



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and or action on a request for Design Review approval of a Private Park to be located at 5629 East 2200 North in Eden.
Agenda Date: Wednesday, March 18, 2015
Applicant: David Martin
File Number: DR 2015-02

Property Information

Approximate Address: 5629 East 2200 North in Eden
Project Area: 1 acre
Zoning: Agricultural Valley (AV-3)
Existing Land Use: Vacant
Proposed Land Use: pavilion and solar panel array
Parcel ID: 22-051-0026
Township, Range, Section: T7N R1E Section 35 SW1/4

Adjacent Land Use

North:	Commercial/Residential	South:	Vacant
East:	Vacant	West:	Eden Park

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (Agricultural Valley-3 Zone)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Standards Chapter 8 (Parking and Loading space, Vehicle Traffic, and Access Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 7 (Supplement and Qualifying Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 16 (Ogden Valley Lighting)
- Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of a Private Park with 18 foot by 30 foot (540 square feet) pavilion and a solar panel array. The site is located at 5629 East 2200 North in Eden. The property is 1 acre in size and is located in the Agricultural (AV-3) Zone, which list Private Parks as a permitted use. **Section 108-7-27: Solar energy systems.** "Solar energy systems located on individual parcels/lots, which are used to supply energy to a principal use or structure on the parcel/lot, shall be allowed in any zone as an accessory use to a principal use or structure. Solar energy systems shall meet the setback and height requirements for an accessory building in the zone in which the system is located. Setbacks shall be measured to the outermost edge of the system nearest the property line". The applicant I will incorporate some lighting inside the picnic

pavilion. Rocky Mountain Power will supply electrical service to the meter and service will be run from the meter to the pavilion. The solar panel array is designed to be a net meter system; generating and returning electricity directly back to the grid. The amount of electricity supplied to the grid from the solar panel array will be offset by what Rocky Mountain Power charges for the pavilion lighting.

- **Architecture and Design:** Sec. 108-2-4. - Minimum standards; architectural: 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.
The building that is being proposed is a wood structure which meets the above standard.
- **Parking/Access:** Parking is available within 500 feet at the Hearthside and along the side of the roads.
- **Setbacks:** The proposed arrangement of buildings on this site does meet the minimum setbacks for the AV-3 zone.
- **Landscaping:** No new landscaping is proposed as part of this plan.
- **Lighting:** Two light fixtures will be installed in the pavilion, on the inside of both closed gable ends there by shielding their direct view and light emissions. The fixtures will not be visible to vehicle or pedestrian traffic and will only illuminate interior pavilion floor space. Fixtures will not exceed 300w.
- **Signs:** No signs are being proposed at this time. Any signs will have to meet the Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs).
- **Water and Wastewater:** There will be no restrooms or water as part of the Pavilion.

Summary of Administrative Considerations

- Is the project layout and building design consistent with applicable Weber County Ordinances?
- Solar energy systems located on individual parcels/lots, which are used to supply energy to a principal use or structure on the parcel/lot.

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located; all of the applicable requirements of Land Use Codes have been met.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department

Staff Recommendation

Administrative approval of the site plan for the Private Park and solar panel array 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: March 18, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Applicant's narrative describing the Private Park
- B. Rendering of the proposed buildings and solar energy system
- C. Site Plan

Weber County Design Review Application

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

Date Submitted / Completed

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

Property Owner Contact Information

Name of Property Owner(s)

Benjamin Martin

Mailing Address of Property Owner(s)

5612 E 2200 N
Eden, UT 84310

Phone

Fax

801-706-5713

Email Address

daveineden@gmail.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

David Martin

Mailing Address of Authorized Person

5612 E 2200 N
Eden, UT 84310

Phone

Fax

801-706-5713

Email Address

daveineden@gmail.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Property Information

Project Name

Martin Private Park

Current Zoning

Agriculture Valley A-3

Approximate Address

5629 E 2200 N
Eden, UT 84310

Land Serial Number(s)

