



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit for an accessory apartment in the Residential Estates RE-15 Zone.
Agenda Date: Tuesday, March 10, 2015
Applicant: Jonathan Vance
File Number: CUP 2015-07

Property Information

Approximate Address: 2757 East 6425 South, Ogden, UT
Project Area: 800 square feet
Zoning: Residential RE-15-Zone
Existing Land Use: Single Family Dwelling
Proposed Land Use: Adding an Accessory Apartment
Parcel ID: 07-226-0009
Township, Range, Section: T5N, R1W, Section 26

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 Zones Chapter 3 (Residential Estate RE-15)
- Weber County Land Use Code Title 108 Standards Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Standards Chapter 19 (Accessory Apartments)

Background

The applicant is requesting approval of a conditional use permit for an accessory apartment in the Residential RE-15 Zone at 2757 East 6425 South. As a conditional use, accessory apartments are permitted in any zone in which single-family residential dwelling units are allowed. The principal dwelling will be occupied by the owner of the premises. Two side by side parking spaces are provided for the accessory apartment.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed application meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

- The apartment has a separate entrance to the side or rear of the home.
- The basement apartment meets the maximum size of 800 square feet allowed.
- The apartment contains two bedrooms, 1 bathroom, kitchen facilities, and a living room.
- The driveway and parking area are sufficient.
- The principal dwelling will be occupied by the owner of the premises.
- Two side by side parking stalls are provided for the accessory apartment.

Conformance to the General Plan

As a conditional use, accessory apartments are permitted in any zone in which single-family residential dwelling units are allowed. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

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

Staff Recommendation

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

- The proposed use is allowed in the RE-15 Zone.
- The application meets the appropriate standards for accessory apartments.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Application
- B. Location Map
- C. Site Plans

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 2/13/15	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Jonathan Vance		Mailing Address of Property Owner(s) 2757 E 6425 S.	
Phone 801-686-4422	Fax	Ogden, UT 84403	
Email Address (required) jon.vance518@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Vance Basement Apt.	Total Acreage	Current Zoning RE-15
Approximate Address 2757 E 6425 S. Ogden, UT 84403	Land Serial Number(s)	

Proposed Use Basement Apartment.

Project Narrative

The intent of this project is to utilize an existing basement for the purpose of an accessory apartment (2 Bedrooms, Dining, Family room, kitchen, Full Bath, $\frac{1}{2}$ Entry Hallway) for a total of 800GSF. Access will be provided around the E. side of the home with parking designated on the E. RV parking pad. Accomodation will provided to tenants for rental periods of not less than 30 days, but not likely to exceed a period of 18-24 mos.

Property Owner Affidavit

I (We), Jonathan Vance, 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.

Jonathan Vance
(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, 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.

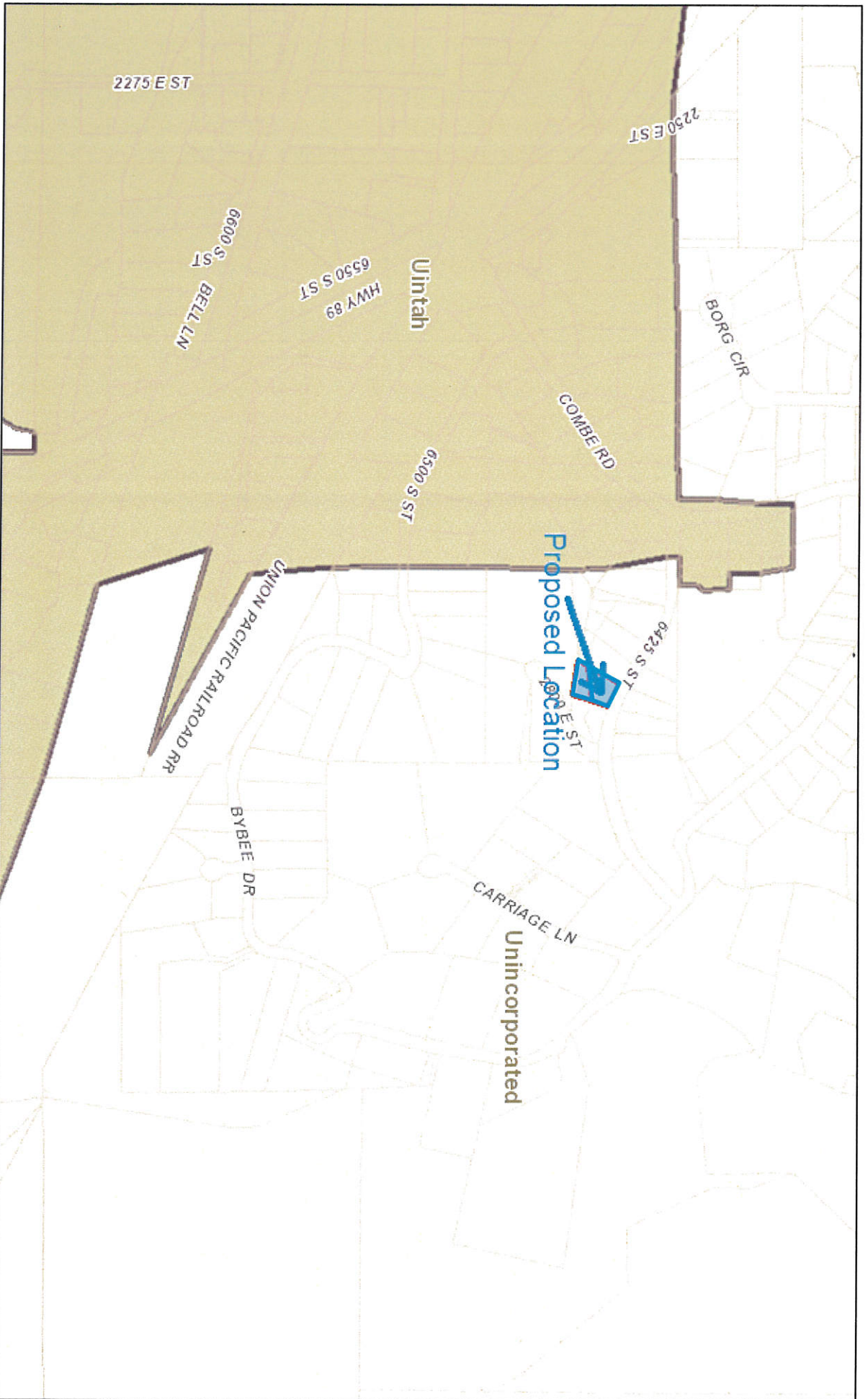
(Property Owner)

