



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval of a barn and storage building that is more than twice the size of the home.

Agenda Date: Tuesday, March 24, 2015

Applicant: Shannon Sandberg

File Number: DR 2015-01

Property Information

Approximate Address: 3047 E 5750 North, Liberty

Project Area: 3.01 acres

Zoning: Agricultural Valley AV-3

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 22-181-0001

Township, Range, Section: T7N, R1E, Sec 07

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 Agricultural Valley (AV-3)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 Supplementary and Qualifying Regulations
- Weber County Land Use Code Title 108 (Standards) Chapter 1 Design Review

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it 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 Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of a barn and storage building that is approximately 8,000 square feet at 3047 E 5750 North in Liberty. The property is Lot 1 of Rainbow View Triacres Subdivision with an area of 3.01 acres and is in the Agricultural Valley (AV-3) Zone. Lot 1 is a corner lot on 5750 North and 3100 East (Hwy 162). The home's main access is from the highway while the proposed access for the building is from 5750 North.

"The purpose and intent of design review by the planning commission is to secure the general purposes of this chapter and the master plan and to ensure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood".

There is a single family dwelling with a 3,090 square foot footprint on the property as well as some other smaller sheds and garages. The proposed building is an 8,000 square foot (80 foot by 100 foot) metal building from Roper Buildings. The building will be used for personal storage as well as for four horse stalls and the storage of agricultural vehicles and equipment. The rectangular building will be 25 feet from rear lot line, 40 feet from the side lot line facing 5750 North, and 160 feet from the home and the adjacent home. The four horse stall areas in the building are on the far south side and will be more than 100 feet from the lot line on 5750 North. The height of the building is to be 24.5 feet tall. As there is a slight grade to the lot the owner has equally leveled the area for the building with a one foot cut on the north end and one foot of fill on the south end. This meets the requirement of 25 feet for accessory buildings.

Section 108-7-16, Large accessory buildings (1,000 square feet or larger), part (c) states "Accessory buildings that exceed the dwelling in area by more than double as measured by the footprint of the dwelling shall require approval by the planning commission as a design review". The tax records indicate (exhibit D) that the dwelling is only 3,090 square feet in area; therefore Planning Commission approval is required.

Summary of Planning Commission Considerations

- Are the project layout and setbacks consistent with applicable requirements of the Weber County Land Use Code?
- Would this project impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood?

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outlined permitted land uses of the zone in which it is located, and all of the applicable requirements of the Weber County Land Use Code.

Conditions of Approval

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

Staff Recommendation

Staff recommends approval of the site plan for a large accessory building at 3047 E 5750 North subject to staff and other review agency requirements. This recommendation is based on the project complying with applicable County Ordinances. The Planning Commission may base the approval on the following findings:

- The proposed use is allowed in the AV-3 Zone
- All development standards for large accessory buildings and structure for the keeping of animals have been met.

Exhibits

- A. Design Review Application with narrative
- B. Site Plans
- C. Building Plans
- D. Assessors footprint of the home

