and determined to be lawful.
5. The Board members that the County Commission, in making appointments to the Board of Adjustment, not attempt to exclude whole categories or associations of business, professional, or other persons in anticipation of conflict of interest problems. The service of competent people of good character need not be sacrificed. Their withdrawal from participation in planning matters is necessary only in those specific cases in which a conflict of interest arises.

B. Gifts and Favors

Gifts, favors or advantages must not be accepted if they are offered because the receiver holds a position of public responsibility.

The value of a gift or advantage and the relation of the giver to public business should be considered in determining acceptability. Small gifts that come in the form of business lunches, calendars or office

bric-a-brac are often, not always, acceptable. In cases of doubt, refuse. In cases of marginal doubt, refuse.

C. Treatment of Information

It is important to discriminate between information that belongs to the public and information that does not.

1. Reports and official records of a public agency must be open on an equal basis to all inquiries. Advice should not be furnished to some unless it is available to all.

2. Information on private affairs that is learned in the course of performing planning duties must be treated in confidence. Private affairs become public affairs when an official action -- such as an application for Variance or Special Exception -- is requested with respect to them. Only then is a disclosure of relevant information proper.
3. Information contained in studies that are in progress should not be divulged except in accordance with established agency policies on the release of its studies.
4. Prearranged private meetings between a Board of Adjustment member and applicants, their agents, or other interested parties are prohibited. Partisan information on any application received by a Board of Adjustment member whether by mail, telephone, or other communication should be made part of the public record.

D. Political Activity

Membership in a political party and contributions to its finances or activities are matters of individual decision that should neither be required of nor prohibited to Board of Adjustment members.

1. The extent of participation in political activities should be governed by professional judgment as well as limited by any applicable civil service law or regulation.
2. The powers of the Board of Adjustment must not be exercised, nor their duties performed, in any way that will create special advantages for a political party. The special position of a Board of Adjustment member should not be used to obtain contribution or support for a political party and should not be used to obtain partisan favors.
3. Partisan debate of a community's planning program and the consideration of planning in a party's platform is proper. Planning Officials should, however, give political parties equal access to information.



Staff Report to the Weber County Board of Adjustment

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for a 25-foot variance to the 75' stream corridor setback for Lot 7 of Hidden Oaks at Wolf Creek.

Agenda Date: Thursday, July 08, 2021

Applicant: Scott Bracken

File Number: BOA 2020-08

Property Information

Approximate Address: 4271 N Powder Mountain Road

Project Area: .60 acres

Zoning: Residential Estates (RE-15)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 22-209-0007

Township, Range, Section: T7N, R1E, Section 22

Adjacent Land Use

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

Staff Information

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

Report Reviewer: SB

Applicable Codes

- Title 102 (Administration) Chapter 3 (Board of Adjustment)
- Title 104 (Zones) Chapter 3 Residential Estates (RE-15 Zone)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands) Section 2 (Stream Corridors, Wetlands, and Shorelines)

Background

The applicant is requesting a 25-foot variance to the required 75-foot stream corridor setback for the placement of a 2,246 sq. ft. home on Lot 7 of Hidden Oaks at Wolf Creek. The unique circumstance on this property is a year-round stream running through the parcel, shown as a drainage easement on the Hidden Oaks at Wolf Creek plat included as Exhibit D to this staff report. The Land Use Code Section 104-28-2, states the following regarding stream corridor setbacks:

No structure, accessory structure, road, or parking area shall be built within the required setback from a river or stream as measured from the high water mark of the river or stream. The high water mark shall be determined by the Weber County engineer. The areas within the setback shall be maintained in a manner that protects the quality of water in the river or stream and the habitat of native vegetation and wildlife along the river or stream...

C. Structures, accessory structures, roads, or parking areas shall not be developed or located within 75 feet on both sides of year-round streams, as determined from the high water mark of the stream.

