



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and / or action on an administrative application, Conditional Use Permit (CUP) 2013-08 (Edgewater Beach Resort PRUD) a request to amend the site plan removing secondary access due to the vacation of 6300 East.

Agenda Date: Tuesday, May 21, 2013

Applicant: Celtic Bank

File Number: CUP 2013-08

Property Information

Approximate Address: 6350 East Highway 39

Project Area: 13.08 Acres

Zoning: Commercial Valley Resort Recreation Zone (CVR-1)

Existing Land Use: PRUD Development

Proposed Land Use: PRUD Development

Parcel ID: 20-013-0020 and 20-134-0005

Township, Range, Section: T6N, R1E, Section 13

Adjacent Land Use

| | |
|----------------------------------|---------------------------|
| North: Pineview Reservoir | South: Residential |
| East: Residential | West: Agriculture |

Staff Information

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

Report Reviewer: SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 9C (CVR-1 Zone)
- Weber County Zoning Ordinance Chapter 22C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 18C (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Zoning Ordinance Chapter 22D (Planned Residential Unit Development)
- Weber County Zoning Ordinance Chapter 24 (Parking)
- Weber County Zoning Ordinance Chapter 32B (Ogden Valley Signs)
- Weber County Zoning Ordinance Chapter 39 (Ogden Valley Lighting)
- Weber County Zoning Ordinance Chapter 43 (Ogden Valley Sensitive Lands)

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 an amendment to the existing approved site plan for Edgewater Beach Resort. The Ogden Valley Planning Commission recommended approval of the current design on March 27, 2012. As the development is adjacent to Highway 39, the applicant has been working with the Utah Department of Transportation (UDOT) on improvements and access to Highway 39. There have been concerns with the close proximity of 6300 East and the proposed entrance to the development. The applicant is requesting that the roadway for 6300 East be vacated and the ownership be conveyed (approximately 12 feet) to the adjacent land owner. The home which uses the dirt road may continue to use it as a private driveway.

The proposed plans have only slight modifications which were recommended by the Engineering Division. The major difference with the proposed plans is where the two interior accesses connected to 6300 East. The plans show that near sites 32 and 33 there will now be a hammerhead turn around, instead of the connection to 6300 East. The connection near site 30 will terminate after the parking area and before the trail.

With the removal of secondary access points the Weber Fire District will now require all units to have self contained sprinkling systems. A public hearing regarding the vacation of 6300 East will be held at the Weber County Commission meeting on April 9, 2013 at 10:00 a.m.

Planning Commission Recommendation

On March 26, 2013 the Ogden Valley Planning Commission recommended approval of the amendment to the design of Edgewater Beach Resort PRUD (CUP 2013-08).

Summary of County Commission Considerations

As the proposed plans nearly completely reflect the previously approved plans, the planning commission may wish to consider the following questions:

- Does the removal of secondary access points in the proposed amendment significantly alter the proposed plan of development?
- Is this new PRUD design better than the previously approved design?
- Are there any potential negative or detrimental effects that have not been considered and need to be addressed with this conditional use permit approval?
- Does the Planning Commission have other questions that have not been addressed?

Conformance to the General Plan

The existing site plan was approved in conformance with the Ogden Valley General Plan in 2003. These recently approved amendments reduce the overall density numbers for Ogden Valley and reduce the height and mass of the buildings located closest to the reservoir.

Conditions of Approval

- Requirements of the Weber County Zoning Ordinance
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District
- Requirements of the Utah Department of Transportation (UDOT)

