



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**October 19, 2016
4:00-5:00 p.m.**

1. Consideration and action for an amendment to Edgewater Beach Resort PRUD CUP 2003-12 site plan with CUP 2012-02, an already approved conditional permit. This request is specifically to modify the building designs.
2. Consideration and action on an administrative application for final plat approval of Wheeler Hollow Subdivision, a one lot subdivision.
3. Consideration and action on an administrative application for final approval of the Heslop Subdivision.
4. Adjournment

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American 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 Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:

Consideration and action for an amendment to Edgewater Beach Resort PRUD CUP 2003-12 site plan with CUP 2012-02, an already approved conditional permit. This request is specifically to modify the building designs.

Type of Decision:

Administrative

Agenda Date:

Tuesday, September 27, 2016

Applicant:

Chad Bessinger

File Number:

CUP2012-02

Property Information

Approximate Address:

6350 East Highway 39

Project Area:

13.08 Acres

Zoning:

CVR-1

Existing Land Use:

PRUD Development

Proposed Land Use:

PRUD Development

Parcel ID:

20-013-0023

Township, Range, Section:

6N 1E Sec 13

Adjacent Land Use

North: Pineview Reservoir

East: Residential

South: Residential

West: Agriculture

Staff Information

Report Presenter:

Rick Grover

rgrover@co.weber.ut.us

801-399-8759

Report Reviewer:

RK

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 104-11 (CVR-1 Zone)
- Weber County Zoning Ordinance Chapter 108—4-5 (Conditional Uses)
- Weber County Zoning Ordinance Chapter 108-2-4 (Ogden Valley Architectural Standards)
- Weber County Zoning Ordinance Chapter 108-5 (Planned Residential Unit Development)

Summary and Background

The Planning Division recommends approval of the conditional use request for building modifications to Edgewater Beach Resort PRUD. The applicant is requesting that the parapet walls in front of the garages and some of the building roof lines be modified as shown in the exhibit A.

Conditional use permits should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging buildings to be designed in a manner that protects the Valley's character.

Zoning: The subject property is located in the CVR-1 Zone. The purpose and intent of the CVR-1 zone is identified in the LUC §104-11-1 as:

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.

Conditional Use Review: The proposed architectural changes is considered an amendment to an already approved use. The standards to review the conditional use has been outlined in LUC §108-4-5 .

Substantially mitigate the likelihood that the proposed use or facility may cause bodily injury or property damage to potential persons or property in the area.

Design Review: The current zoning and the proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Division shall consider the relevant standards for the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. Being that this amendment is minor the Planning Division has considered LUC §108-1-11 Modification.

“De minimis revisions. The planning director may approve revisions to an approved design review plan that he/she determined are de minimis. Proposed revisions shall be considered de minimis if the planning director determines the changes to be slight, inconsequential, and not in violation of any substantive provision of this Code. The planning director's written approval of a de minimis revision(s) shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice.”

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes an improved area that has been cleared and grated to provide adequate parking at the location of the take-off point.

2) *Considerations relating to outdoor advertising.* If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

3) *Considerations relating to landscaping, screening and buffering.* The applicant does show plans to further disturb the wooded areas thereby preserving the existing natural canopy.

4) *Considerations relating to buildings and site layout.* The individual lot layout has been reviewed against the design criteria of the current zoning in the LUC §104-9, the Design Review in the LUC §108-1.

Architectural regulations: The Ogden Valley requires the following architectural considerations be reviewed.

1. *Color.* External surfaces shall be predominantly natural, muted earth tones. White may be used as an accent color. Contrasting accent colors may be allowed by the planning commission. The roof of an addition to an existing structure, when matching existing colors, shall be exempt.

2. *Exposed fronts and street sides of buildings.* Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered acceptable materials unless it is specially colored and textured. Vinyl and/or aluminum siding shall not be acceptable.

3. *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed. Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.

4. *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to develop a natural patina.

5. *Awnings and canopies.* Awnings and canopies shall not be backlit or used for signage.

6. *Metal windows.* Metal as a window framing support or mounting material shall be painted, stained, anodized or vinyl-clad in approved colors.

7. *Colored architectural elevations, colored signage plans and landscape plans.* Colored architectural elevations, colored signage plans and landscape plans shall be included with all site plan submittals.

8. *Architectural detail.* Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than 50 feet are avoided.

Public Notice: There is no noticing required for this de minimis change to an already approved CUP.

Staff Recommendation

Staff recommends approval of the request for an amendment to a conditional use permit for Edgewater Beach Resort PRUD to modify the building designs.

This recommendation is based on the following findings:

1. The proposed amendment conforms to the Ogden Valley General Plan.
2. The proposed amendment complies with the applicable County ordinances.
3. The proposed amendment will not be detrimental to the public health, safety, or welfare.
4. The proposed amendment will not negatively impact surrounding properties and uses.