Summary of Board of Adjustment Considerations

LUC §102-3 states that one of the duties and powers of the Board of Adjustment is to hear and decide variances from the requirements of the Weber County Land Use Code. For a variance to be granted it must be shown that all of the following criteria have been met:

- a. *Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Land Use Code.*

1. *In determining whether or not literal enforcement of the land use code would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought, and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.*
2. *In determining whether or not literal enforcement of the land use code would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.*
- b. *There are special circumstances attached to the property that do not generally apply to other properties in the same zone.*
 1. *In determining whether or not there are special circumstances attached to the property, the appeal authority may find that special circumstances exist only if the special circumstances relate to the hardship complained of, and deprive the property of privileges granted to other properties in the same zone.*
- c. *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.*
- d. *The variance will not substantially affect the general plan and will not be contrary to the public interest.*
- e. *The spirit of the land use ordinance is observed and substantial justice done.*

Listed below is the applicant's argument for the approval of a variance:

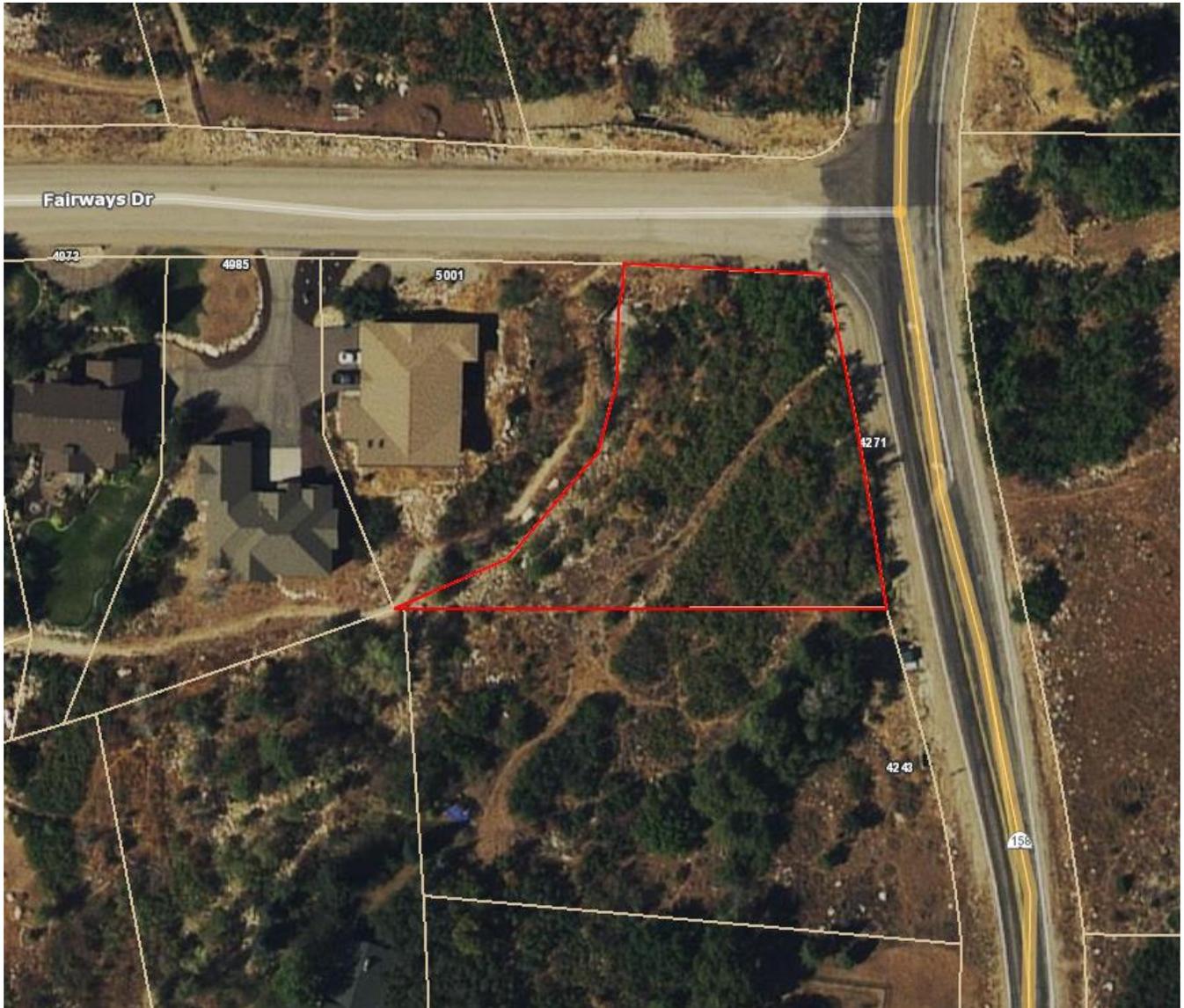
- a. Literal enforcement would cause an unreasonable hardship due to the resulting minimal buildable area.
- b. The special circumstances that exist on the property is the unusual lot configuration and the 75' Stream Corridor setback that is 25' greater than what is depicted on the dedication plat.
- c. Granting the variance would allow the owner to increase the distance of the home and driveway from Powder Mountain Road and increase the amount of natural foliage preserved.
- d. The 50' setback depicted on the plat for lot 7 of Hidden Oaks at Wolf Creek met the standards at the time of its creation for the preservation of riparian and other natural areas (See page 7 on the 2016 Ogden Valley General Plan).
- e. This variance request is not an attempt to avoid or circumvent the requirements of the County Land Use Code. The applicant has gone through the proper channels in applying for a variance. The proposal still observes the 50' ft setback from the stream.

