



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	South: Residential
East: 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 graded 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

Robert M. Fisher
RGM Inc.
148 Spring Hill Road
Morgantown, WV 26501
(304) 241-1000

STRUCTURAL ENGINEER

YORK ENGINEERING INC.
2222 W. SPRING HOLLOW RD.
MORGANTOWN, WV
(304) 816-2924

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

Area Schedule (Overall Building)

Area	Area
Living Room	1100 SF
Dining Room	1000 SF
Kitchen	1000 SF
Bath	1000 SF
Bedroom	1000 SF
Garage	1000 SF
Other	1000 SF
Total	6000 SF

Sheet List

Sheet	Sheet Name
1	Overall Elevation
2	Front Elevation
3	Side Elevation
4	Roof Elevation
5	Foundation
6	Structural Details
7	Notes
8	Specifications
9	Material Schedule
10	Finish Schedule
11	Window Schedule
12	Door Schedule
13	Roofing Schedule
14	Foundation Schedule
15	Structural Details
16	Notes
17	Specifications
18	Material Schedule
19	Finish Schedule
20	Window Schedule
21	Door Schedule
22	Roofing Schedule
23	Foundation Schedule
24	Structural Details
25	Notes
26	Specifications
27	Material Schedule
28	Finish Schedule
29	Window Schedule
30	Door Schedule
31	Roofing Schedule
32	Foundation Schedule
33	Structural Details
34	Notes
35	Specifications
36	Material Schedule
37	Finish Schedule
38	Window Schedule
39	Door Schedule
40	Roofing Schedule
41	Foundation Schedule
42	Structural Details
43	Notes
44	Specifications
45	Material Schedule
46	Finish Schedule
47	Window Schedule
48	Door Schedule
49	Roofing Schedule
50	Foundation Schedule
51	Structural Details
52	Notes
53	Specifications
54	Material Schedule
55	Finish Schedule
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83	Window Schedule
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86	Foundation Schedule
87	Structural Details
88	Notes
89	Specifications
90	Material Schedule
91	Finish Schedule
92	Window Schedule
93	Door Schedule
94	Roofing Schedule
95	Foundation Schedule
96	Structural Details
97	Notes
98	Specifications
99	Material Schedule
100	Finish Schedule

WILLIAM YORK

JACK FISHER HOMES
1148 W. Legacy Crossing Blvd., Ste. 40
Morgantown, WV 26501
(304) 241-1000

THE POWELL
1148 W. Legacy Crossing Blvd., Ste. 40
Morgantown, WV 26501
(304) 241-1000