Staff Recommendation

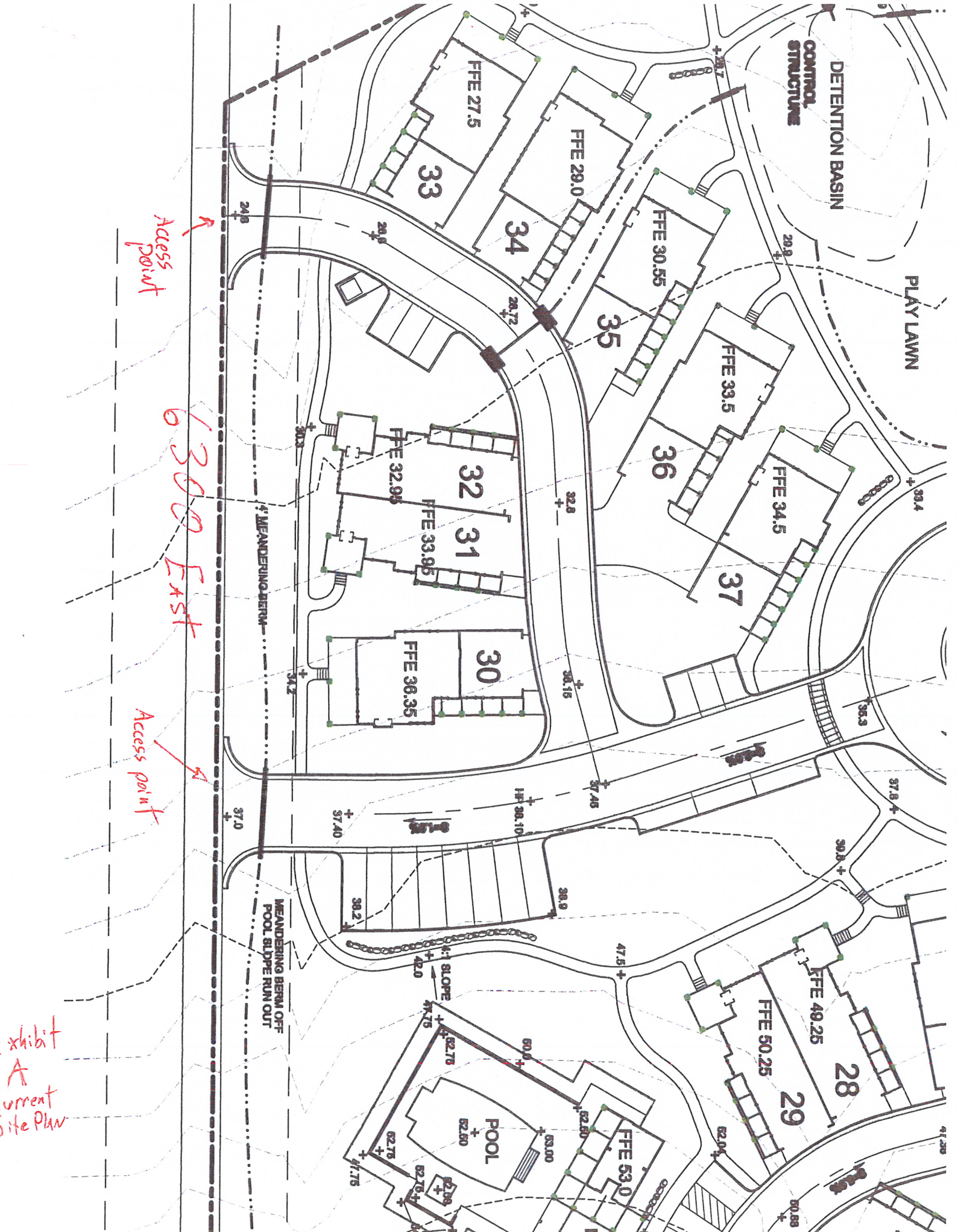
Staff recommends approval of this amended conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the agencies listed in the conditions of approval. This recommendation is based on the following findings:

- The proposed use is allowed in the CVR-1 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met and the mitigation of potential detrimental effects has been accomplished.
- The proposed PRUD plan is found to have a superior design compared to the existing site plan or a conventional layout of lots.
- Adequate fire suppression can be provided for the development per comments from the Weber Fire District.
- A safer traffic environment will be created on Highway 39 with one access point instead of two.