(Property Owner)

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

(Notary)

Location Map

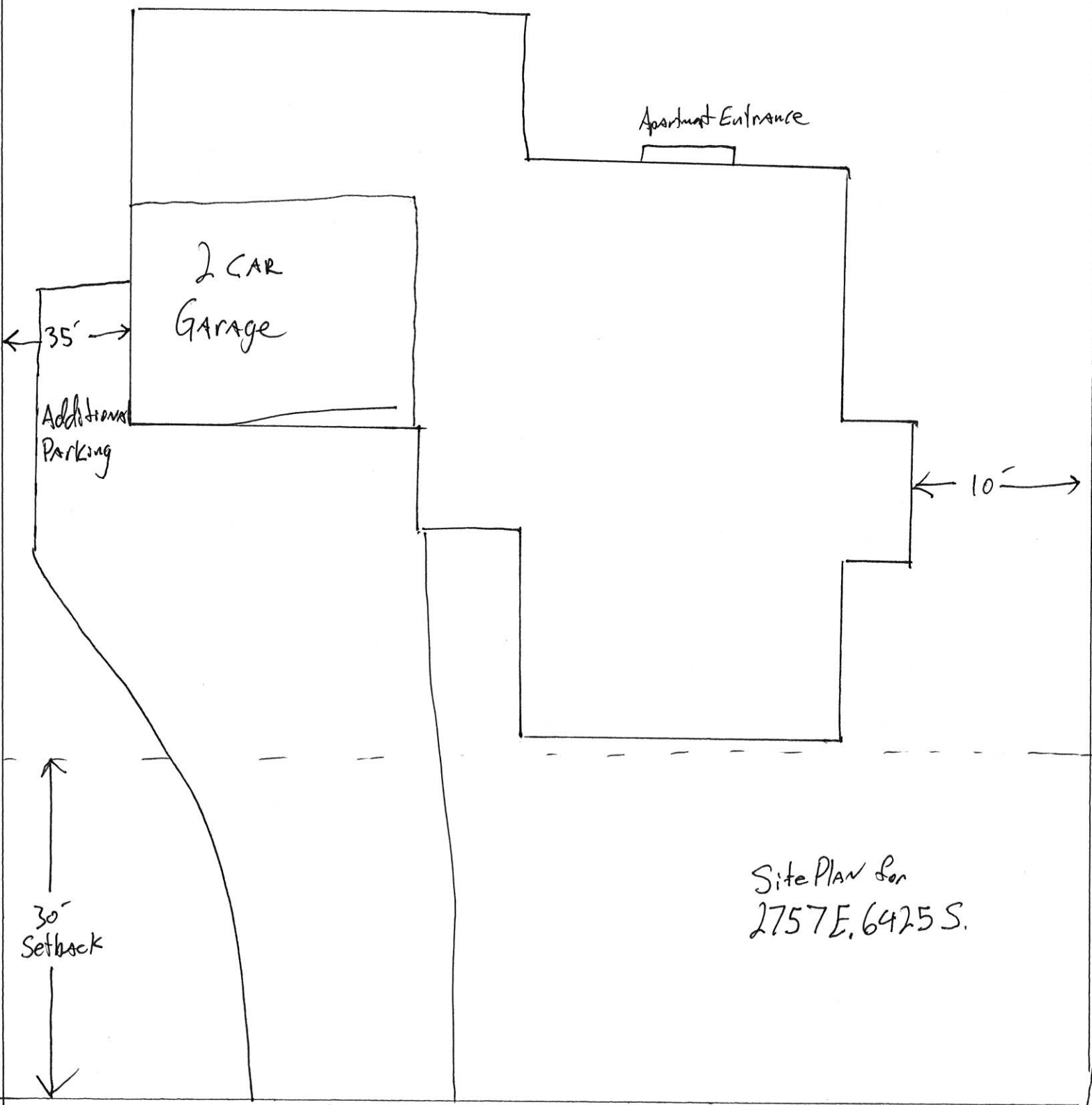
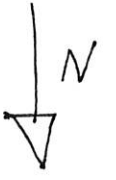