SHEET #
A1.1

Front Elevation

1148 W. Legacy Crossing Blvd., Ste. 40
Morgantown, WV 26501
(304) 241-1000

Side Elevation

1148 W. Legacy Crossing Blvd., Ste. 40
Morgantown, WV 26501
(304) 241-1000

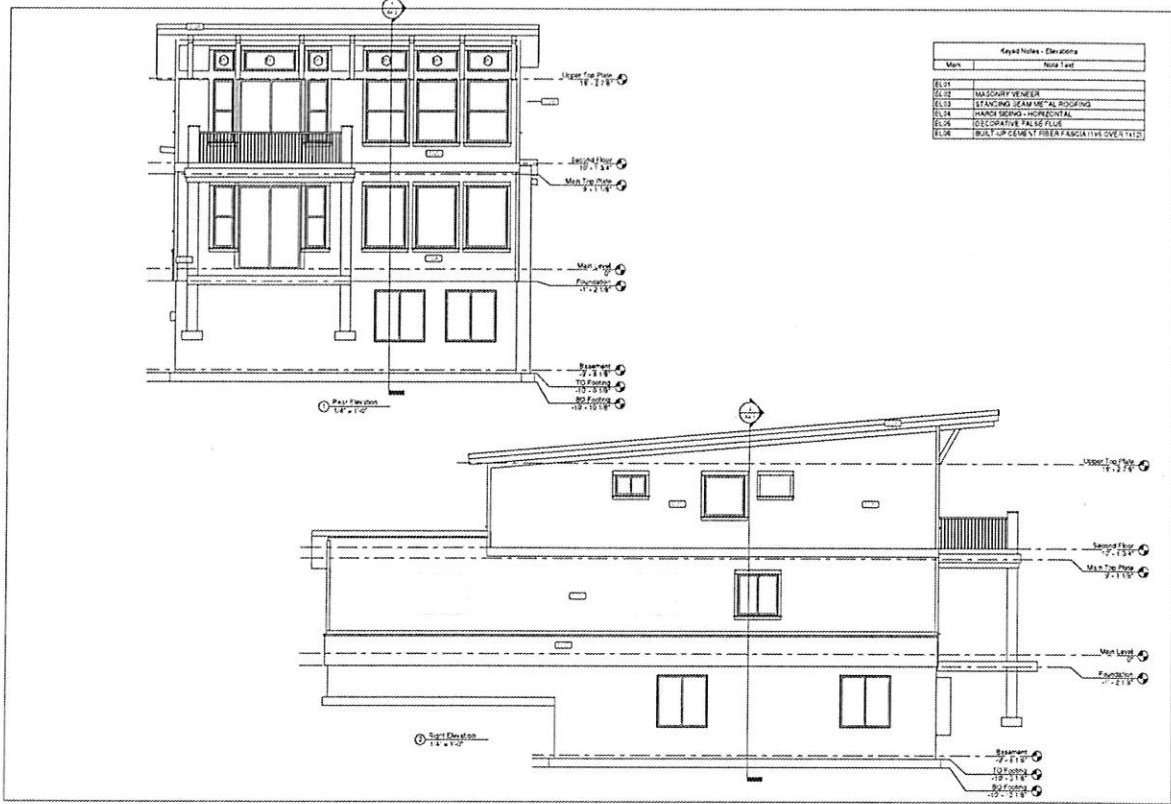
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(304) 241-1000

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SHEET #
A3.1

Mark	Keyed Notes - Elevation	Note Key
1	MAXIMUM HEIGHT	
2	STANDING STEAM WATER ROOFING	
3	MAINTAIN 1/2" MIN. OVERLAP	
4	DECORATIVE VALVE FLUE	
5	REPLACE CEILING TILE IN AREA (1148 OVER 1147)	




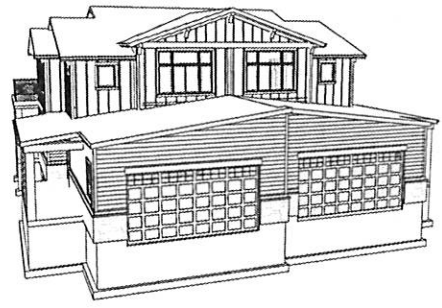
Keyed Notes - Elevations	
Mark	Note Text
EL01	WALL/DOOR FINISH
EL02	STANDING SEAM METAL ROOFING
EL03	HARDY BOARD - HORIZONTAL
EL04	REGULAR GYPSUM BOARD
EL05	BUILT UP SEAMLESS FIBER GLASS (1/4" OVER 1/2")

JACK FISHER HOMES
 1148 W. Legacy Crossing Blvd. Ste. 40
 Morgan, UT 84050
 THE POWELL
 1148 W. Legacy Crossing Blvd. Ste. 40
 Morgan, UT 84050
 SHEET #
 A3.2

THE PINEVIEW (DUPLIX)

LAKE SERIES

STRUCTURAL ENGINEER

 YORK ENGINEERING INC.
 2329 W. SPRING HOLLOW RD.
 MORGAN, UT
 (801) 876-3501
 PROJECT TO BE PERFORMED
 IN STRICT ACCORDANCE WITH
 THE 2012 IRC AND ALL LOCAL
 APPLICABLE CODES