Administrative Approval

Administrative approval of the Edgewater Beach Resort PRUD CUP 2012-02 to amend the building design based on the project meeting all land use requirements stated in the Weber County Land Use Code. Date of Administrative approval Tuesday, September 27, 2016



Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed building design
- B. Original building design

THE POWELL

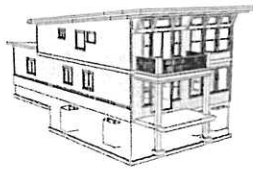
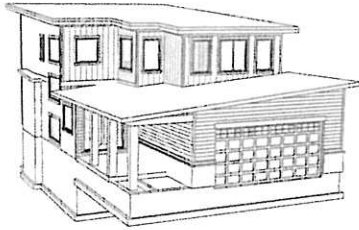
LAKES SERIES
ADDRESS

DESIGN PROFESSIONAL

Adam M. A. Inc. Design
RGM Inc.
 11111 Rte. 100
 Suite 100
 York, PA 17403

STRUCTURAL ENGINEER

YORK ENGINEERING INC.
 2328 W. SPRING HOLLOW RD.
 APT. C-104, UT
 YORK, PA 17403



Revision	Date	Description
1	11/11/10	Issue for Permit

Sheet No.	Sheet Title
1	Foundation
2	Framing
3	Roofing
4	Exterior
5	Interior
6	MEP
7	Other

PROJECT TO BE PERFORMED
 IN STRICT ACCORDANCE WITH
 THE 2012 IRC AND ALL LOCAL
 APPLICABLE CODES

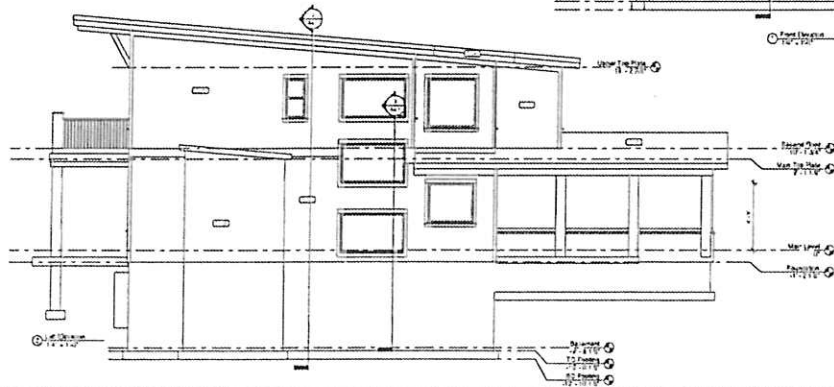
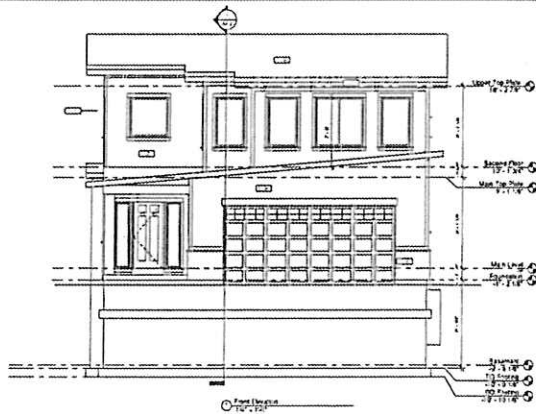
Section	Notes
1	See Foundation Notes
2	See Framing Notes
3	See Roofing Notes
4	See Exterior Notes
5	See Interior Notes
6	See MEP Notes
7	See Other Notes

WILLIAM YORK

JACK FISHER HOMES
 1148 W. Legacy
 Crossing Blvd. Ste. 60
 York, PA 17403

THE POWELL

SHEET #
A1.1



Panel Notes - Comments
1. See Foundation Notes
2. See Framing Notes
3. See Roofing Notes
4. See Exterior Notes
5. See Interior Notes
6. See MEP Notes
7. See Other Notes

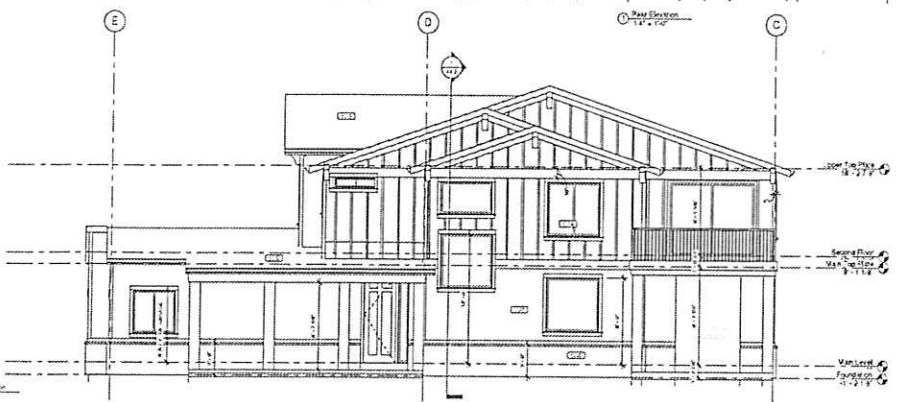
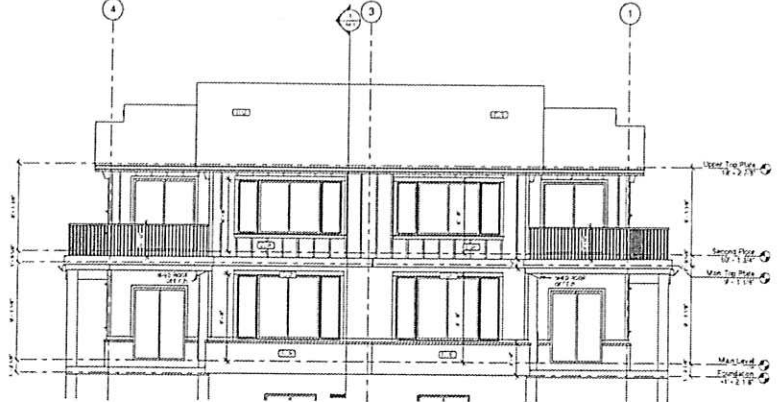
WILLIAM YORK

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 1148 W. Legacy
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 York, PA 17403

THE POWELL

SHEET #
A3.1

Keyed Notes - Elevations	
Max	Note Text
E-01	6" ASP. CERAMIC FIBER INSUL.
E-02	MASONRY VENEER
E-03	ASPHALT SHINGLE ROOFING
E-04	BOARD AND BATTEN CERAMIC FIBER INSUL.
E-05	STANDING-SEAM METAL ROOFING
E-06	CLEAR TRIM



© Jeff Skyleson
11-1-12

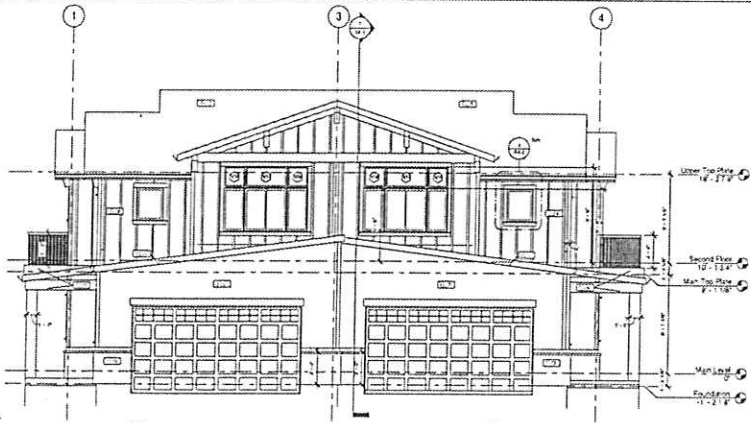
Subdivision, Lot
WILLIAM YORK

JACK FISHER HOMES
1148 W. Legacy
Crossing Blvd. Ste. 400

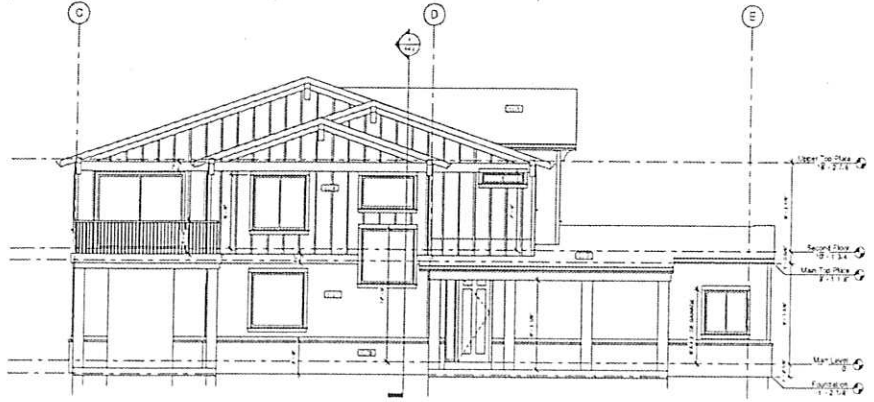
PINEVIEW 2-PLEX
A-110114

SHEET #
A3.2

Keyed Notes - Elevations	
Max	Note Text
E-01	6" LAP CERAMIC FIBER INSUL.
E-02	MASONRY VENEER
E-03	ASPHALT SHINGLE ROOFING
E-04	BOARD AND BATTEN CERAMIC FIBER INSUL.
E-05	STANDING-SEAM METAL ROOFING
E-06	CLEAR TRIM



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11-1-12



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11-1-12

Subdivision, Lot
WILLIAM YORK

JACK FISHER HOMES
1148 W. Legacy
Crossing Blvd. Ste. 400

PINEVIEW 2-PLEX
A-110114

SHEET #
A3.1

EDGEWATER (3-PLEX)

LAKE SERIES BASE PLAN

STRUCTURAL ENGINEER



YORK ENGINEERING INC.
2329 W. SPRING HOLLOW RD.
MORGAN, UT
(801) 876-3501

Area Schedule (Gross Building)	
Name	Area
First Unit - Garage	204 SF
First Unit - Lower Level	635 SF
First Unit - Main Level	754 SF
First Unit - Mezz.	67 SF
First Unit - Upper Level	232 SF
Second Unit - Garage	218 SF
Second Unit - Lower Level	732 SF
Second Unit - Main Level	674 SF
Second Unit - Mezz.	74 SF
Second Unit - Upper Level	294 SF

Sheet List	
Sheet Number	Sheet Name
A1.1	General Notes
A1.2	General Notes
A1.3	Basement Plan
A1.4	First Floor Plan
A1.5	Second Floor Plan
A1.6	Mezzanine
A1.7	Roof Plan
A1.8	Basement Electrical Plan
A1.9	First Floor Electrical
A1.10	Second Floor Electrical
A1.11	Mezzanine Electrical
A1.12	Roof Framing Plan
A1.13	Roof Framing
A1.14	Structural Details
A1.15	Foundation Structure - 1st Fl.
A1.16	Foundation Structure - 2nd Fl.
A1.17	Foundation Structure - 3rd Fl.
A1.18	Foundation Structure - 4th Fl.
A1.19	Foundation Structure - 5th Fl.
A1.20	Foundation Structure - 6th Fl.
A1.21	Foundation Structure - 7th Fl.
A1.22	Foundation Structure - 8th Fl.
A1.23	Foundation Structure - 9th Fl.
A1.24	Foundation Structure - 10th Fl.
A1.25	Foundation Structure - 11th Fl.
A1.26	Foundation Structure - 12th Fl.
A1.27	Foundation Structure - 13th Fl.
A1.28	Foundation Structure - 14th Fl.
A1.29	Foundation Structure - 15th Fl.
A1.30	Foundation Structure - 16th Fl.
A1.31	Foundation Structure - 17th Fl.
A1.32	Foundation Structure - 18th Fl.
A1.33	Foundation Structure - 19th Fl.
A1.34	Foundation Structure - 20th Fl.
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A1.36	Foundation Structure - 22nd Fl.
A1.37	Foundation Structure - 23rd Fl.
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A1.40	Foundation Structure - 26th Fl.
A1.41	Foundation Structure - 27th Fl.
A1.42	Foundation Structure - 28th Fl.
A1.43	Foundation Structure - 29th Fl.
A1.44	Foundation Structure - 30th Fl.
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A1.46	Foundation Structure - 32nd Fl.
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A1.96	Foundation Structure - 82nd Fl.
A1.97	Foundation Structure - 83rd Fl.
A1.98	Foundation Structure - 84th Fl.
A1.99	Foundation Structure - 85th Fl.
A1.100	Foundation Structure - 86th Fl.

