



Weber County Planning Division

Amended Design Review Administrative Approval

Site Plan Name: DR 04-2011
Date Submitted: April 29, 2011
Land Serial Number: 23-113-0010
Approximate Address: Common Area FF
Planning Division Staff Review: Jim Gentry

Background

The Sunridge Highlands Number 4 Cluster Subdivision is zoned Forest F-10 which Accessory buildings and uses customarily incidental to the primary use are listed as a permitted use. The pump house is incidental to the water system that serves this development. The applicant is proposing a 120 sq. ft. concrete building for a booster pump addition to the water system. There will also be some additional piping to loop the water systems together. If a spring or water source goes bad, or if there is a high demand for water, or if there is a fire, the booster pump can move water from one system to another to meet the demand for water. There will also be a 500 gallon propone tank to provide power. The building will be located in the Common Area FF.

Planning Division Review

▪ **Are the applicable requirements of the Weber County Zoning Ordinance complete?**

As part of the application review and agency review process, staff has determined that the requirements of the Weber County Zoning Ordinance Chapter 18C (Architectural, Landscape and Design Standards) and Chapter 8 (Forest F-5, F-10, and F-40) have been complied with and are complete.

1. This is not a commercial building and is not subject to Chapter 18C (Architectural, Landscape, and Design Standards)
2. All Setback requirements for Chapter 8 (Forest F-5, F-10, and F-40) will be met.

▪ **Are review agency conditions and requirements complete?**

- Department of Environmental Quality Division of Drinking Water is requiring an operation permit prior to the system being put into operation.
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Planning Division Findings

- The application was submitted and deemed complete on May 10, 2011.
- The requirements of Chapter 8 (Forest F-5, F-10, and F-40) have been complied with.
- This amendment is consistent with the existing site plan.
- Reviews and approvals are subject to Weber County Health, Division of Drinking Water, and Engineering Departments.

Based upon the findings listed above, the site plan amendment for Sunridge Highlands Number 4 Cluster Subdivision is hereby approved.

Date of Administrative Approval: May 16, 2011



Robert O. Scott
Weber County Planning Director

Exhibits

- A. Approved site plan, and elevations.
- B. Department of Environmental Quality Division of Drinking Water letter
- C. Engineering Letter

The exhibits are part of the file and are considered the approved documents associated with this Design Review application.