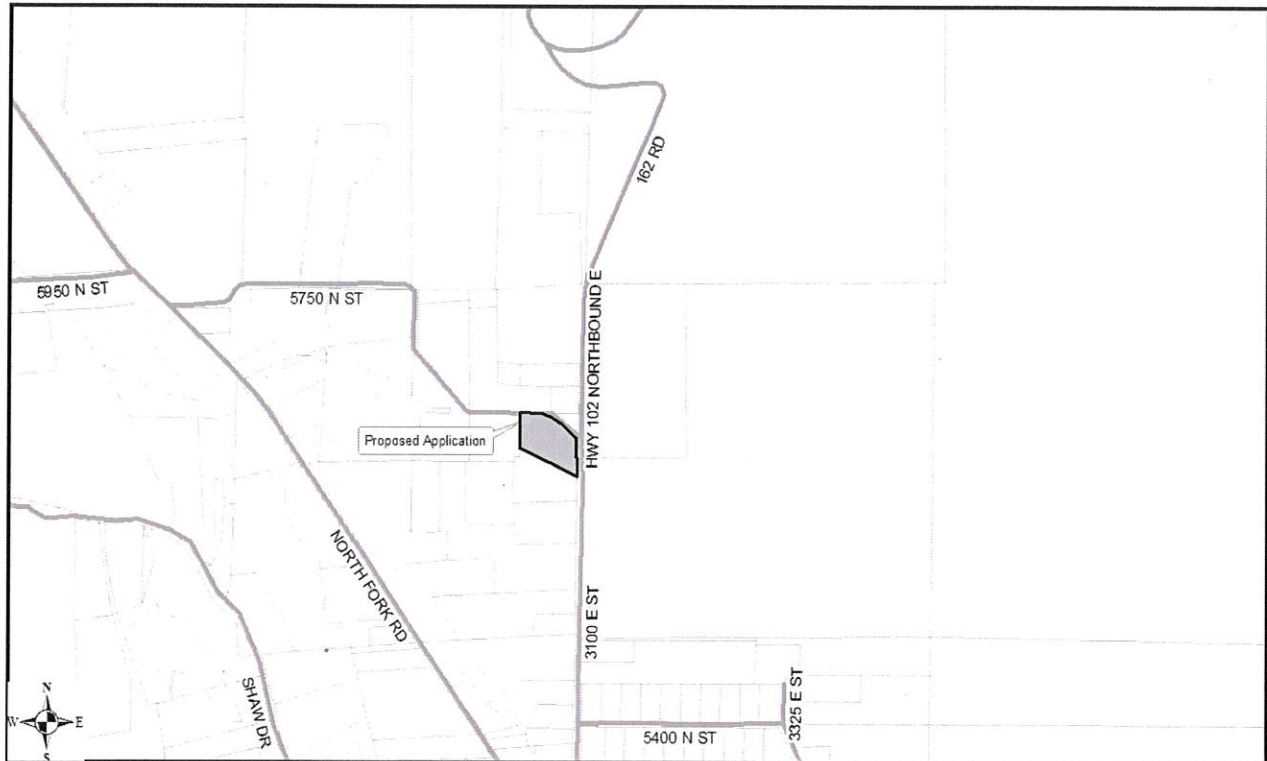
Map 1

Adjacent Land Use

North: Residential
East: Agricultural

South: Residential
West: Residential

Map 1



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)

Shannon Sandberg

Mailing Address of Property Owner(s)

3047 EAST 5750 North
Liberty, UT 84310

Phone

801-589-3010

Fax

Email Address

ea.UTah@Xmission.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

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

Dan Scarbrough

Mailing Address of Authorized Person

3196 Midland Dr.
Ogden, UT 84401

Phone

801-540-5586

Fax

801-315-0090

Email Address

dan@roperbuildings.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Property Information

Project Name

Sandberg

Current Zoning

Approximate Address

3047 EAST 5750 North
Liberty, UT 84310

Land Serial Number(s)

Proposed Use

Storage | ~~Some~~ ~~agricultural~~ (horses)

Project Narrative

Most of the building will be used for equipment/trailer Storage. A portion of the building will be used for open horse ~~storage~~ ^{shelter} (part of the lean on the west side of the structure)

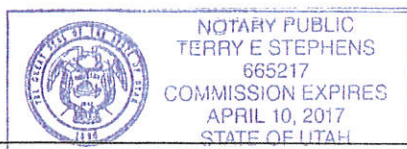
Property Owner Affidavit

I (We), Shannon Sandberg, depose and say that I (we) am (are) the owner(s) of the property identified in this application 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.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 12 day of February, 20 15



[Signature]
(Notary)