ABBREVIATION LEGEND	
1"	1/4" = 1'-0"
2"	1/2" = 1'-0"
3"	3/4" = 1'-0"
4"	1" = 1'-0"
5"	5/8" = 1'-0"
6"	3/4" = 1'-0"
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10"	1 1/8" = 1'-0"
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94"	1 3/4" = 1'-0"
95"	1 7/8" = 1'-0"
96"	1 5/8" = 1'-0"
97"	1 3/4" = 1'-0"
98"	1 7/8" = 1'-0"
99"	1 5/8" = 1'-0"
100"	1 3/4" = 1'-0"

PROJECT TO BE PERFORMED
IN STRICT ACCORDANCE WITH
THE 2012 IRC AND ALL LOCAL
APPLICABLE CODES

Subdivision, Lot
WILLIAM YORK

JACK FISHER HOMES
1148 W. Legacy
Crossing Blvd. Ste. 400

EDGEWATER 3-PLEX
1148 W. Legacy
Crossing Blvd. Ste. 400

SHEET #
A1.1



Roof Notes - Elevations	
Mark	Note Text
R01	1" LAP CEMENT FIBER SHEET
R02	MASTICAP CENTER
R03	MINIMUM 3/8" SINGLE ROOFING
R04	BOARD AND BATTEN CEMENT FIBER SHEET
R05	STANDING-SEAM METAL ROOFING
R06	2" RAIN DIVER

Subdivision, Lot
WILLIAM YORK

JACK FISHER HOMES
1148 W. Legacy
Crossing Blvd. Ste. 400

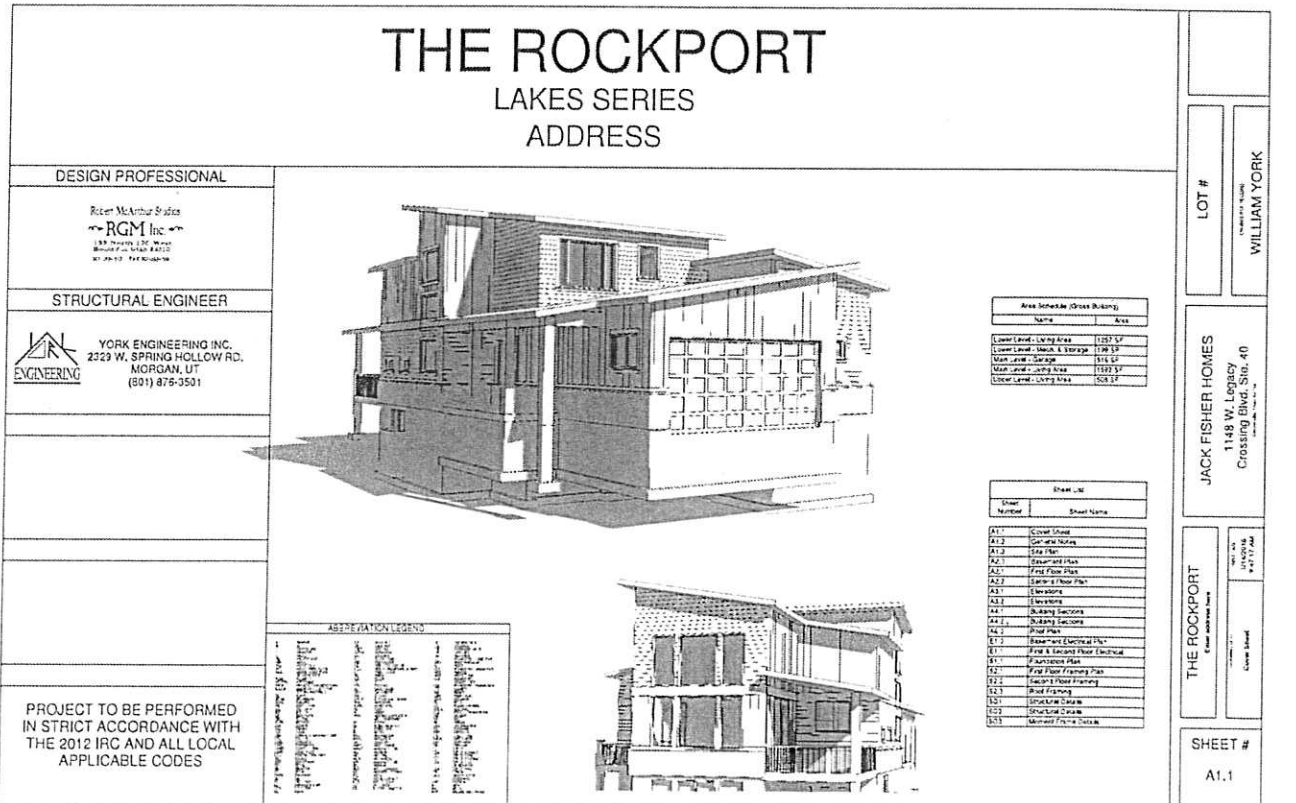
EDGEWATER 3-PLEX
1148 W. Legacy
Crossing Blvd. Ste. 400