ABBREVIATION LEGEND

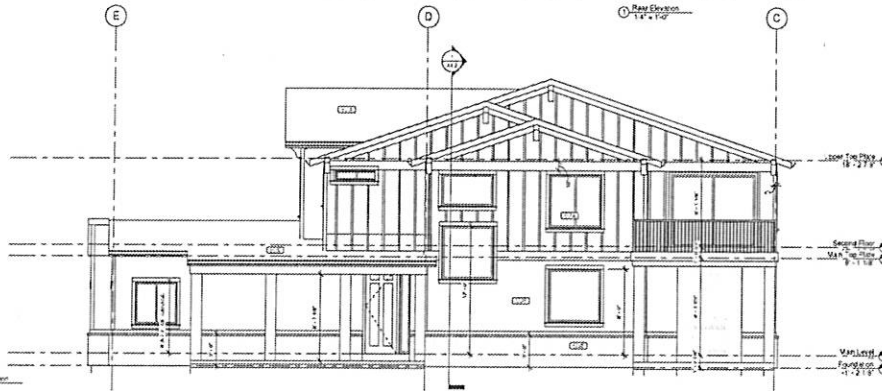
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99	99" CONC. ON REINFORCING BARS
100	100" CONC. ON REINFORCING BARS

Area Schedule (Gross Bldg)	
Name	Area
Garage	1512 SF
Garage (Finished)	1512 SF
Lower Level	2722 SF
Main Level	828 SF
Roof	528 SF
Upper Level	918 SF

Sheet List	
Sheet Number	Sheet Name
A1.1	Cover Sheet
B1.2	General Notes
A2.3	Basement Plan
A2.1	First Floor Plan
A2.2	Second Floor Plan
A2.4	Elevations
A2.5	Elevations
A4.1	Building Sections
A4.2	Building Sections
A4.3	Framing Sections/Details
A4.4	Roof Plan
A4.5	Basement Structural Plan
E1.1	First Floor Structural
E1.2	Second Floor Structural
E1.3	Roof Framing
E2.1	First Floor Framing Plan
E2.2	Second Floor Framing
E2.3	Roof Framing
S01	Structural Details
S02	Structural Details

Subdivision, Lot
 JACK FISHER HOMES
 1148 W. Legacy Crossing Blvd. Ste. 400
 Morgan, UT 84050
 PINEVIEW 2-PLEX
 1148 W. Legacy Crossing Blvd. Ste. 400
 Morgan, UT 84050
 SHEET #
 A1.1

Keyed Notes - Elevations	
Mark	Note Text
E-01	1/2" LAP CEMENT FIBER SHEETS
E-02	MASONRY FINISH
E-03	ASPHALT SHINGLE ROOFING
E-04	BOARD AND BATT CEMENT FIBER SHEET
E-05	1/2" HANGING BEARING AL ROOFING
E-06	CEDAR SHIM



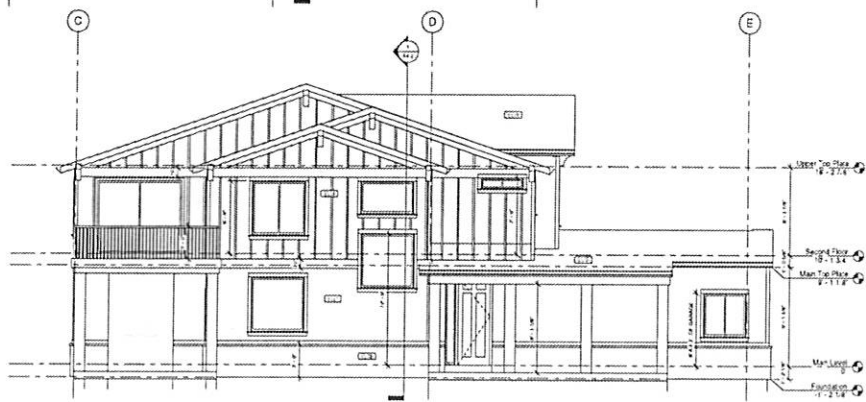
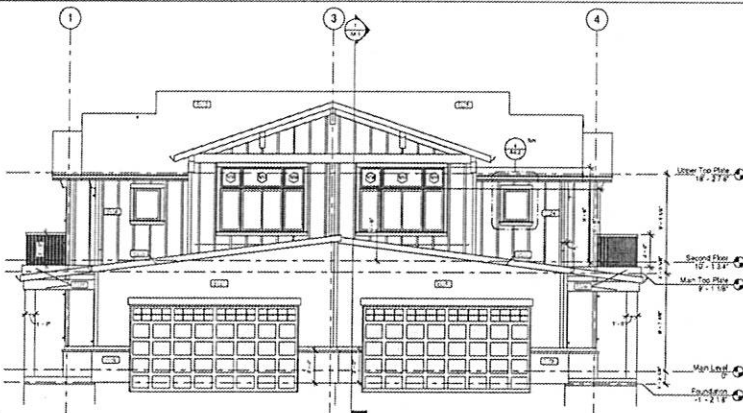
Subdivision, Lot
WILLIAM YORK