22-051-0026

Proposed Use

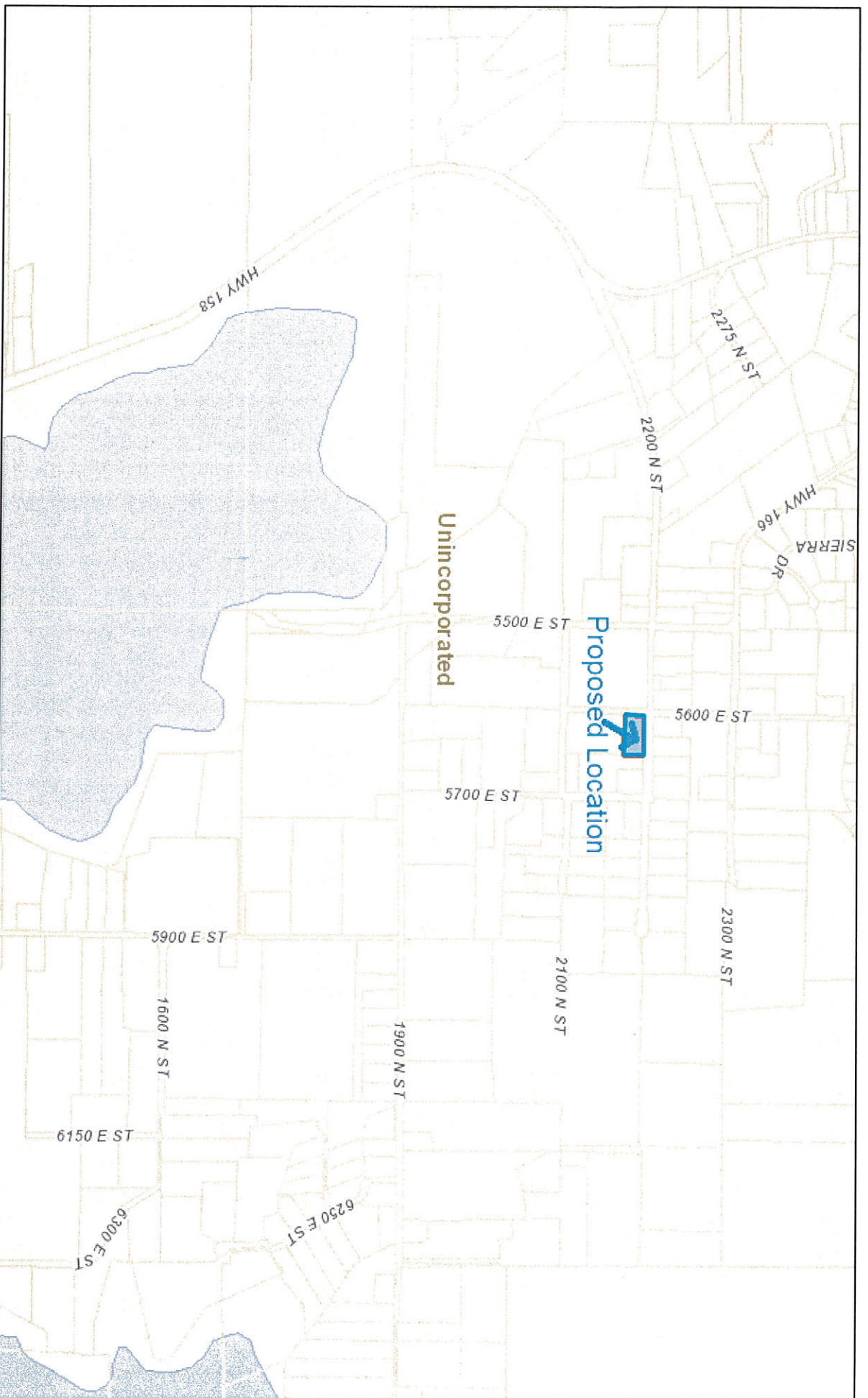
private park

Project Narrative

Establish and maintain a minimally developed open space, park type area. Provide complimentary aesthetic & economic value to surrounding property. Showcase & demonstrate the use of energy efficient technology in a park like setting. Construct/install two concurrent property improvements

- construction of small picnic pavilion
- installation & activation of net metered solar panel array.