SHEET #
A3.1



Mark	Note Text
01.1	1/2" LAP CEMENT FIBER SIDING
01.2	WALDOPEX SIDING
01.3	ALUMINUM SHINGLE ROOFING
01.4	BUSKID AND BATTEN CEMENT FIBER SIDING
01.5	STAINLESS STEEL METAL ROOFING
01.6	CEMENT BRICK

Subdivision, Lot
 JACK FISHER HOMES
 1148 W. Legacy
 Crossing Blvd. Ste. 400
 EDgewater 3-PLEX
 SHEET #
 A3.2



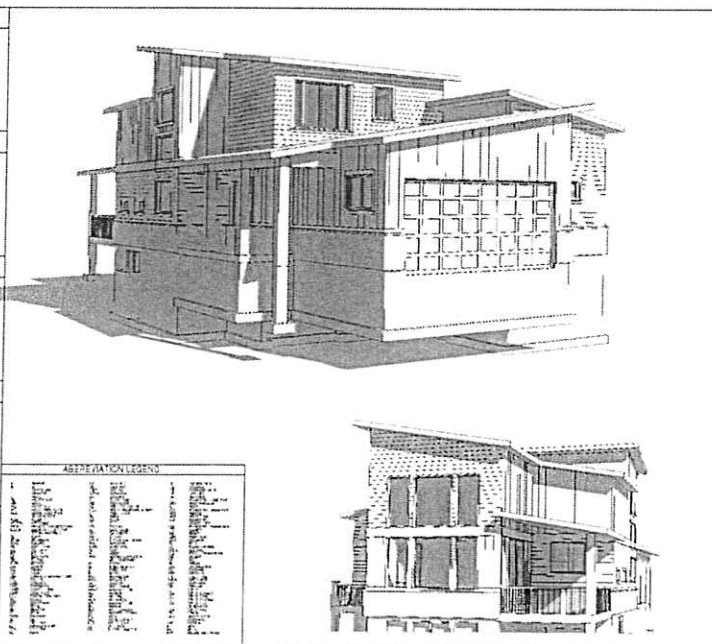
THE ROCKPORT

LAKES SERIES

ADDRESS

DESIGN PROFESSIONAL
 Robert McArthur Studio
 RGM Inc.
 STRUCTURAL ENGINEER
 YORK ENGINEERING INC.
 2329 W. SPRING HOLLOW RD.
 MORGAN, UT
 (801) 878-3501

PROJECT TO BE PERFORMED
 IN STRICT ACCORDANCE WITH
 THE 2012 IRC AND ALL LOCAL
 APPLICABLE CODES



Area Schedules (Cross Section)	
Name	Area
Level 1 - Living Area	1,237 SF
Level 1 - Deck & Storage	1,088 SF
Main Level - Garage	516 SF
Main Level - Utility Area	1,197 SF
Level 2 - Living Area	828 SF

Sheet List	
Sheet Number	Sheet Name
A1.1	Cover Sheet
A1.2	Site Plan
A1.3	Foundation Plan
A1.4	First Floor Plan
A1.5	Second Floor Plan
A1.6	Sections
A1.7	Details
A1.8	Roofing Details
A1.9	Structural Details
A1.10	Foundation Details
A1.11	First & Second Floor Details
A1.12	Foundation Details
A1.13	First Floor Framing Plan
A1.14	Second Floor Framing
A1.15	Roof Framing
A1.16	Structural Details
A1.17	Structural Details
A1.18	Foundation Details

ABBREVIATION LEGEND

1	1/2" LAP CEMENT FIBER SIDING
2	WALDOPEX SIDING
3	ALUMINUM SHINGLE ROOFING
4	BUSKID AND BATTEN CEMENT FIBER SIDING
5	STAINLESS STEEL METAL ROOFING
6	CEMENT BRICK

LOT #
 JACK FISHER HOMES
 1148 W. Legacy
 Crossing Blvd. Ste. 40
 THE ROCKPORT
 SHEET #
 A1.1



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final plat approval of Wheeler Hollow Subdivision, a one lot subdivision

Type of Decision: Administrative

Agenda Date: Wednesday, October 19, 2016

Applicant: Fredrick Golde

File Number: UUV071816

Property Information

Approximate Address: 962 Ogden Canyon, Ogden, UT 84401

Project Area: 0.18 Acres

Zoning: F-40 Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-019-0009

Township, Range, Section: Township 6 North, Range 1 East, Section 16

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 102, Chapter 3, Board of adjustment, Section 4, Decision Criteria and Standards (Variances)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The applicant has submitted a request for final plat approval for the Wheeler Hollow Subdivision, a small subdivision consisting of one lot, located at 962 Ogden Canyon Road (in the Wheeler Creek area). The property currently exists in the size and configuration of the lot on the proposed plat. The property is a result of old lot line adjustments from the original lot configuration of the Wilcox Camping and Boating Subdivision of 1910. The current configuration essentially combines most of two of the old Wilcox lots into one, thereby increasing the original lot size and reducing the overall number of lots in the area. There is currently a single family dwelling on the property, which was built in or around 1952.

The property is located in the F-40 zone. The F-40 zone requires 40 acres per lot. Because the lot was created prior to the adoption of zoning it is considered a legal nonconforming lot.

In February 2016 the lot was granted a variance from rear setback standards. The rear setback was reduced from 30 feet to five feet. One condition of the variance was that the lot is platted in its reconfigured shape.