Authorized Representative Affidavit

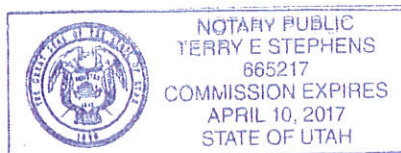
I (We), Shannon Sandberg, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Dan Scarborough Paper Builders, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

(Property Owner)

Dated this 12 day of February, 20 15, personally appeared before me Shannon Sandberg, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature]
(Notary)



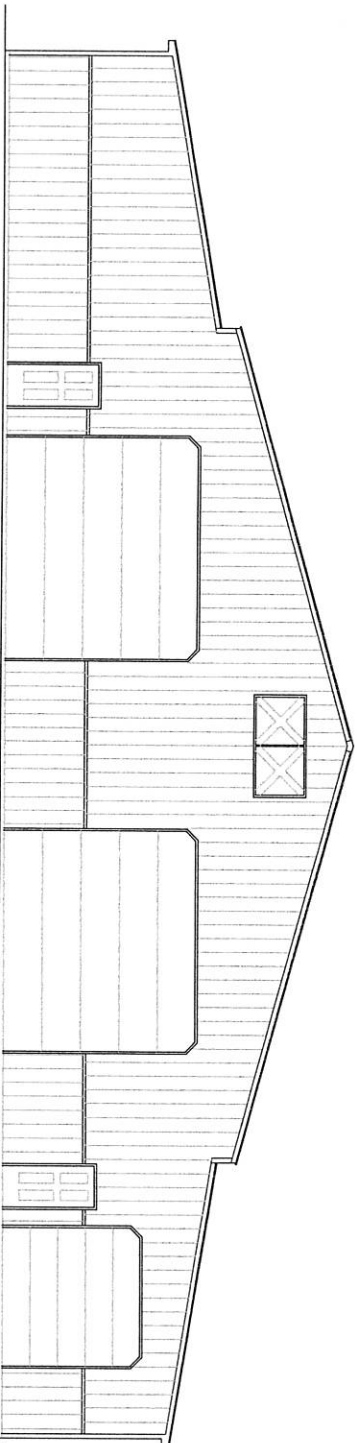


DATE: 12-15-14
SCALE: 1/8"=1'-0"
JOB: SANDBERG
SHEET:

ST1

ROPER BUILDINGS

SANDBERG BUILDING



12/26/14

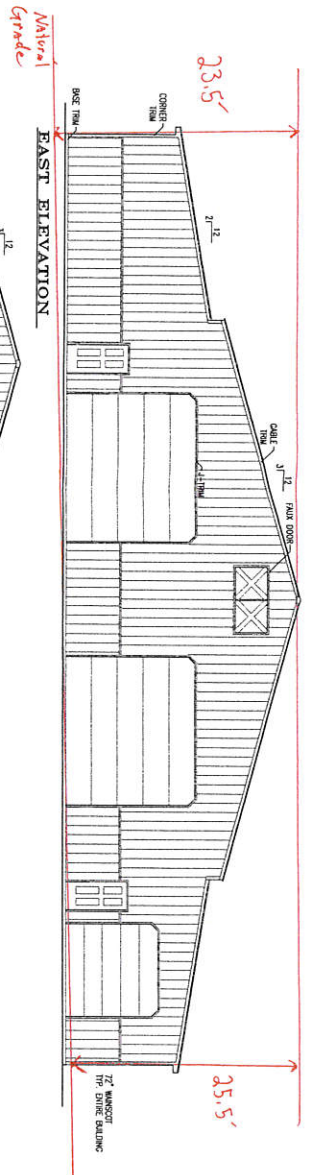
PROJECT INFORMATION: SANDBERG BUILDING 3047 EAST 5750 NORTH LIBERTY, UTAH	BUILDING INFORMATION: SQUARE FOOTAGE 8000 DIMENSIONS: 100x80	DRAWING INDEX: 00 COVER SHEET 01 FOUNDATION PLAN 02 FLOOR PLAN 03 GIRT PLAN 03B ELEVATIONS 04 ROOF PLAN 05 PANEL LAYOUT 06 DETAILS 07 DETAILS	GENERAL CONTRACTOR: ROPER BUILDINGS CONTACT: DAN SCARBROUGH PHONE: 801-540-5586	DRAFTER: LAKMAN DESIGNS SOUTH WEBER, UTAH (801) 205-0382 (801) 479-1861 FAX CONTACT: TMI LAKMAN
DRAWING/REVISION DATE: 12/15/14	CONSULTING STRUCTURAL ENGINEER: PRICE ENGINEERING 990 WEST 7900 SOUTH WILLARD, UTAH (801) 771-0542 CONTACT: KYLE PRICE			
THESE PLANS ARE ISSUED TO: ROPER BUILDINGS FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT INFORMATION AREA OF THIS PAGE				