If the Board determines that all five criteria are met, the Board may choose to grant the requested variance. It is the staff recommendation that prior to any decision, the Board discuss and consider each of the criteria as they relate to the site and the specific proposal.

Exhibits

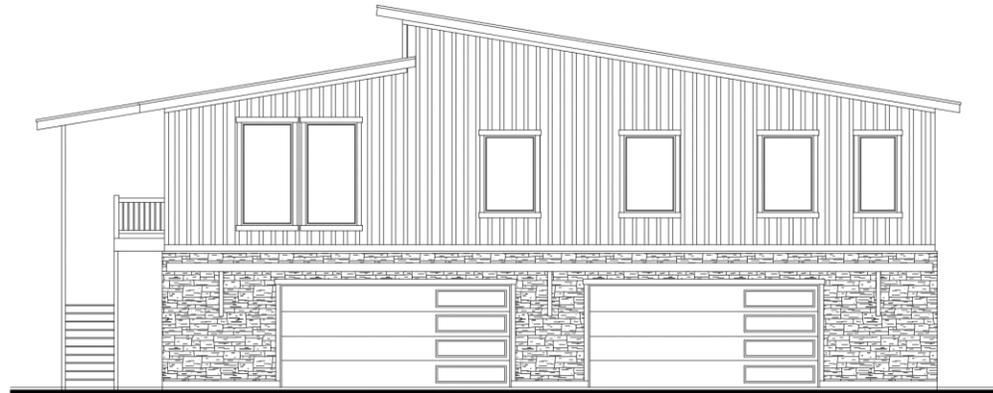
- A. Narrative
- B. Site plan showing setbacks
- C. Building Plans
- D. Hidden Oaks at Wolf Creek dedication plat
- E. Sensitive Lands Map (Stream Corridor)
- F. Site plan overlay with dedication plat

Area Map



Request for variance is to better place my residence which is confined to a minimal buildable area due to the corner lot and unusual lot configuration. This would also allow to increase the distance of the home and driveway from Powder Mountain Rd (See site plan) allowing to retain the natural foliage. The variance would also allow better view and enjoyment of the sound of Wolf Creek without disturbing the creeks natural appeal and view of other property owners.





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 the basis for any new plans.
 The General Contractor or Builder is to assume full
 responsibility to verify the conditions, dimensions and
 structural details of the building.

GENERAL NOTES:

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTIONS SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.

BUILDING INFORMATION

BUILDER --
 OWNER BRACKEN RESIDENCE
 ADDRESS LOT # --, --
 --
 EDEN, UTAH

ENGINEER YORK ENGINEERING
 MORGAN, UTAH
 (801) 816-3501

SQUARE FOOTAGE:

MAIN LEVEL: 2,246 SQ. FT.
 LOWER LEVEL: 2,246 SQ. FT.
 TOTAL: 4,492 SQ. FT.

DRAWING INDEX:

- A1.0 COVER SHEET
- A11 GENERAL NOTES
- SP1 SITE PLAN
- B1.0 FND./FTG. PAGE
- B11 LOWER FLOOR PLAN
- B12 MAIN FLOOR PLAN
- C1.0 FRONT/REAR ELEVATION
- C11 LEFT/RIGHT ELEVATIONS
- E1.0 LOWER FLOOR ELEC./H.V.A.C. PLAN
- E11 MAIN FLOOR ELEC./H.V.A.C. PLAN
- F1.0 MAIN FLOOR FRAMING PLAN
- F11 ROOF FRAMING PLAN
- S1.0 SECTION PLANS