Proposed Location



March 5, 2015

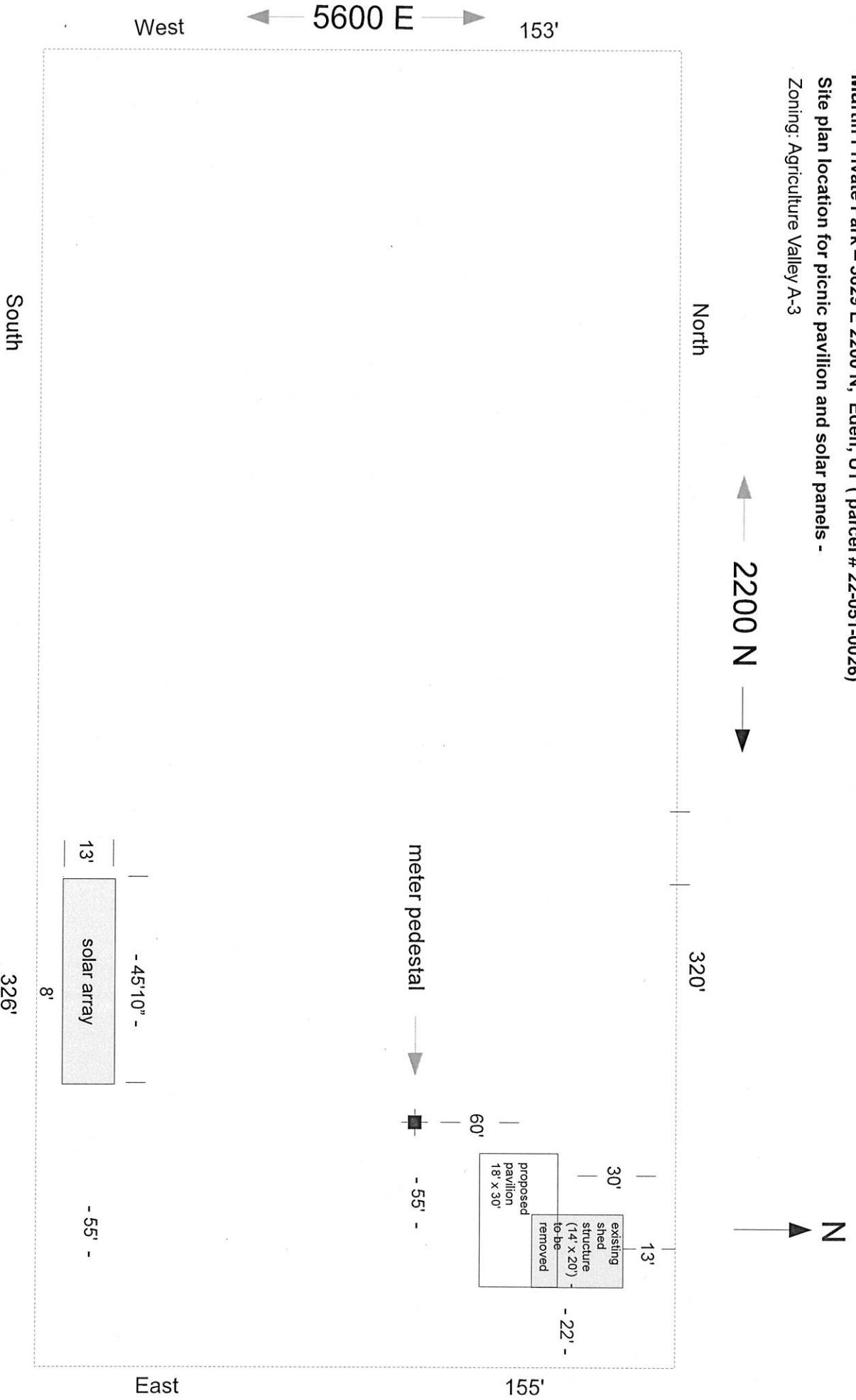
Street Labels

City Labels

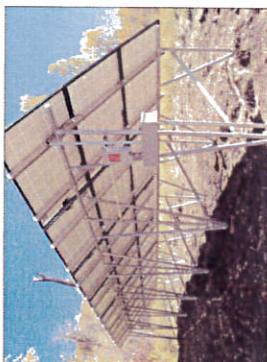
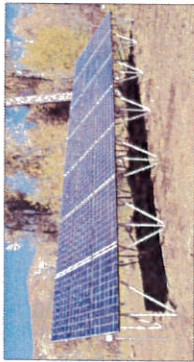
1:18,056

0 0.15 0.3 0.6 mi
0 0.25 0.5 1 km

Martin Private Park – 5629 E 2200 N, Eden, UT (parcel # 22-051-0026)
Site plan location for picnic pavilion and solar panels -
Zoning: Agriculture Valley A-3

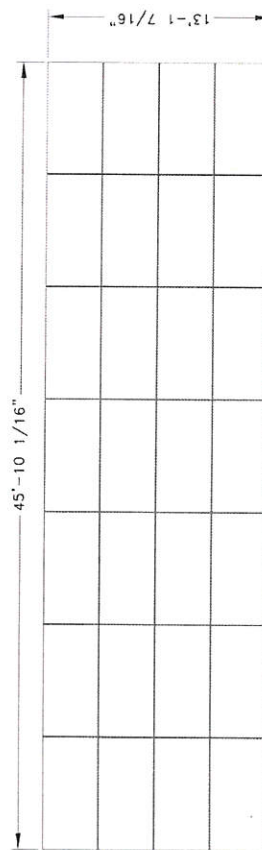


Scale 1" = 30'

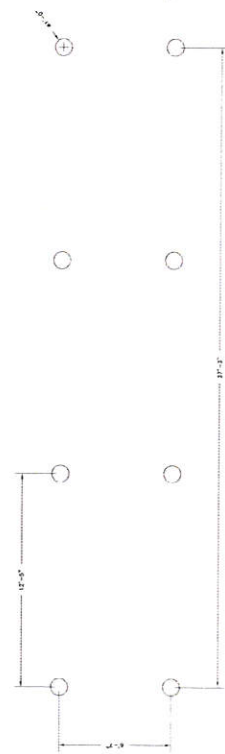


SIMILAR GROUND MOUNT INSTALLED BY
GARDNER ENGINEERING AES

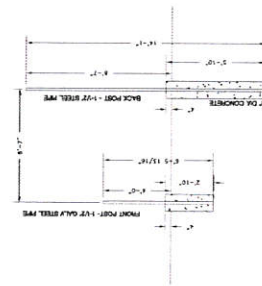
28 - "SOLARWORLD" 315 WATT SOLAR MODULES