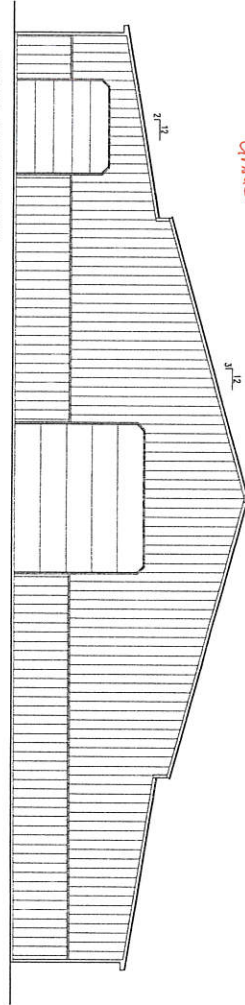


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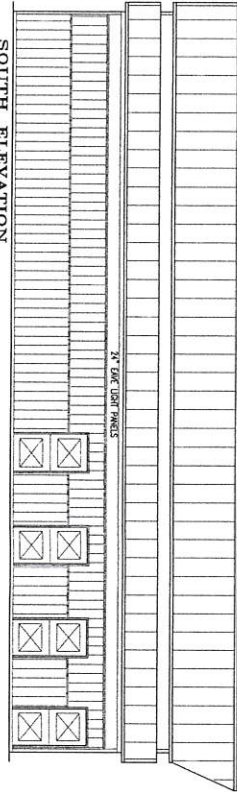
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SHEET:



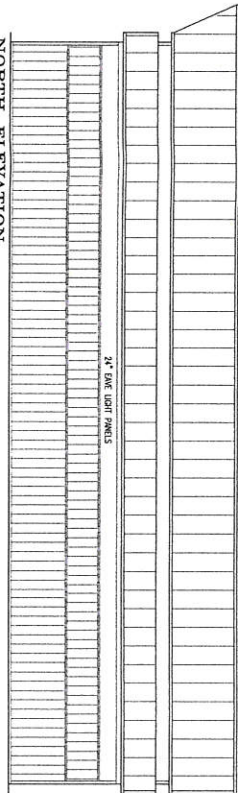
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SANDBERG BUILDING

3047 EAST 5750 NORTH
LIBERTY, UTAH

ROPER BUILDINGS

DAN SCARBROUGH
(801) 540-5586

03B

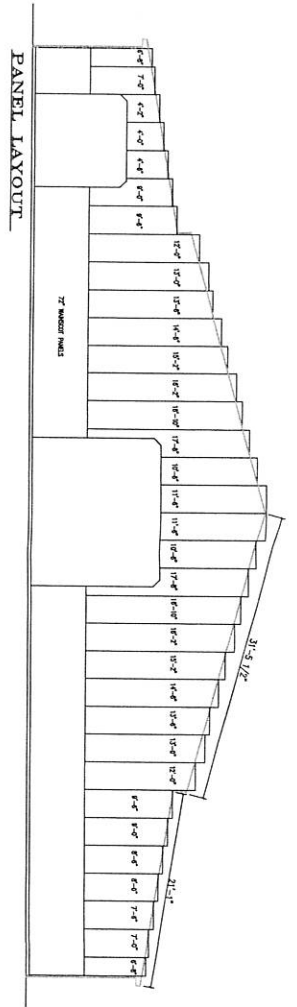
DATE: 12-13-14
SCALE: 1/8"=1'-0"
JOB: SANDBERG
SHEET

