



Weber County Planning Division

Conditional Use Amendment Administrative Approval Camp Liberty Pavilion (CUP 2014-20)

Site Plan Name: Camp Liberty Pavilion
Date Submitted: August 15, 2014
Land Serial Number: 16-003-0020
Approximate Address: 6249 N. North Fork Road (Approximate)
Planning Division Staff Review: Jim Gentry

Background

The Church of Jesus Christ of Latter-Day Saints is requesting approval to build a pavilion at Camp Liberty. The new pavilion will be located approximately 100 feet from the property lines as shown on the site plan. The new pavilion will be 32 feet by 75 feet (2400 square feet) and is approximately 14 feet tall. The enclosed area of the pavilion is CMU blocks that will be painted a beige color, and the metal roof will be a green color. The accent trim will be brown.

Planning Division Review

▪ **Are the applicable requirements of the Weber County Land Use Code complete?**

Staff has determined that Title 104 (Zones) Chapter 14 (FV-3 Zone) and Title 108 (Standards) Chapters 1 (Design Review) and 4 (Conditional Uses) apply to this project. Title 108 (Standards) Chapter 2 (Ogden Valley Architectural, Landscape and Screening Standards) does not apply to this project because it is not a commercial use or a quasi-public use like a “church or monastery commonly used for religious worship. These ordinances have been complied with in the following ways:

- The FV-3 Zone allows for “private park, playground, or recreation area, but not including privately owned commercial amusement business” as a conditional use.
- The pavilion complies with the use, minimum yard setback, and building height requirements of the FV-3 Zone.
- The pavilion does not produce noise, smell, additional traffic, light, or other impacts sufficient to create detrimental impacts on the surrounding area.
- There is no signage proposed.
- Natural landscaping already exists and meets applicable requirements.

- This pavilion meets the requirements to be approved administratively in Title 108 (Standards) Chapter 1 (Design Review) which states in part: "All plans shall be reviewed and approved by the Planning Commission with the exception that small buildings with a total footprint of less than 10,000 sq ft and a project area of less than one acre shall be reviewed and approved by the Planning Director after meeting the requirements of all applicable ordinances."
 - This administrative approval is consistent with the approval of CUP 2010-24 for a similar building at Camp Ben Lomond (also owned by the Church of Jesus Christ of Latter-Day Saints).
- **Are review agency conditions and requirements complete?**
- The Weber County Building Inspection Division is requiring a building permit and proper inspections.
 - The Weber County Engineering Division has no concerns with this project.
 - The Environmental Health Division will review the kitchen area of the pavilion.

Planning Division Findings

- The application was submitted and deemed complete on August 15, 2014.
- The requirements of the Weber County Land Use Code have been complied with as described above.
- Review agency requirements have been met and a building permit application has been submitted.

Based upon the findings listed above, CUP 2014-20 for a pavilion at Camp Liberty is hereby approved.

Date of Administrative Approval: August 18, 2014



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Application
- B. Location Map
- C. Construction Drawings

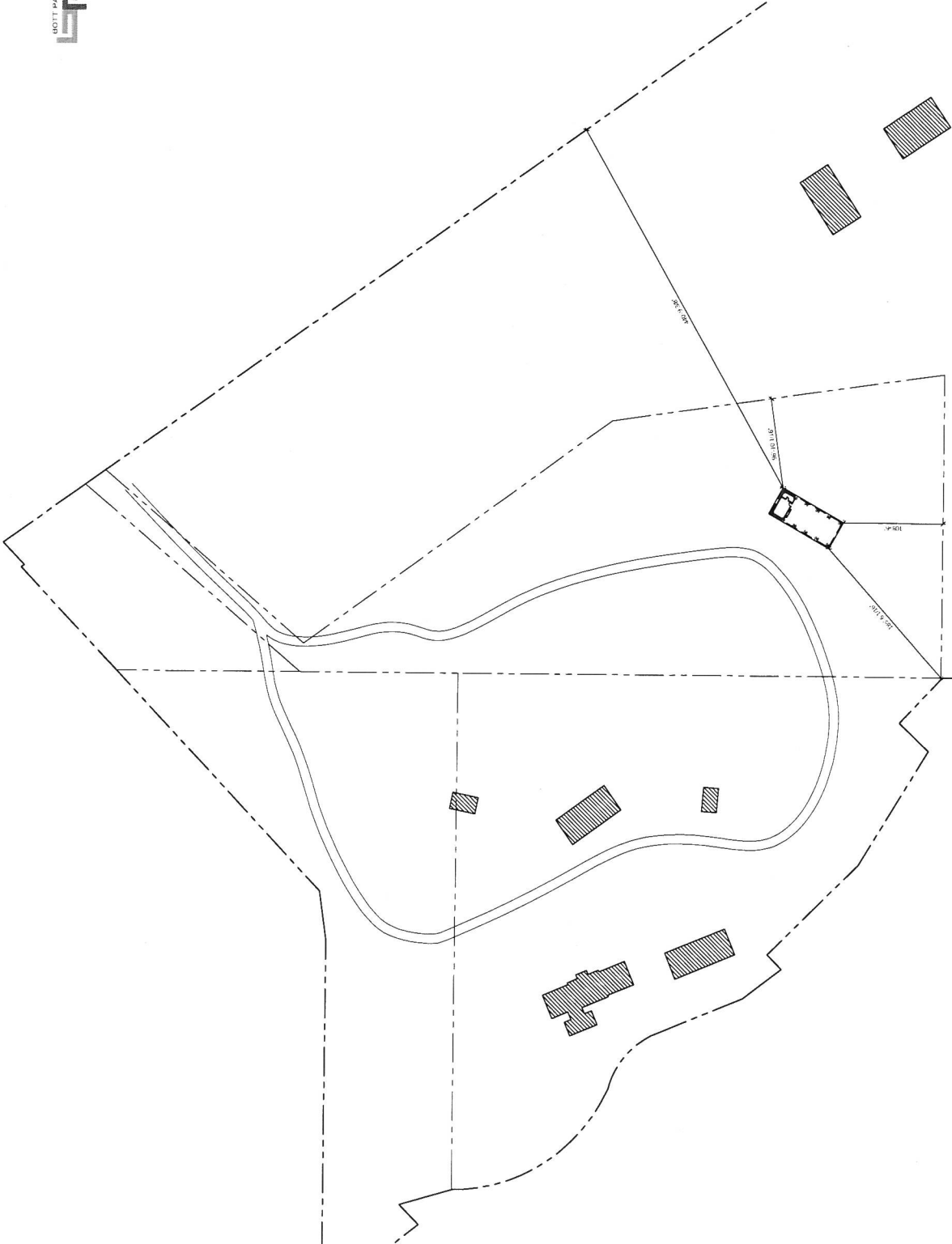
The exhibits are considered the approved documents associated with this site plan.