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

PINEVIEW 2-PLEX
E-Plan includes here

SHEET #
A3.2

Keyed Notes - Elevations	
Mark	Note Text
E-01	1/2" LAP CEMENT FIBER SHEETS
E-02	MASONRY FINISH
E-03	ASPHALT SHINGLE ROOFING
E-04	BOARD AND BATT CEMENT FIBER SHEET
E-05	1/2" HANGING BEARING AL ROOFING
E-06	CEDAR SHIM



Subdivision, Lot
WILLIAM YORK

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

PINEVIEW 2-PLEX
E-Plan includes here

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 Over Building	
Name	Area
Inside Unit - Garage	258 SF
Inside Unit - Lower Level	633 SF
Inside Unit - Main Level	648 SF
Inside Unit - Master	87 SF
Inside Unit - Upper Level	952 SF
Outside Unit - Garage	170 SF
Outside Unit - Lower Level	732 SF
Outside Unit - Main Level	848 SF
Outside Unit - Master	84 SF
Outside Unit - Upper Level	968 SF

Sheet List	
Sheet Number	Sheet Name
A1.1	Cover Sheet
A1.2	General Notes
A2.0	Basement Plan
A2.1	First Floor Plan
A2.2	Second Floor Plan
A3.1	Structural
A3.2	Structuring
A4.1	Building Sections
A4.2	Foundation Sections
A4.3	Fire Separation Details
A5.0	Floor Plans
E1.3	Equipment Electrical Plan
E1.1	First Floor Electrical
E1.2	Second Floor Electrical
S1.1	Foundation Plan
S1.2	First Floor Framing Plan
S2.2	Second Floor Framing
S2.3	Roof Framing
R2.00	Circle Brackets - 1st Fl.
R2.01	Circle Brackets - 2nd Fl.
R2.02	Circle Brackets - Basement
R3.00	Foundation Brackets - 1st Fl.
R3.01	Foundation Brackets - 2nd Fl.
R3.02	Foundation Brackets - 1st Fl.
R3.03	Foundation