Structural drawing of a bridge deck showing a grid of 10 vertical and 10 horizontal lines. The vertical lines are labeled 1 through 10 at the bottom. The horizontal lines are labeled A through J on the left. The drawing shows the layout of the bridge deck, including the main span and the approach spans. The main span is supported by two piers, and the approach spans are supported by abutments. The drawing includes dimensions for the spans and the deck width. The main span is 100 feet long, and the approach spans are 50 feet long. The deck width is 40 feet. The drawing also shows the location of the piers and abutments. The piers are located at the center of the main span and at the ends of the approach spans. The abutments are located at the ends of the approach spans. The drawing is a plan view of the bridge deck.

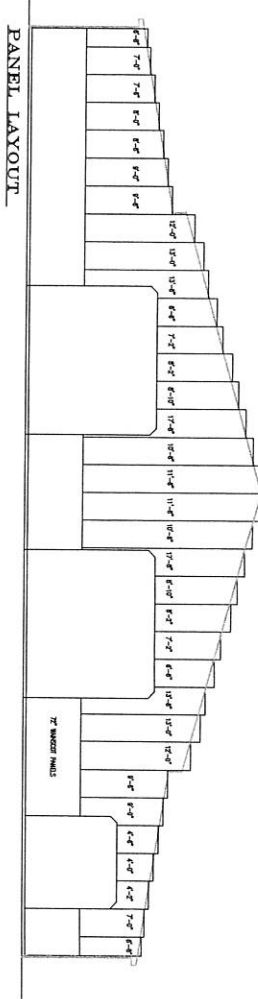
(2) 3/4" DIA THRU BOLTS
CLAS TO COLUMN/POST
(MP.)

ROOF FRAMING NOTES:
1. 12" OVERHANG, ENTIRE BUILDING
2. FLYING GABLE, FRONT ONLY

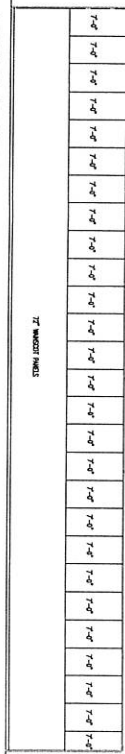




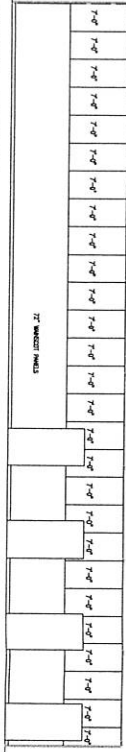
PANEL LAYOUT



PANEL LAYOUT



PANEL LAYOUT



PANEL LAYOUT

ENGINEERING NOTES:

DESIGN CRITERIA

GENERAL:	
1. REFERENCE TO THE STRUCTURAL CALCULATIONS FOR ALL SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE, WHERE DETAILS ARE NOT SPECIFIED, SHALL BE TO THE 2012 IBC, AS APPLICABLE.	
2. DESIGN CRITERIA:	
DESIGN ACCORDING TO THE 2012 IBC, RISK CATEGORY I.	
FOR SPECIFICATIONS NOT SHOWN REFER TO THE 2012 IBC.	
SEISMIC CRITERIA:	
DESIGN WINDING RESPONSE SRS: 74K	
SOIL SITE CLASS: D (ASSUMED)	
WIND LOADS:	
DESIGN SPEED: 120 MPH 3 SEC. GUST	
DEAD LOADS:	
ROOF 3 PSF	
WALLS 3 PSF	