Exhibits

- A. Existing site plan
- B. New amended site plans (with hammerhead turnaround)





Access point

6300 East

Access point

Exhibit A
Current Site Plan

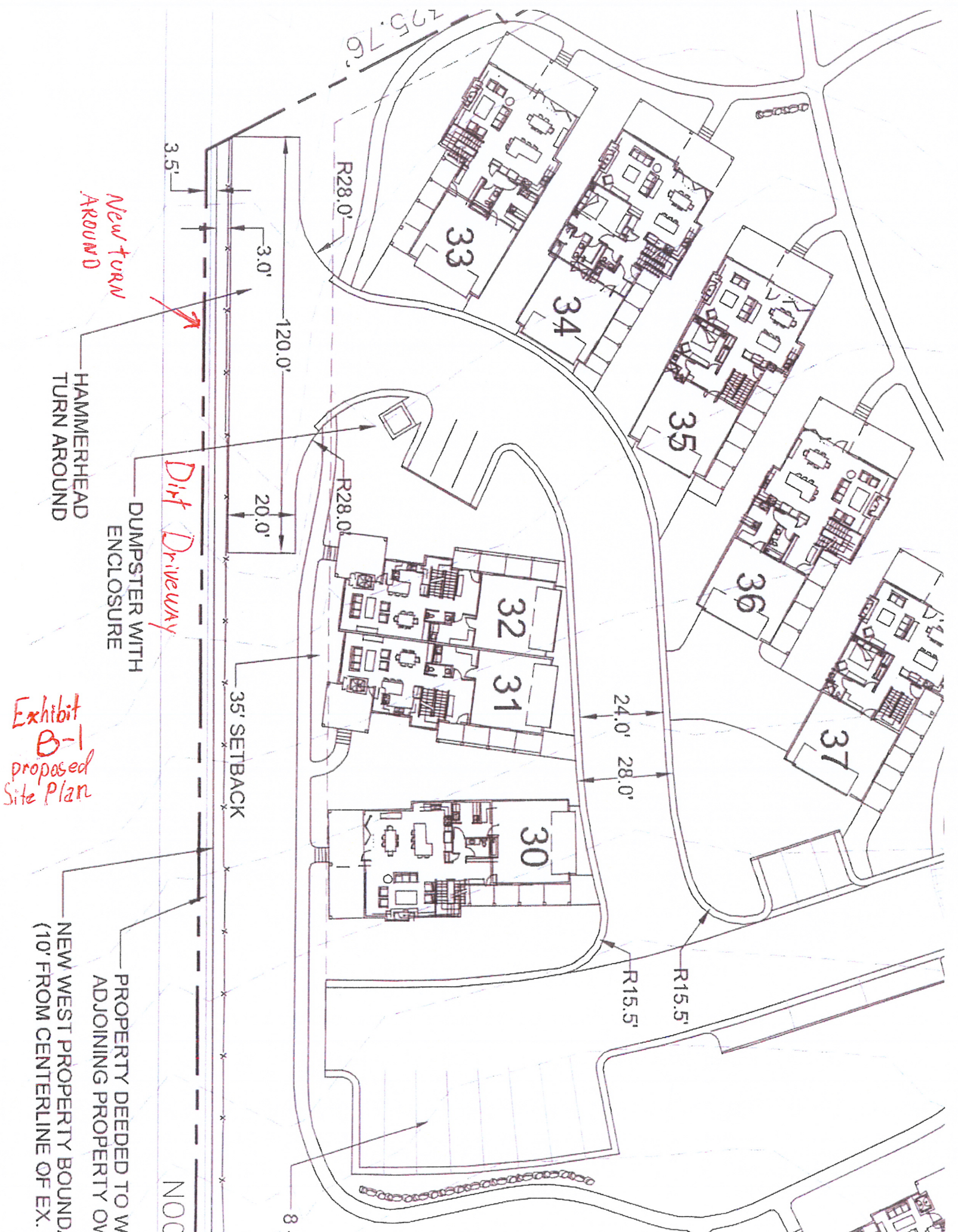


Exhibit B-1
proposed
Site Plan

Dirt Driveway

New turn
AROUND

HAMMERHEAD
TURN AROUND

DUMPSTER WITH
ENCLOSURE

35' SETBACK

NEW WEST PROPERTY BOUNDARY
(10' FROM CENTERLINE OF EX. 1)