ABBREVIATION LEGEND	
1"	1/4" = 1'-0"
2"	1/2" = 1'-0"
3"	3/4" = 1'-0"
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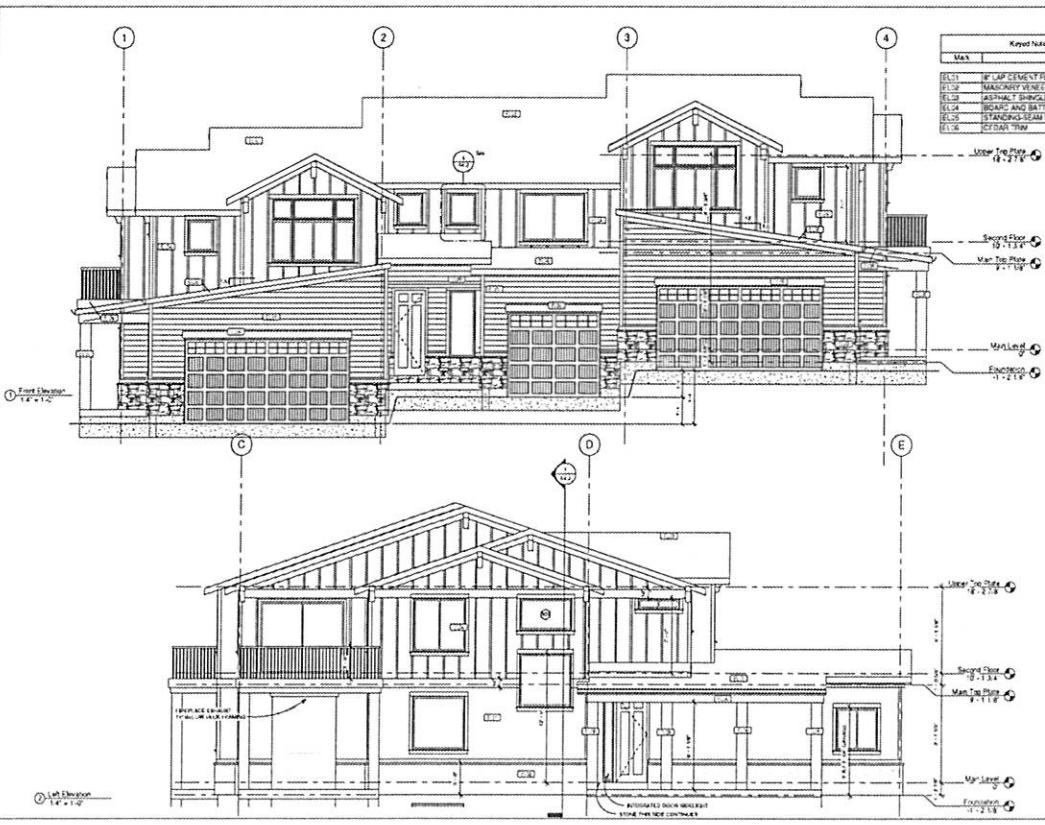
PROJECT TO BE PERFORMED IN STRICT ACCORDANCE WITH THE 2012 IRC AND ALL LOCAL APPLICABLE CODES

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



Keyed Notes - Elevations	
Mat.	Note
EL01	1/2" LAP CEMENT FIBER BEING
EL02	BACKSTOP BRICKS
EL03	ASPHALT SHINGLE ROOFING
EL04	BOARD AND BATTEN CEMENT FIBER BEING
EL05	STANDING SEAM METAL ROOFING
EL06	CLEAR TRIM