CONC. FOUNDATION PIERS

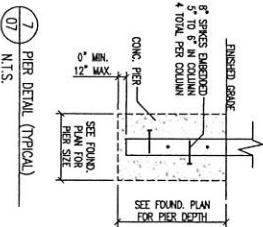
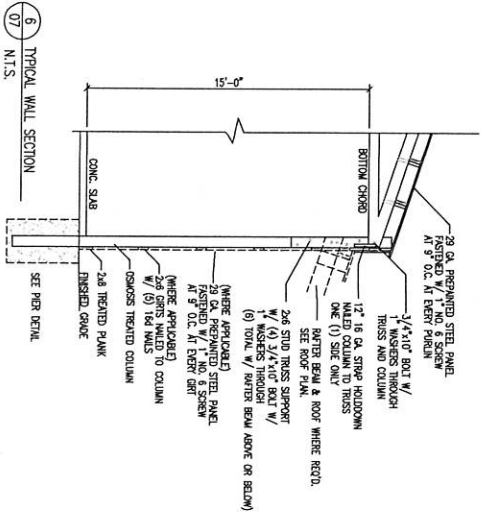
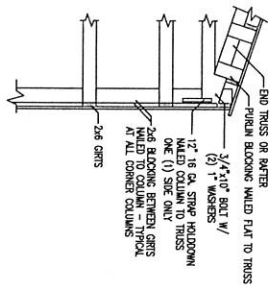
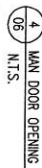
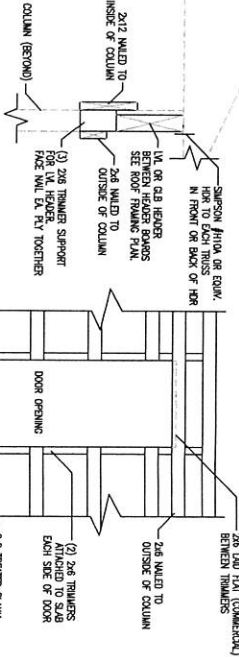
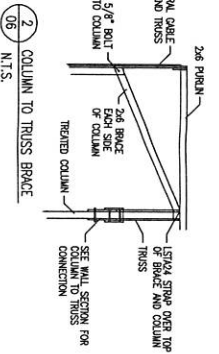
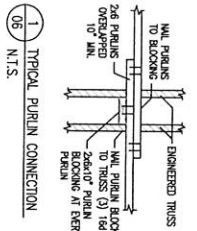
SIZE (MINIMUM):	24" TO 30" DIAMETER X 3'-4" TO 3'-6" DEEP
SEE FOOTING PLAN.	
REINFORCEMENT:	NO PER REINFORCEMENT.

SOILS AND EXCAVATION NOTES

UNITED SOIL CLASSIFICATION: NO SOILS REPORT PROVIDED.
ALLOWABLE BEARING PRESSURE: 1500 PSF (ASSUMED)
GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE SOILS, ARE TO BE IDENTIFIED AND REMEDIATED PRIOR TO CONSTRUCTION OF THE BUILDING. THE BUILDING ENGINEER OR ARCHITECT SHOULD BE AWARE OF THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR DIFFERENTIAL FOOTING SETTLEMENT DUE TO INCONSISTENT OR UNDESIRABLE SOIL QUALITY.

CONCRETE AND REINFORCEMENT NOTES

1. FOOTINGS:	3000 PSI
2. SLABS ON GRADE:	3000 PSI REQUIRED (4000 PSI RECOMMENDED)
DEEP CONSTRUCTION / CONSTRUCTION JOINTS: PROVIDE 1" FORTIFICATION TO 10' AHEAD IN ANY DIRECTION.	



SANDBERG BUILDING

3047 EAST 5750 NORTH
LIBERTY, UTAH

ROPER BUILDINGS

DAN SCARBROUGH
(801) 540-5586