PROPERTY DEEDED TO W
ADJOINING PROPERTY ON

NOC

795.76'

R28.0'

33

34

35

36

37

32

31

30

R28.0'

24.0'
28.0'

R15.5'

R15.5'

20.0'

120.0'

3.0'

3.5'

8'



Edgewater Estates

Webster County, Utah

NOTES:

1. PORTING OF EXISTING UTILITIES TO BE SHOWN AS SHOWN.
2. EXISTING UTILITIES TO BE RELOCATED AS SHOWN AND INDICATED BY DIMENSIONS.
3. EXISTING UTILITIES TO BE REMOVED AS SHOWN.
4. EXISTING UTILITIES TO BE REMOVED AS SHOWN.
5. EXISTING UTILITIES TO BE REMOVED AS SHOWN.

Legend

- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED GAS MAIN
- PROPOSED 12" WATER MAIN
- PROPOSED 12" SEWER MAIN
- PROPOSED 12" GAS MAIN
- PROPOSED 12" WATER MAIN
- PROPOSED 12" SEWER MAIN
- PROPOSED 12" GAS MAIN
- PROPOSED 12" WATER MAIN
- PROPOSED 12" SEWER MAIN
- PROPOSED 12" GAS MAIN

Exhibit B-2

Revised: 4/4/2012

| | | |
|-----|----------|-------------|
| NO. | DATE | DESCRIPTION |
| 1 | 02/20/12 | FINAL PLAN |
| 2 | 02/20/12 | FINAL PLAN |
| 3 | 02/20/12 | FINAL PLAN |

RA Reeve & Associates, Inc.
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 WWW.REVEE.COM

EDGEWATER ESTATES
 UTILITY PLAN
 HUNTSVILLE, UTAH

BERTOLDI ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIORS
 2726 HARRISON BLVD. OGDEN, UT PH: 801.476.4330