Subdivision, Lot
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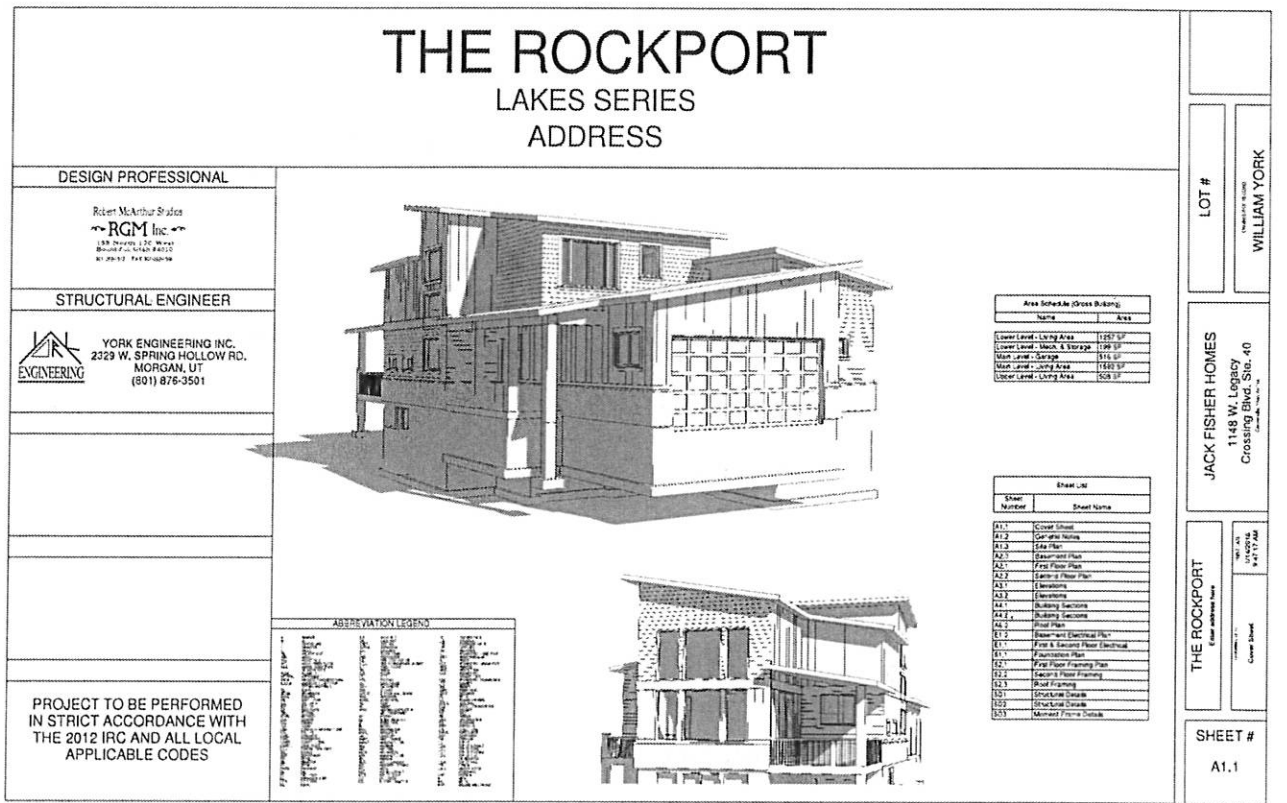