Analysis

General Plan. As an existing legal nonconforming lot, there is not significant consideration for this type of request in the 2016 Ogden Valley General Plan. However, it can be noted that one fundamental vision of the general is to reduce the

potential intensity of overall development in the Ogden Valley. This proposal will memorial by means of a formal subdivision plat the consolidation of two original (pre-zoning) nonconforming lots in the area, thereby reducing development potential in the Ogden Valley.

Zoning. The subject property is in the F-40 zone. The purposes of the F-40 zone are:

- (a) *The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.*
- (b) *The objectives in establishing the forest zones are:*
 - (1) *To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;*
 - (2) *To reduce the hazards of flood and fire;*
 - (3) *To prevent sanitation and pollution problems and protect the watershed;*
 - (4) *To provide areas for private and public recreation and recreation resorts; and*
 - (5) *To provide areas for homes, summer homes, and summer camp sites.*

As a nonconforming lot this parcel has pre-existing rights that run with the land that pre-dates the adoption of the F-40 zone, and therefore need not comply. To the extent that the proposal can comply with the purposes of the zone the resulting subdivision lot is in intended to be for a home as specified in (b)(5) (the home already exists).

Lot area, frontage/width and setbacks. The minimum lot size in the F-40 zone is 40 acres. The minimum width is 660 feet. The setbacks are:

Front yard: 75 Feet

Side yard: 40 Feet

Rear yard: 30 Feet

For the purpose of applying these standards to the subject property it is important to note that the front of the lot is considered to be on the western side of the property, and abuts Wheeler Creek. The section about access below offers more details.

Variance. The subject property received a variance from the BOA in February of 2016 for reduced rear setbacks. The setbacks were reduced from the F-40 zone's required 30 feet to approximately five feet. The plat notes should indicate this reduced setback.

Nonconforming lot. Pursuant to LUC §108-12, there are additional and more flexible standards for nonconforming lots than offered by the F-40 zone. The use of a nonconforming lot is permitted to be continued despite lot boundary changes provided that the changes make no other lot nonconforming or more nonconforming.¹ The boundary changes being considered here are the modifications to the lot boundaries from the original Wilcox Camping and Boating Subdivision.

The side setbacks of a nonconforming lot can be reduced, in this case, to eight feet on one side and five feet on the other. The plat notes should indicate this reduced side setback.

The front setback was established when the existing single family dwelling was established, in or around 1952. The current setback is a nonconforming setback. The plat memorializes the nonconforming setback.

Access. When the original Wilcox Camping and Boating Subdivision was platted it established a 16 foot wide right of way for access to the front (western side) of this lot. Since the Wilcox platting the creek has shifted and now fully encompasses the old right of way, forcing the owners to access the lot via a private right of way on the rear of the lot. This newer right of way is a recorded 12 foot wide right of way, and noted on the plat. Section 108-7-29 allows the primary access to a lot to be by a means other than across the front lot line, provided certain standards are applied. After collaboration with the fire official regarding the existing dwellings in the area and the existing access, it has been determined that the existing recorded right of way width of 12 feet is sufficient for access to the lots with existing dwellings.²

¹ See LUC §108-12-9 and LUC §108-12-12.

² LUC §108-7-29(1)b. allows the fire official to modify the required 16 foot minimum right of way width.

LUC §108-7-29 indicates that there should be a 30 foot setback from the private right of way. The variance for the rear setback did not address the need for a variance from the right of way setback standard – but this is likely because it was not known at that time that this right of way overlapped the property. The land use authority may choose to determine that the variance for the rear setback was intended to address all setbacks at the rear of the property, including the setback for the right of way. This determination would give the lot a five foot setback from the right of way and the rear lot line. The plat notes should indicate this setback.

Fire control. The Weber County Fire Marshal has reviewed the proposal and offers the following comments:

August 3, 2016 Miradi review:

1. This review is for a new detached garage and the remodel of an existing home within the Wheeler Hollow Subdivision.
2. Fire Flow: Fire flow for the subdivision shall be 1000 GPM.
3. Fire Suppression Systems: *Weber Fire District strongly encourages the builder/owner to provide a fire suppression system to protect the lives and property of the occupants. These systems have been proven to provide effective lifesaving functions. This is not a requirement but a recommendation.*
4. Provide a temporary address marker at the building site during construction.

October 12, 2016 letter:

1. This is an existing subdivision with existing roads. At such time that additional residences are built (past the number of existing residences), then the roadway will need to be improved to meet current standards. The follow is for reference:
 - a. Fire Access via Driveways: Driveways serving no more than 5 residences shall have a minimum clear width of 16 feet with a minimum of 12 feet of drive-able surface (measured from face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Driveways in excess of 150 feet shall be provided with turn-arounds. Driveways exceeding 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. (See driveways- 2006 Wildland Urban Interface Code used as a reference for residential driveway requirements exceeding 150 feet in length). Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*

Sanitary sewer. The subject parcel and existing single family dwelling is currently being served by a septic system. The applicant intends to upgrade the septic system. In June of 2016 he received approval from the Weber-Morgan Health department for a new septic design.

Culinary water. The subject parcel is currently being served by a small shared culinary water system. He shares the system with other owners in the area. The Weber-Morgan Health Department has indicated that the current system is an approved system.

Natural hazards. The subject property is in a natural hazards study area. This application does not necessarily require a geologic hazards study, however, the applicant submitted one in anticipation for a new building permit. The study suggests that there is rock fall potential in the area. The applicant has proposed mitigation measure to the County Engineer's office. Those will be implemented during the building permit process.