GOTT PANTONE ARCHITECTS
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CAMP LIBERTY, UTAH
84302-1114
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F: 801.384.3034



SITE PLAN

1" = 40'-0"
08.11.14
Project Number: 1338
Property Number: 510-0265

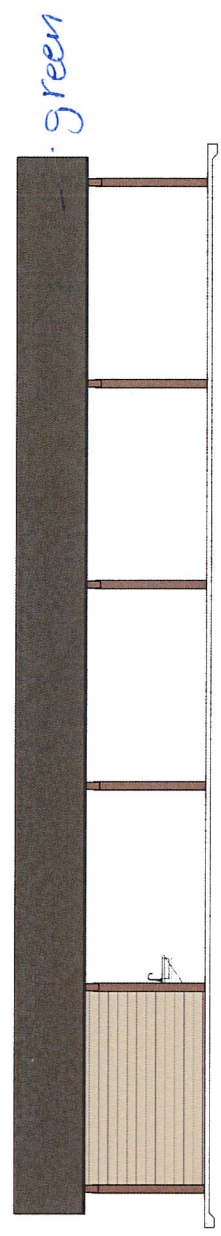
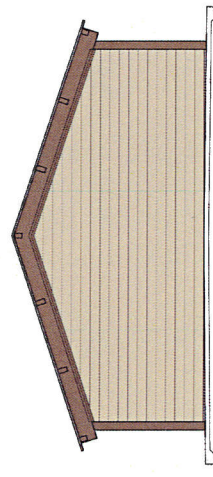
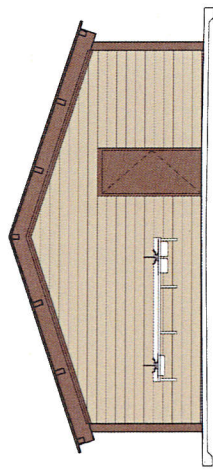
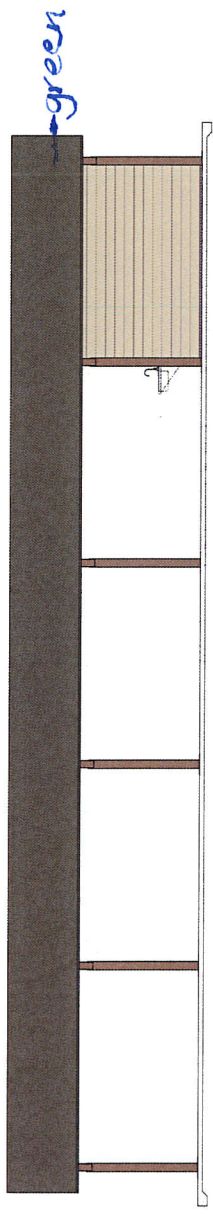


SD1.0

CAMP LIBERTY PAVILION
6249 NORTH FORK ROAD
LIBERTY, UTAH



BOTT PANTONE ARCHITECTS
605 SOUTH STREET
BETHESDA, MARYLAND 20814
P. 301.330.9262



BUILDING ELEVATIONS

1/4" = 1'-0"
Project Number: 1359
Property Number: 510 0265



A2.1

CAMP LIBERTY PAVILION
185 NORTH FORK ROAD
LIBERTY, UT 84641