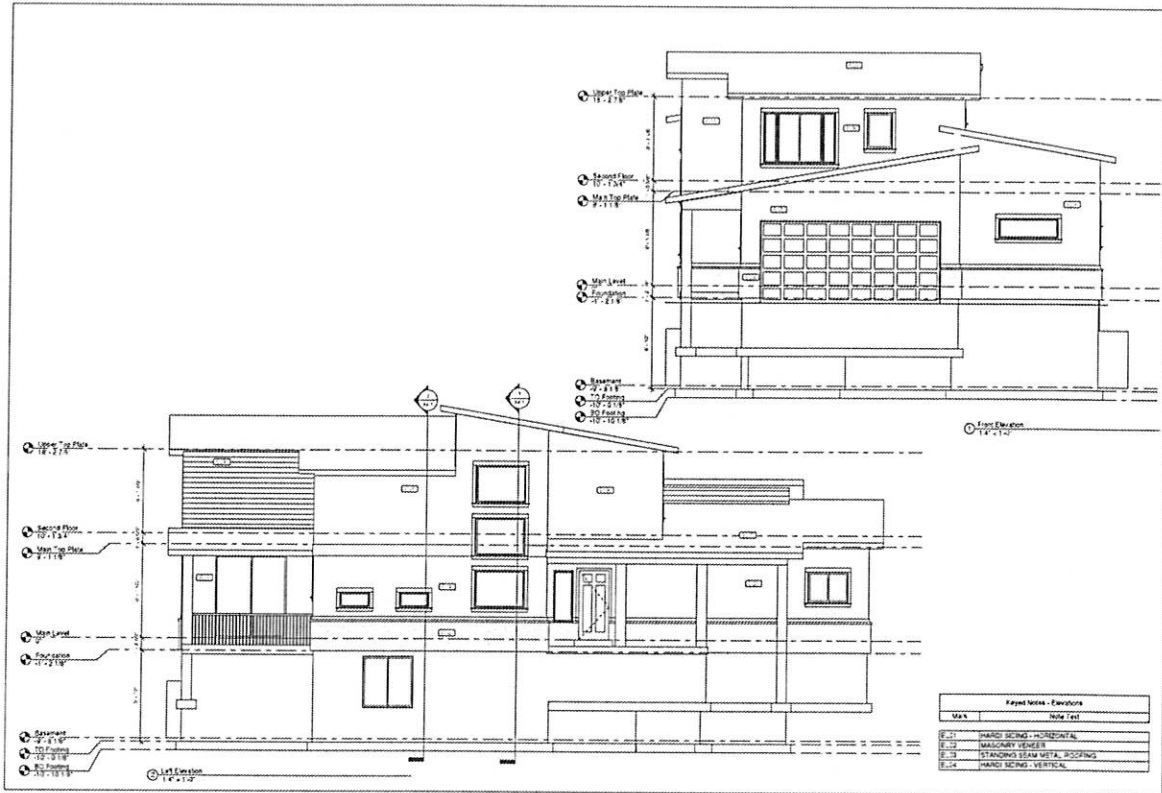
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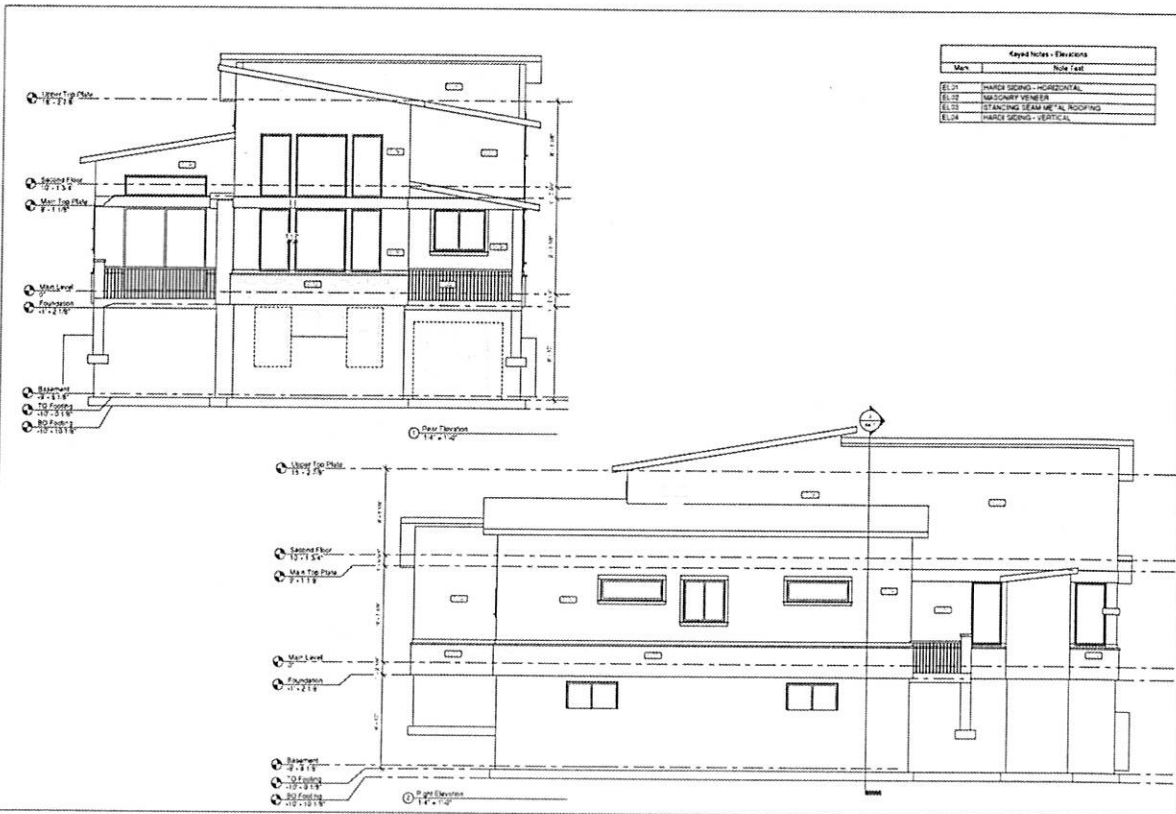


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