Sensitive land. The subject property is in proximity to a year-round stream. Pursuant to LUC §104-28-2(b)(1) the setback from the stream should be 75 feet. However, the existing single family dwelling predates the 75 foot setback standard, and is allowed to continue to exist. The existing placement of the home

Plat corrections. There are corrections that need to be made to the final plat prior to final recording. Please see redlines in the attached Exhibit B.

Subdivision process. As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 and the standards in the F-40 zone in LUC §104-9. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1).

Tax clearance. The 2015 property taxes have been paid in full. The 2016 property taxes will be due in full on November 1, 2016.

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

Staff Recommendation

Staff recommends final plat approval of Wheeler Hollow Subdivision, a small subdivision consisting of one lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A covenant be recorded in a form, as approved by the County Attorney, that specifies that the land owner shall agree to pay a proportionate amount of the costs associated with developing a street if the County deems it necessary at some point in the future, as specified in LUC §108-7-31(2).
2. Plat corrections being provided in a manner that addresses the redlines in the attached Exhibit B, and conforms to the Land Use Code.

This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.

Administrative Approval

Administrative final approval of Wheeler Hollow Subdivision, a small subdivision consisting of one lot, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Vicinity map.
- B. Proposed plat, with redlines.
- C. Current recorder’s reference plat.
- D. Original Wilcox Camping and Boating Subdivision.



Exhibit C: Current Recorder's Reference Plat

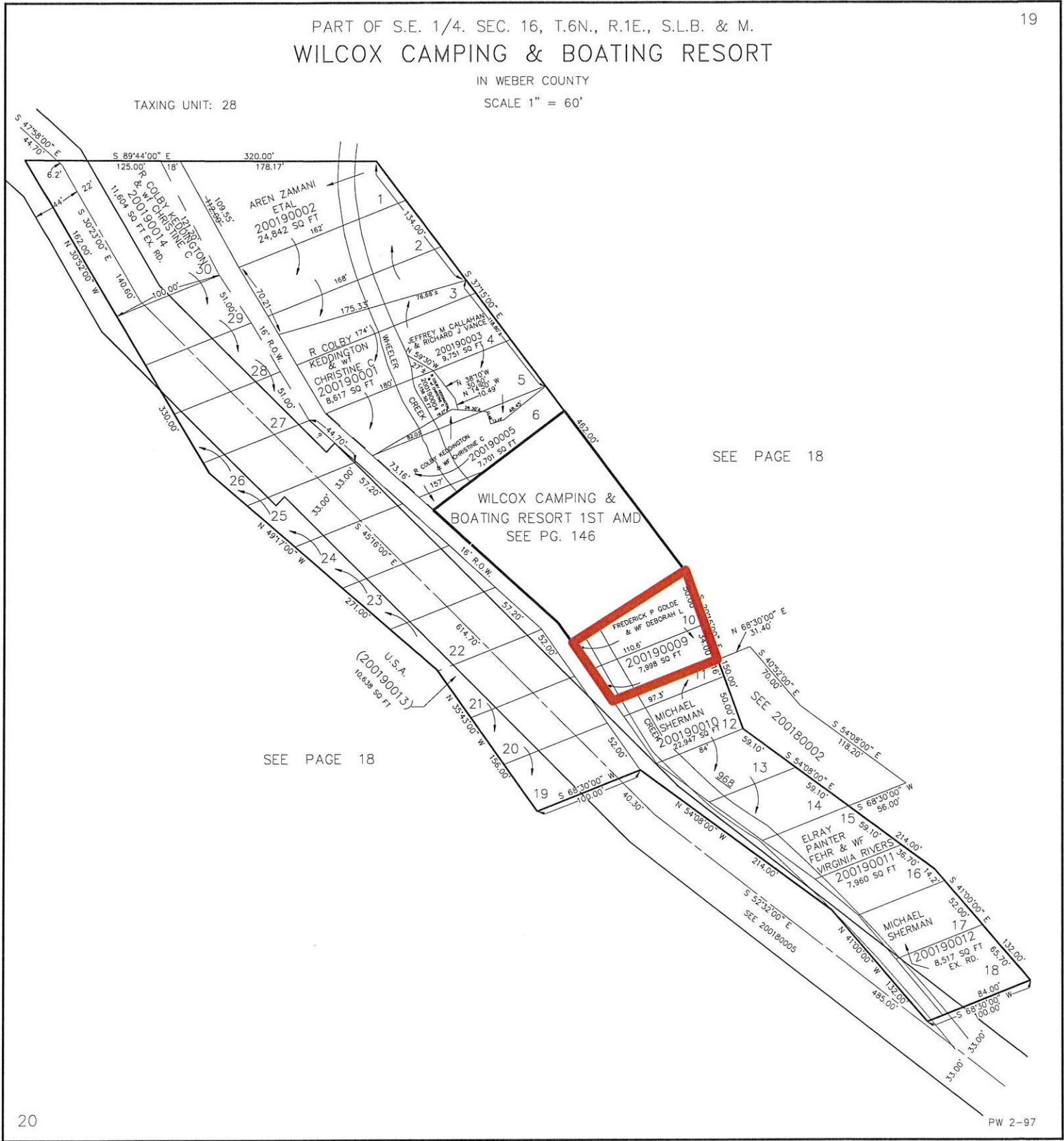
PART OF S.E. 1/4. SEC. 16, T.6N., R.1E., S.L.B. & M. WILCOX CAMPING & BOATING RESORT

IN WEBER COUNTY

SCALE 1" = 60'

TAXING UNIT: 28

19

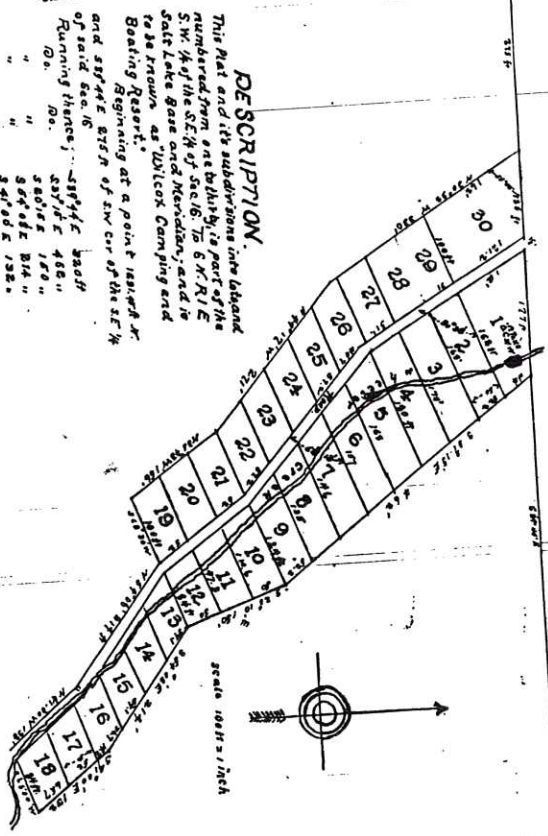


SEE PAGE 18

SEE PAGE 18

WILCOX CAMPING AND BOATING RESORT.

64-9
 4-57



DESCRIPTION.

This Plat and its subdivisions into lots and numbered from one to thirty one part of the S.W. 1/4 of the S.E. 1/4 of Sec. 16, T. 6 N. R. 1 E. Salt Lake Base and Meridian, and is to be known as Wilcox Camping and Boating Resort.

Beginning at a point marked X and 57 feet S.W. of the S.E. 1/4 of said Sec. 16

Running thence; 334 1/2 feet South 17° 00' East 466.00 feet S 17° 00' East 170.00 feet S 17° 00' East 132.00 feet S 17° 00' East 100.00 feet S 17° 00' East 68.00 feet S 17° 00' East 36.00 feet S 17° 00' East 3.57 feet S 17° 00' East to the S.W. corner of the S.E. 1/4 of said Sec. 16, and containing 4.87 acres including road, left wide as shown on this plat and on which the present owner, M.E. Wilcox reserves a right of way.

Approved and accepted for record by the County of Wasatch County Utah, this 17th day of December 1910.

Frank M. Brown Chairman

STATE OF UTAH
 COUNTY OF WASATCH
 My commission expires March 30, 1913.

I, W. G. Sumner, a Civil Engineer do hereby certify that the plat herein attached of Wilcox Camping and Boating Resort, in Wasatch County, State of Utah, is correct and accurate as ascertained from the plat, and as surveyed made by me in person.

W. G. Sumner

Subscribed and sworn to before me this 17th day of December, 1910.

John E. Bagley Justice

W. G. Sumner
 Surveyor

STATE OF UTAH
 COUNTY OF WASATCH
 My commission expires March 30, 1913.

John E. Bagley
 Justice

REMARKS.
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Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of the Heslop Subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, October 19, 2016

Applicant: Cole Eskelson

File Number: LVH 091916

Property Information

Approximate Address: 1384 South 5100 West, West Weber UT

Project Area: 40,000 Sq ft/ .91 Acres

Zoning: Agriculture (A-2) Zone

Existing Land Use: Agriculture

Proposed Land Use: Residential, Agriculture

Parcel ID: 15-054-0060

Township, Range, Section: T6N, R2W, Section 20

Adjacent Land Use

North: Agriculture	South: Agriculture
East: Agriculture	West: Agriculture

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Heslop Subdivision, a one lot subdivision located at approximately 1384 South 5100 West in the A-2 Zone. The proposed .91 acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone (see Exhibit A).

Annette Heslop would like to purchase the home from Cole Eskelson who currently lives in the home that sits on an illegal non-conforming lot due to its area of .31 acres and a width of roughly 80 feet. The applicant, Cole Eskelson has proposed that in order to bring this lot into compliance with current zoning, he would acquire some land from Roger Heslop, whose land completely surrounds the Eskelson parcel, and has agreed to sell-off some land for this purpose. Access to this parcel will be from 5100 West Street via a private right of way.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock uses.

Zoning: The subject property is located in an Agricultural Zone A-2 zone. That land use requirements for this zone are stated in the LUCS 104-7 as follows:

"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards for the A-2 zone LUC 104-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-2 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'.

Currently there is a home on this lot. This expansion of the Eskelson lot will not create an infringement into required minimum setbacks. Setback distance of the home from the property line will be shown on the plat. The minimum yard set-backs will apply, which are: 30 feet on the front and rear and 10 feet with a total two side yards not less than 24 feet.

Culinary water and sanitary sewage disposal: The existing septic tank and drain field will remain in operation in its current configuration. Culinary water for the proposed subdivision will be provided by Taylor West Weber Improvement District.

Review Agencies: The proposed subdivision has been reviewed by Engineering, Planning and Surveying. The applicant has shown compliance to all Weber County Land Use requirements. County reviewing agencies have posted conditions and comments that must be addressed prior to recording the final Mylar copy of the plat.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §26-1-7.

Staff Recommendations

Staff recommends final approval of the Heslop Subdivision, a one lot subdivision. This recommendation is based on the proposal meeting all applicable Weber County Land Use Code requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to 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.

Administrative Approval

Administrative final approval of Heslop Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, October 19, 2016.

Rick Grover
Weber County Planning Director

Exhibits

- A. Heslop Subdivision Plat

Area Map