NO.	DESCRIPTION	DATE
A	ISSUED FOR PERM	02/09/21
B	ISSUED FOR PERM	02/09/21

PLANNED FOR
 BRACKEN RESIDENCE
 LOT # --, --
 --- N. VIOLET DRIVE
 EDEN, UTAH

2285 N. 250 W.
 HARRISVILLE, UTAH
 J.BDESIGNSONLINE.COM

J. B. DESIGN'S
 AFFLUENT ARCHITECTURE

DATE: FEB. 9, 21
 SHEET: A1.0

PLAN NUMBER
R-2246-21UE

FRAMING NOTES

- 1.5/8" PLATE BOLTS SHALL HAVE A 3/32"x1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD GUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRIPS ABOVE CHIMNEY OCCURS AND SHALL ATTACH TO FULL HEIGHT KING STUDS UNLO. SEE PLAN. PROVIDE ROOF POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CONTROLLED ON RIGIDNESS AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. UNLESS TOP PLATES SHALL BE 2" MIN AND SHALL LAP 2x6" AT ALL SPICES WITH (C2) 16d NAILS STAGGERED EACH SIDE OF SPICE UNLO. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE C20x2x2 STRIP TO SPICE PLATES, ALSO WELD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (C2) FLY (OR HORED TRIMMERS-POSTS) AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (C2) FLY HEADERS TOGETHER WITH (C3) 16d AT 12" O.C. (C2) 16d OR FOR 2x6 HEADERS, USE (C3) 16d AT 12" O.C. EACH SIDE FOR (C3) FLY HEADERS, USE (C3) 16d AT (C2) AND (C3) FLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 12". ATTACH (C3) FLY HEADERS TOGETHER WITH (C2) THROUGH BOLTS AT 30" O.C. OR (C2) 505 1/8" x 5/8" SCREWS AT 30" O.C. EACH SIDE OF HEADER UNLO. SEE PLAN.
7. SEE FRAMING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL BRAG HEADERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING TRUSS/JOIST PER TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY HEIGHT INCLUDING VENTER WHERE OCCURS. CHIMNEY CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2x6 @ 12" O.C. UNLO. USE 1.5L 2x6 @ 12" O.C. FOR CHIMNEY'S EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEY'S EXTENDING MORE THAN 20' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SWAYE AND WIND LOADS. CHIMNEY'S THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF SHALL HAVE A 1/2"x1/4"x8" ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEATHING NOTES

1. STRIKE ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS UNLO. SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY FLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE 1" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48 X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOSSOMED PANEL EDGES AND PER DETAILS.
6. WALL SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 30d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING UNLO. SEE PLAN.
7. FLOOR SHEATHING: 5/8" 1/4" APA RATED 40/20 MIN. 48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING UNLO. SEE PLAN. GUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN UNLO WITH SHEATHING MANUFACTURED WITH EXTENSION GLUE SHEATHING SHALL BE APA RATED 24/16 MIN. NAILS SHALL BE SPACED 12" MIN FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

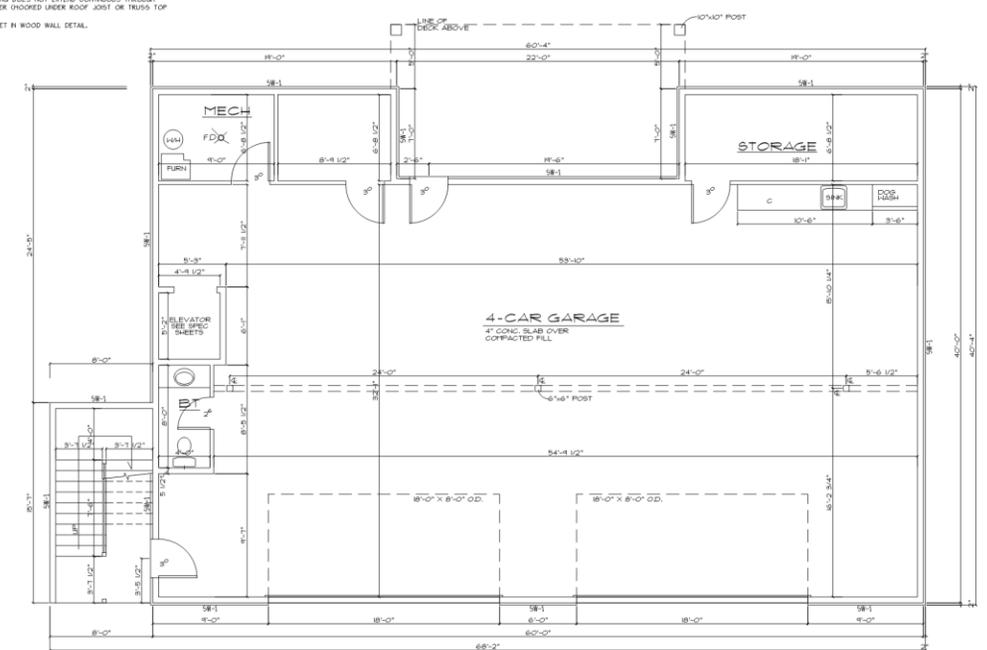
TYPICAL*	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE ED.	BOTT. PL. TO RM ATTACHMENT	RM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
1	7/16" ONE SIDED	8d	6" O.C.	12" O.C.	16G # 3" O.C.	16d # 6" O.C.	LTP4 OR A35 # 16" O.C.
2	7/16" ONE SIDED	8d	4" O.C.	12" O.C.	16G # 2" O.C.	16d # 6" O.C.	LTP4 OR A35 # 16" O.C.
3	7/16" ONE SIDED	8d	3" O.C.	12" O.C.	NOT ALLOWED	4" S2S SCREWS # 3" O.C.	LTP4 OR A35 # 12" O.C.
4	7/16" ONE SIDED	8d	2" O.C.	12" O.C.	NOT ALLOWED	4" S2S SCREWS # 3" O.C.	LTP4 OR A35 # 9" O.C.

NOTES

1. 16 GAUGE X 1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 12" SPACING ON TYPICAL AND 8d/16d WALLS.
2. SHEAR BEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL. PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3/4" OR DBL 2" MEMBERS AT ADJOINING PANEL EDGES AT 8d/2 AND 8d/3 AND LAP SHEATHING 1/4" MIN ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND 8d/1 WALLS LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1/4" MIN ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COPPER OR GALVANIZED BOLTS.
7. AT SINGLE SIDED SHEAR WALLS SHEAR SHEATHING IS LAPPED TO CENTER OF RM WALL TOP PL OR TO SILL PLATE BELOW 8d # 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RM ATTACHMENT.
8. USE 3" SCREWS FOR WALL PLATE TO RM ATTACHMENT IF FLOOR CENTERING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH 12" ROOF EDGE NAILING.

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The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.



FTG. / FOUND. PLAN
SCALE: 1/4"

NO. 1
DATE: FEB 9, 21
DESCRIPTION: FOUNDATION PLAN
ISSUED FOR PERMIT
ISSUED FOR PERMIT
ISSUED FOR PERMIT

BRACKEN RESIDENCE
LOT # 1
N. WOLF CREEK DRIVE
ECHEM, UTAH

J. B. DESIGN'S
2265 N. 250 W.
HARRISVILLE, UTAH
PHONE: 435.333.8888
WWW.JBDESIGNSMAIL.COM

DATE: FEB 9, 21
SHEET: B.1.1

PLAN NUMBER
R-2246-21UE

SHEAR WALL NOTES
 ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN UNO, WITH SHEATHING MANUFACTURED WITH EXTERIOR GRADE SHEATHING. ALL SHEAR WALLS SHALL BE SPACED 17" FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

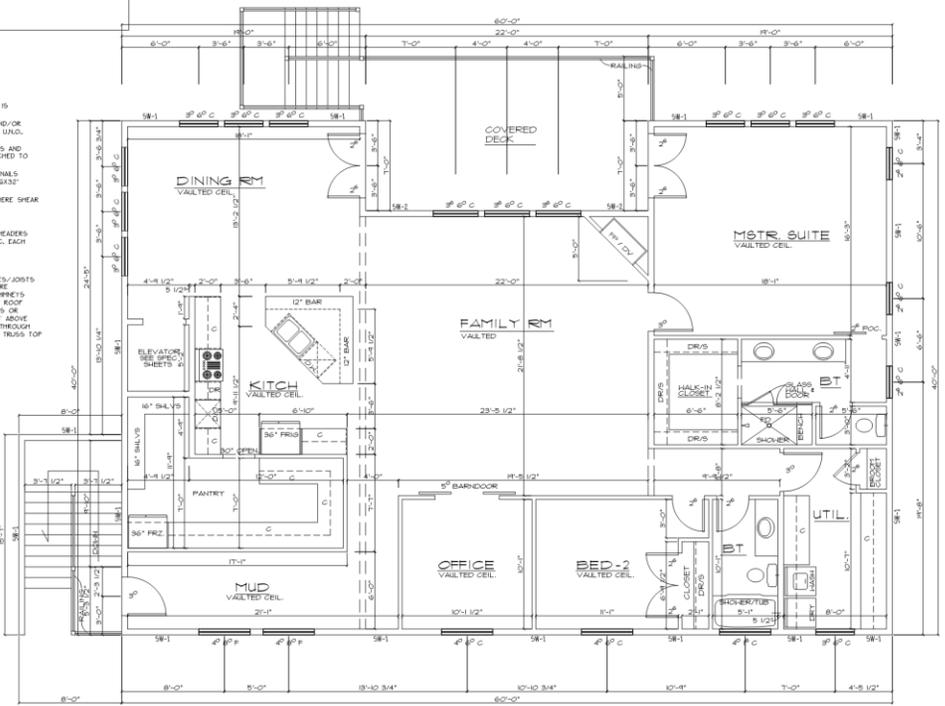
SHEAR WALL SCHEDULE

TYP	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE CD	BOTT. PL TO RM ATTACHMENT	MIN. BLOCK TO PL ATTACHMENT	MIN. BLOCK TO PL ATTACHMENT BELOW DR. SIDED SHEAR WALLS
TYPICAL*	7/16" ONE SIDED	8d	6" D.C.	12" D.C.	16S @ 3" D.C.	16d @ 6" D.C.	LTP4 DR A35 @ 16" D.C.	
1V-1*	7/16" ONE SIDED	8d	4" D.C.	12" D.C.	16S @ 2" D.C.	16d @ 6" D.C.	LTP4 DR A35 @ 16" D.C.	
1V-2*	7/16" ONE SIDED	8d	3" D.C.	12" D.C.	NOT ALLOWED	4" SSS SCREWS @ 8" D.C.1*	LTP4 DR A35 @ 16" D.C.	
1V-3*	7/16" ONE SIDED	8d	2" D.C.	12" D.C.	NOT ALLOWED	4" SSS SCREWS @ 8" D.C.1*	LTP4 DR A35 @ 16" D.C.	

NOTES
 1. 16 GAGE X 1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 12" SPACING ON TYPICAL AND 8d-1 WALLS.
 2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL PROVIDE SHEATHING BOTH SIDES OF WALL (DR. SIDED SHEAR WALLS) AND STAGGER EDGE NAILS.
 3. PROVIDE 5/8" OR 1" HEBBERS AT ADJOINING PANEL EDGES AT 8d-2 AND 8d-3 AND LAP SHEATHING 1/4" MIN ONTO PRATTING HEBBERS AT PANEL EDGES.
 4. AT TYPICAL AND 8d-1 WALLS LAP SHEATHING 3/4" ONTO SILL PLATES ON FOUNDATION.
 5. LAP SHEATHING 1/4" MIN ONTO SILL PLATES ON FOUNDATION.
 6. NAILS TO BE COMMON OR GALVANIZED BOLT.
 7. AT WALL EDGES SHEAR WALLS SHEAR BEATING IS LAPPED TO CENTER OF RM WALL TOP FL OR TO SILL PLATE BELOW 16d @ 6" D.C. MAY BE USED FOR WALL BOTTOM PLATE TO RM ATTACHMENT.
 8. USE 3" SCREWS FOR WALL PLATE TO RM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
 9. EDGE NAIL SHEATHING TO POSTS AT HOLDINGS WITH 12" ROUGH EDGE NAILING.

SHEATHING NOTES
 1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
 2. EXTERIOR ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS UNO. SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY FLYWOOD CONFORMING TO APA STANDARD PS-1.
 3. NAILS SHALL BE 1" MIN FROM SHEATHING EDGE.
 4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48 X 48" MIN.
 5. PROVIDE EDGE NAILING AT ALL SIDES AND BLOCKED PANEL EDGES AND PER DETAILS.
WALL SHEATHING: 7/16" APA RATED 24/16 MIN UNO. SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GRADE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.
ROOF SHEATHING: 7/16" APA RATED 24/16 MIN UNO WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SHOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SHOW LOAD GREATER THAN 40 PSF USE 3/8" APA RATED 40/20 MIN UNO WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING UNO. SEE PLAN.
FLOOR SHEATHING: 3/4" 1/4" APA RATED 40/20 MIN UNO. 48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING UNO. SEE PLAN. GUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES
 1. SILL PLATE BOLTS SHALL HAVE A 3/32" X 1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
 2. ALL FOUNDATION HOLD-DOWNS STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE WHERE OCCURS AND SHALL ATTACH TO FULL HEIGHT RING STUDS UNO. SEE PLAN. PROVIDE WOOD POST AT EACH HOLD-DOWN FOR THE HOLD-DOWN SCHEDULE.
 3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE SPECIAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT RING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
 4. MINIMUM TOP PLATES SHALL BE 2X MIN AND SHALL LAP 3d" AT ALL SPLICES WITH (1) 10d NAILS STAGGERED EACH SIDE OF SPLICE UNO. NOT PLAN WHERE PLATES DO NOT LAP. PROVIDE CROSS-SECTION STRAP TO SPLICE PLATES. ALSO WALL 5/16" WITH PLATE JOINTS.
 5. PROVIDE DR. CENTERLINE FLOOR JOISTS BELOW (2) FLY OR HOKED TRIMMERS/POSTS AND WHERE SHEAR WALL HOLD-DOWN STRAPS ARE LOCATED.
 6. ATTACH (2) FLY HEADERS TOGETHER WITH (3) 16d OR (2) 12d. (1) 12d OR (2) 16d OR (3) 16d FOR 2X6 HEADERS. USE (3) 16d AT 12" O.C. EACH SIDE FOR (2) FLY HEADERS. USE (4) 16d AT (2) AND (3) FLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) FLY HEADERS TOGETHER WITH (2) 1" TRUSS BOLTS AT 36" O.C. OR (2) 8d @ 18" O.C. SCREWS AT 18" O.C. EACH SIDE OF HEADER UNO. SEE PLAN.
 7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
 8. EDGE NAIL SHEATHING TO ALL DR. MEMBERS.
 9. WHEN CHIMNEY IS SUPPORTED BY ROOF-FLOOR FRAMING, TRUSS/JOIST HPS TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VIBRATION WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 8' ABOVE ROOF SHALL BE FRAMED WITH 2X6 1/2" UNO. USE 1X6 2X6 X 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 20' ABOVE THE ROOF SHALL BE LATERALLY BRACED WITHIN 4' OF CHIMNEY TOPS TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST DRIFT AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 8' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING DRAWING DOES NOT EXTEND CONTINUOUS THROUGH ROOF SHALL HAVE A HSTC4883 ANCHOR AT EACH CORNER CHOKED UNDER ROOF JOIST OR TRUSS TOP CHOKED.
 10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2-18-21
2	ISSUED FOR PERMIT	2-18-21
3	ISSUED FOR PERMIT	2-18-21
4	ISSUED FOR PERMIT	2-18-21
5	ISSUED FOR PERMIT	2-18-21
6	ISSUED FOR PERMIT	2-18-21
7	ISSUED FOR PERMIT	2-18-21
8	ISSUED FOR PERMIT	2-18-21
9	ISSUED FOR PERMIT	2-18-21
10	ISSUED FOR PERMIT	2-18-21

PLANNED FOR
BRACKEN RESIDENCE
 1000 S. W. 1000 S. W. DRIVE
 CANYON, UTAH 84015

2265 N. 2500 W.
 HARRISVILLE, UTAH
 JBD@JBDDESIGNSMALL.COM
 JBDDESIGNSMALL.COM

J. B. DESIGN'S
 AFFLUENT ARCHITECTURE

NOTE:
 2X6 EXTERIOR HALLS (5 1/2")
 10'-0" HALLS HEIGHT (TYP)
 WINDOWS SET @ 8'-0" (TYP)
 UNLESS NOTED OTHERWISE.

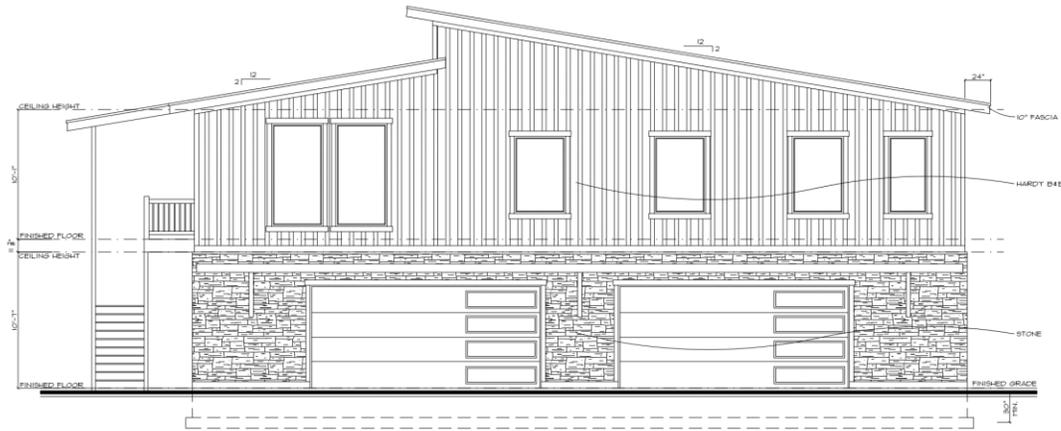
SQUARE FOOTAGE

NAME	AREA
MAIN LEVEL	2,246
LOWER LEVEL	2,246
TOTAL	4,492
CVRD DECK	268
CVRD PATIO	268

DATE: FEB 9, 21
 SHEET: **B1.2**

PLAN NUMBER: **R-2246-21UE**

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 responsibility to verify the conditions, dimensions and
 structural details of the building.



FRONT ELEVATION
 SCALE 1/4"



REAR ELEVATION
 SCALE 1/4"

NO.	DESCRIPTION	DATE
A	ISSUED FOR PERMITS	2-9-21
B	ISSUED FOR PERMITS	2-9-21

DRAWN FOR: BRACKEN RESIDENCE
 LOT # 10
 EDEN, UTAH

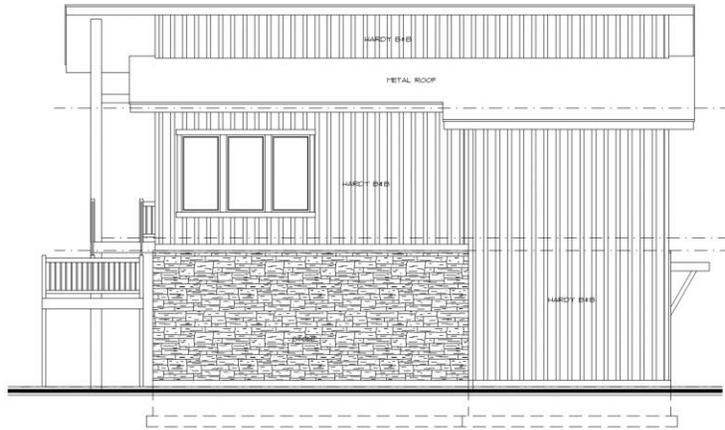
2253 N. 250 W.
 HARRISVILLE, UTAH
 JBDDESIGN@GMAIL.COM
 AFFLUENT ARCHITECTURE

DATE: FEB. 9, 21
 SHEET: C1.0

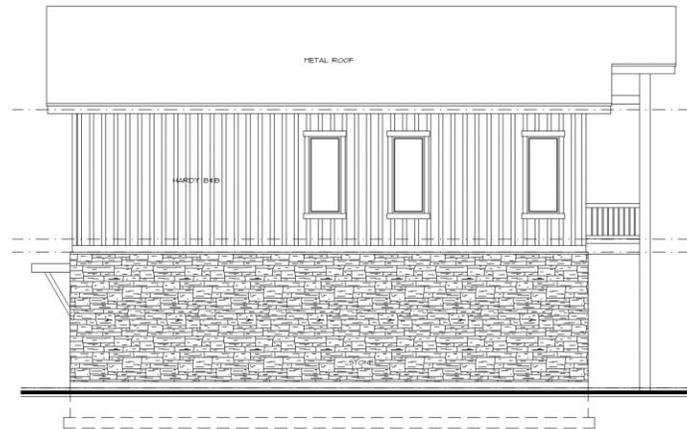
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LEFT ELEVATION
 SCALE 1/4"



RIGHT ELEVATION
 SCALE 1/4"

NO.	DESCRIPTION	DATE
A	ISSUED FOR PERM	2-9-21
B	ISSUED FOR PERM	2-9-21

BRACKEN RESIDENCE
 LOT 10
 N. WOOD DRIVE
 EDEN, UTAH

2253 N. 250 W.
 HARRISVILLE, UTAH
 JBDESIGNS@GMAIL.COM
 AFFLUENT ARCHITECTURE

DATE: FEB. 9, 21
 SHEET: C1.0

PLAN NUMBER
R-2246-21UE



