



## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and or action on a request for Design Review approval of a Private Park to be located at 5629 East 2200 North in Eden.

**Agenda Date:** Wednesday, March 18, 2015

**Applicant:** David Martin

**File Number:** DR 2015-02

#### Property Information

**Approximate Address:** 5629 East 2200 North in Eden

**Project Area:** 1 acre

**Zoning:** Agricultural Valley (AV-3)

**Existing Land Use:** Vacant

**Proposed Land Use:** pavilion and solar panel array

**Parcel ID:** 22-051-0026

**Township, Range, Section:** T7N R1E Section 35 SW1/4

#### Adjacent Land Use

<b>North:</b>	Commercial/Residential	<b>South:</b>	Vacant
<b>East:</b>	Vacant	<b>West:</b>	Eden Park

#### 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 6 (Agricultural Valley-3 Zone)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Standards Chapter 8 (Parking and Loading space, Vehicle Traffic, and Access Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 7 (Supplement and Qualifying Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 16 (Ogden Valley Lighting)
- Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs)

### Type of Decision

**Administrative Decisions:** When the Planning Director is acting as the land use authority, he 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 Director if the application demonstrates compliance with the approval criteria.

### Background

The applicant is requesting approval of a Private Park with 18 foot by 30 foot (540 square feet) pavilion and a solar panel array. The site is located at 5629 East 2200 North in Eden. The property is 1 acre in size and is located in the Agricultural (AV-3) Zone, which list Private Parks as a permitted use. **Section 108-7-27: Solar energy systems.** "Solar energy systems located on individual parcels/lots, which are used to supply energy to a principal use or structure on the parcel/lot, shall be allowed in any zone as an accessory use to a principal use or structure. Solar energy systems shall meet the setback and height requirements for an accessory building in the zone in which the system is located. Setbacks shall be measured to the outermost edge of the system nearest the property line". The applicant I will incorporate some lighting inside the picnic

pavilion. