

## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

**Synopsis** 

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<b>Application Information</b>						
Application Request:	Request for approval of a conditional use permit for expansion of restaurant					
	services and installation of equipment rental services on the site of the					
	Alaskan Inn, Ogden Canyon Rd, Ogden, UT.					
Application Type:	Administrative					
File Number:	CUP 2020-09					
Applicant:	Roy Gabbay, Owner/Applicant					
Agenda Date:	Tuesday, June 23, 2020					
Approximate Address: 429 & 435 Ogden Canyon Rd, Ogden, UT						
Project Area:	16.04 Acres					
Zoning:	CVR-1					
Existing Land Use:	Commercial					
Proposed Land Use:	Commercial					
Parcel ID:	20-025-0018, 20-025-0005					
Township, Range, Section: Township 6 North, Range 1 East, Section 18 NE						
Adjacent Land Use						
North: Ogden River		South:	Hwy 39 (Ogden Canyon Rd)			
East: Weber Count	y Access Rd	West:	Ogden River			
Staff Information						
<b>Report Presenter:</b>	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794					
<b>Report Reviewer:</b>	SB					
Applicable Ordinances						
<ul> <li>Weber County Land Use Code Title 104 Chapter 11 (CVR-1 Zone)</li> </ul>						
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- Weber County Land Use Code Title 104 Chapter 11 (CVK-1 Zolle)
   Woher County L and Use Code Title 108 Chapter 4 (Conditional Use)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
   Weber County Land Use Code Title 108 Chapter 8 (Perking and Leading S)
- Weber County Land Use Code Title 108 Chapter 8 (Parking and Loading Space)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 17 (Ogden Valley Pathways)
- Weber County Land Use Code Title 108 Chapter 16 (Ogden Valley Outdoor Lighting)

### Background and Summary

The Alaskan Inn Bed and Breakfast Hotel is a commercial property consisting of 23 sleeping rooms. Conditional Use approval for the original inn was granted on December 12, 1995. An amendment to the previously approved CUP included the addition of 11 sleeping rooms, as well as conditions related to landscaping and architectural adjustments. The applicant is requesting approval of an amendment to the existing conditional use permit for inclusion of a restaurant, open to the public and includes 9 tables and an outdoor recreational equipment rental space within the hotel lobby. Equipment available to rent will be kayaks, stand-up paddle boards, jet skis and a boat. The proposal will include screening for all outdoor recreation equipment, as well as an easement for a trail along the eastern boundary. The CVR-1 Zone allows a "bed and breakfast hotel" as a conditional use. The proposal has demonstrated that the operation will comply with the applicable regulations, with reasonable conditions imposed.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews.

#### Analysis

<u>General Plan</u>: As a conditional use, this operation is allowed in the CVR-1 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

*<u>Zoning</u>:* The subject property is located within the Commercial Valley Resort Recreation (CVR-1) Zone. The purpose of the CVR-1 Zone can be further described in LUC §104-11-1 as follows:

"The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained."

<u>Conditional Use Review</u>: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Thus far, the applicant has received approval from the County Engineering Division, for the proposal.

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

(1) Standards relating to safety for persons and property. The proposal is not anticipated or expected to negatively impact this property, surrounding properties, or persons.

(2) Standards relating to infrastructure, amenities, and services: The proposal is part of the existing development, and is not anticipated or expected to negatively impact any existing infrastructure, amenities, or services in the area.

(3) Standards relating to the environment. The proposal is not anticipated or expected to negatively impact the environment.

# (4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan. The proposal complies with and supports the intent of the general plan.

<u>Design Review</u>: The CVR-1 zone and the proposed conditional use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The submitted proposal, including exterior finishes/additional screening, similar to existing infrastructure within this development. 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*. The proposal includes a site plan that identifies the location of the existing building(s), outdoor storage of recreational equipment, including the necessary screening storage and loading zone(s), as well as identification of required parking. The existing site is located adjacent to a Weber County Access Road. Weber County Land Use Code 108-17-2(b)(1) Pathways shall be located and designed for public use on currently existing public rights-of-way.

*Considerations relating to landscaping*. The existing landscaping meets the ordinance and no changes are required at this time.

*Considerations relating to buildings and site layout*. The existing buildings meet the site development standards of the CVR-1 Zone.

### **Staff Recommendation**

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements and is based on the following conditions:

- 1. All outdoor recreational equipment shall be stored in designated, screened areas, when not in use.
- 2. Parking shall not be allowed east of the Weber County access road, per LUC 108-8-7.
- 3. The northeast area, adjacent to proposed pathway easement, shall be used for loading purposes only.
- 4. The dumpster shall not be located in the right-of-way, and shall be screened from public view.
- 5. All outdoor lighting shall be brought into compliance with LUC 108-16 (Dark Sky Lighting Ordinance).
- 6. All sign additions shall comply with Ogden Valley Sign Code (LUC 110-2).
- 7. Any required/additional screening shall match the existing screening on site and shall be reviewed and approved by the Planning staff prior to installation.

This recommendation is based on the following findings:

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

### **Exhibits**

- A. Application and Project Narrative
- B. Detailed Site Plan and Sign Materials

### Map 1



We	ber County Cond	litional Use Permit Ap	oplication			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401						
Date Submitted / Completed 5/12/2020	Fees (Office Use)	Receipt Number (Office Use)	Receipt Number (Office Use) File Number (Office Use)			
Property Owner Contact I	nformation					
Name of Property Owner(s) ML Resorts, LLC		435 Ogden Canyon				
Phone 801-621-8600	Fax	Ogden UT 84401	Ogden UT 84401			
Email Address (required) manager@alaskaninn.com			Preferred Method of Written Correspondence			
Authorized Representativ	e Contact Information					
Name of Person Authorized to Represent the Property Owner(s) Roy Gabbay		435 Ögden Canyon				
Phone 8016218600	Fax	Ogden 01 84401	Ogden UT 84401			
Email Address manager@alaskaninn.com			Preferred Method of Written Correspondence  Email Fax Mail			
Property Information			ske togel			
Project Name 9 Table / Equipment rentals		Total Acreage	Current Zoning CVR-1			
Approximate Address 429 Ogden Canyon 435 Ogden Canyon		Land Serial Number(s) 20-025-0018 20-025-0005	20-025-0018			
Proposed Use CVR-1						
within the existing buildings a	nd parking previsions. The 9	9 table restaurant and recreational ve table restaurant will include both ind onal vehicle watercraft equipment ren	hicle/ watercraft equipment rental oor and outdoor seating using the tal will be using the existing sheds for			

storage and a small portion of the lobby (less than 200sf) for rental agreements and safety briefings. To meet Parking requirements Alaskan Inn currently has 33 spots, the hotel portion is required to have 1 per unit room which equates to 23 spots, that leaves 10 spots for the additional services. Existing signage will be used.

**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. Expanding services to our community. , That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use. Alaskan inn will comply with regulations as it relates to the CVR-1 zone. The Restaurant and equipment rental does meet the criteria for the CVR-1 zone and we currently already have paved parking spaces to comply with the regulations. **Property Owner Affidavit** Da , depose and say that I (we) am (are) the owner(s) of the property identified in this application 620 KO 1 (We), and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. (Property Owner) (Property Owner) 20 20 Tion Subscribed and sworn to me this day of NOTARY PUBLIC DALTON JONES All Tarm COMM. # 700138 COMMISSION EXPIRES APRIL 30, 2022 STATE OF UTAH (Notary)

Exhibits B – Detailed Site Plan and Sign Materials