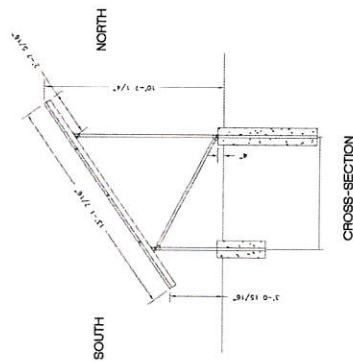
PLANE SURFACE VIEW



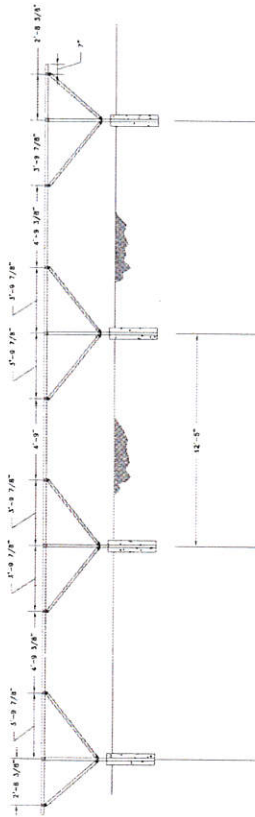
FOUNDATION PLAN VIEW OF HOLES



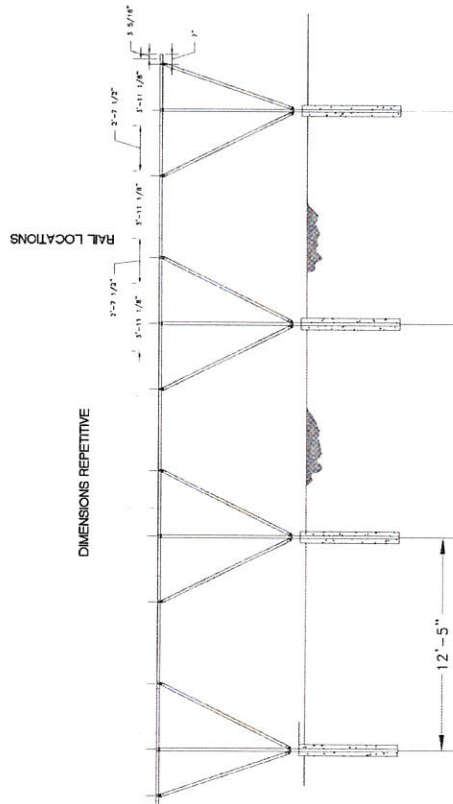
CROSS-SECTION



CROSS-SECTION



SOUTH - FRONT SUPPORTS



NORTH - REAR SUPPORTS

"SNAP-N-RACK" SYSTEM



KEN GARDNER, P.E., L.S.
MANAGING ENGINEER
2047 SOUTH PARKER AVE., WEST HAVEN, UT 84001

PROFESSIONAL CIVIL ENGINEER - UTAH 154270-2202
PROFESSIONAL STRUCTURAL ENGINEER - UTAH 154270-2203
PROFESSIONAL LAND SURVEYOR - UTAH 154270-2201
PROFESSIONAL LAND CONVEYOR - UTAH 154270-2204
MASTER ELECTRICIAN - UTAH 15270-5402
NABCEP CERTIFIED PHOTOVOLTAIC INSTALLER
NABCEP CERTIFICATE NUMBER R031806-17
REC. CERTIFIED AFFILIATED INSTRUCTOR ISO-0133
(801) 689-2618 EX. 201 OFFICE
(801) 589-0447 CELL

DAVE MARTIN RESIDENCE
8.82 KW GRID-TIE PHOTOVOLTAIC SYSTEM
ELECTRICAL DETAILS
5612 EAST 2200 NORTH, EDEN, UTAH

Alternative Energy Services, Inc.
Gardner Engineering
2047 South Painter Lane
Suite A
West Haven, Utah 84401
(801) 689-2618

DWG	0\ALTERNATIVE ENERGY\MATTIN DWG					
REVISIONS			SCALE:			
DATE	DESCRIPTION		DATE:	OCT. 2014	K.E.G	CHECKED
			DESIGN	K.E.G	DRAWN	
				K.E.G		

Sample of picnic pavilion light fixture -