Exhibit
B-3



NOTES:
1. IF LAND IS TO BE ADJUSTED BY GEOTECH
2. ALL STRUCTURES TO BE INSTALLED
3. ALL UTILITIES TO BE INSTALLED

PROJECT: 53115
DATE: 02/13/15
TITLE:
UTILITY PLAN

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SOUTH OGDEN • OGDEN • DRAPER • LEBANON • HERRINGTON

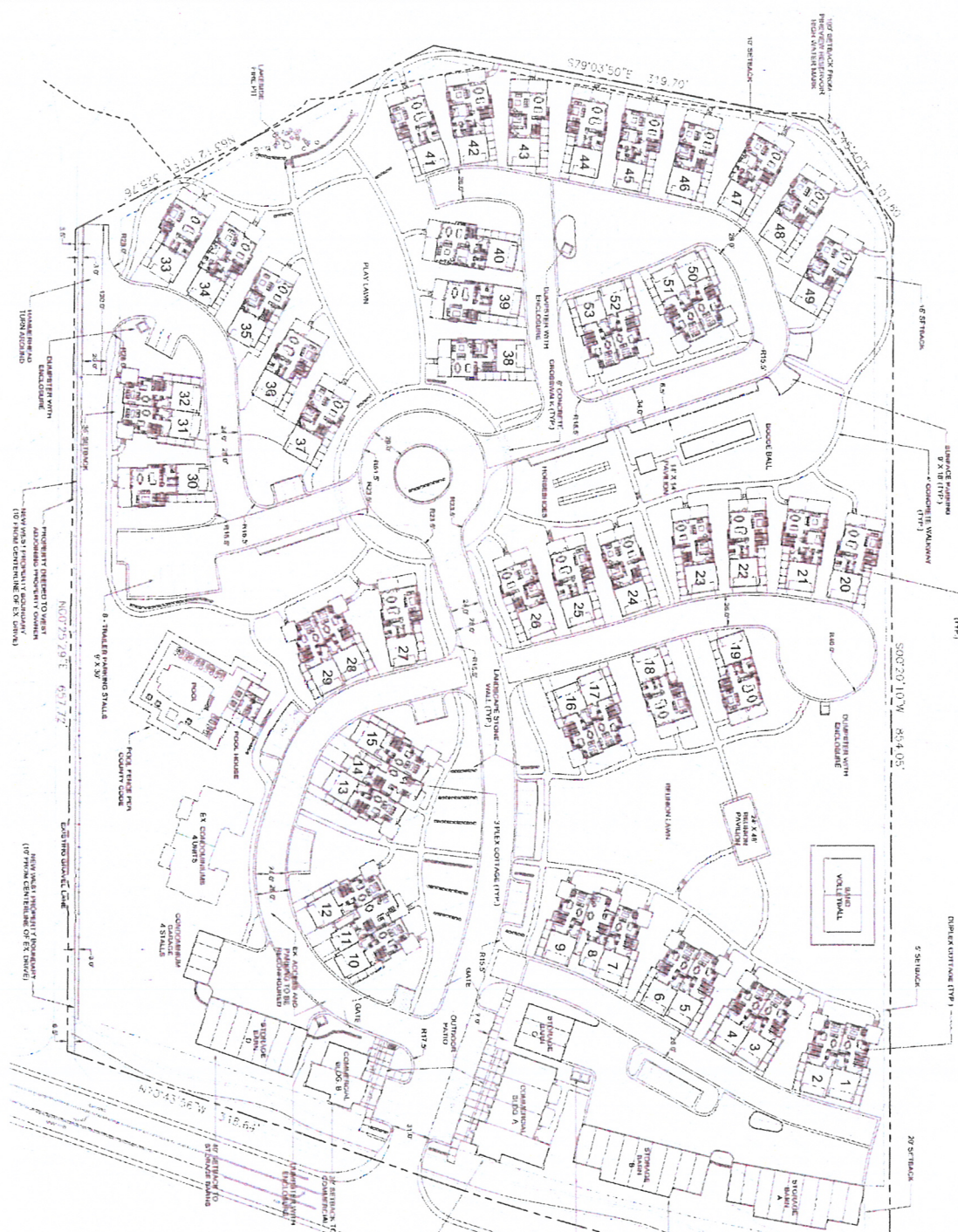
EDGEWATER ESTATES
Drainage & Grading Plan
HUNTSVILLE, UTAH

BERTOLDI ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
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C1.2



SCALE: 1"=40'



DEVELOPMENT DATA

Project Area: 13.08 Acres

Proposed Uses:

- 5,300 sq Commercial
- 12,872 sq Storage Units (Condo)
- 3 - 3 Pkx Cottages
- 8 - Duplex Cottages
- 28 - Single Family Cottages
- 4 Stall Carport Garages

Parking:

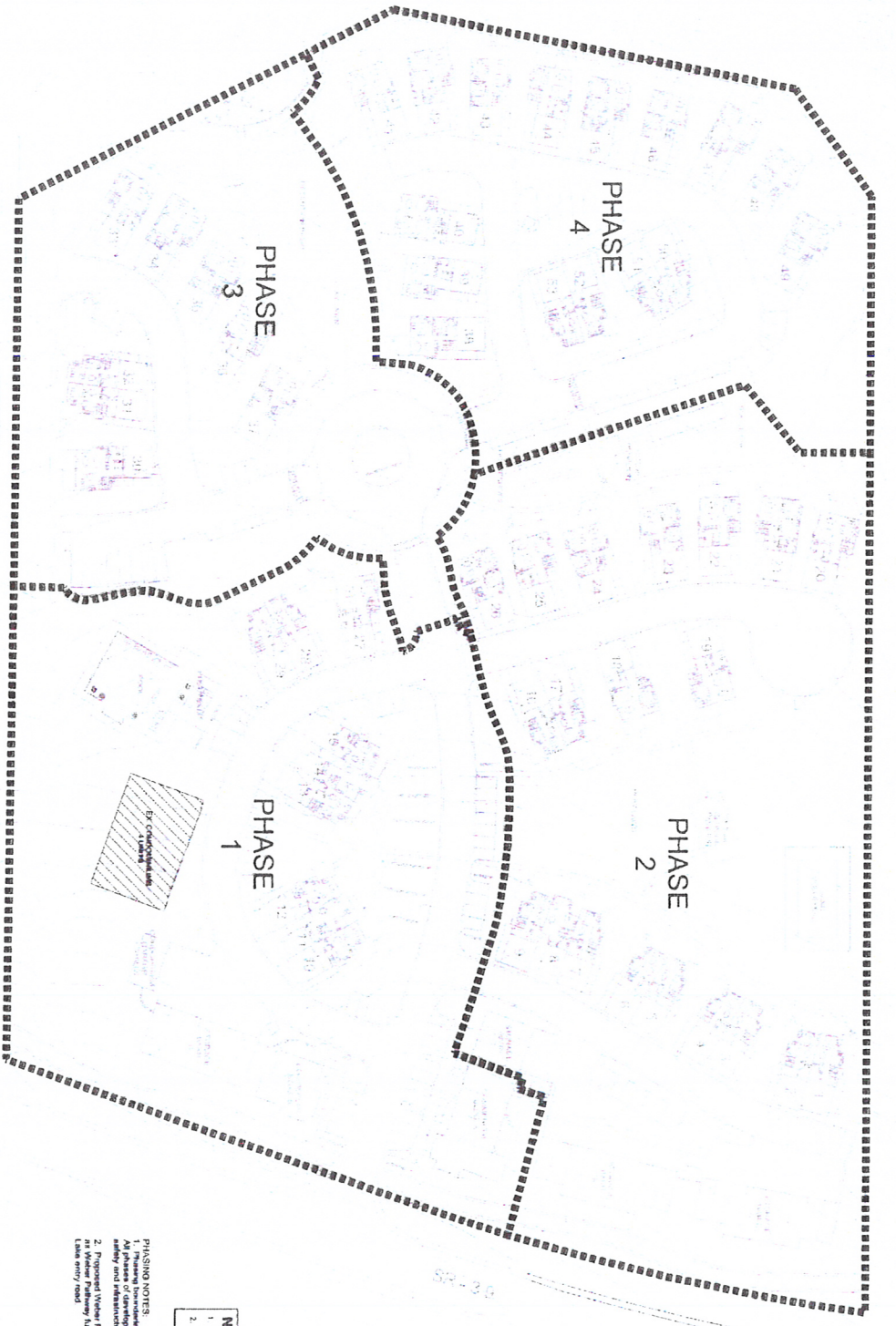
- 107 Single Garage Stalls
- Residential Surface Stalls
- Trailer Stalls
- Commercial Stalls
- Total Stalls: 194

Open Space: 6.54 Acres (50%)

NOTES:

1. If Land Owner requires by ACTION
2. STUDY OF ALL E-FILES FOR COMPLIANCE
3. DRAW TO BE INSTALLED



Exhibit B-4



NOTES:
 1. ALL LOTS SHALL BE REQUIRED TO BE SPRINKLED
 2. ALL STRIKED OUTS BEFORE FIRE SPRINKLER SYSTEMS TO BE REMOVED

PLANNING NOTES:
 1. Planning for waterline, sewer, and gas lines for individual lots must be completed prior to construction. The utility lines shall be installed in accordance with the applicable codes and standards for fire, water, and gas.
 2. Proposed Water Features (if within the project boundary) shall be completed in a water feature trench as detailed to complete the full connection to the SWI (lake entry road)

Exhibit B-5

| | | |
|--|--|---|
|  LANGVARDT DESIGN GROUP <small>ARCHITECTS</small> | EDGEWATER ESTATES HUNTSVILLE, UTAH |  BERTOLDI ARCHITECTS <small>ARCHITECTURE PLANNING INTERIORS</small> 2726 HARRISON BLVD. OGDEN, UT PH 801.475.4350 |
| PROJECT # 111 DATE 10/20/12 TITLE PHASING PLAN SHEET S1.2 | | |