February 24, 2015

Street Labels

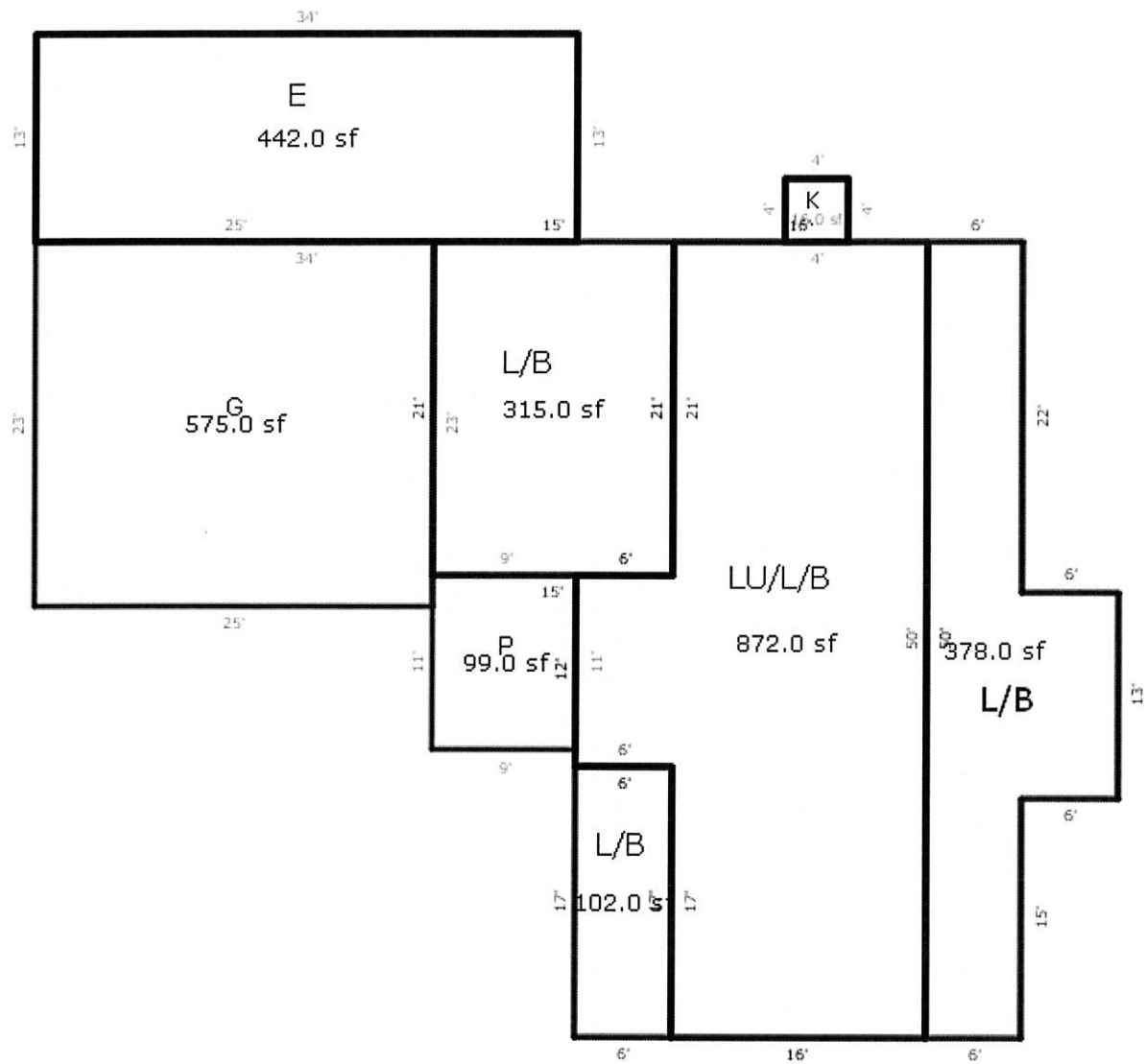
City Labels





Site Plan for
2757 E. 6425 S.

6425 South



Jonathan Vance
Proposed Basement Apartment 800 GSF
2757 E 6425 S
Ogden, UT 84403

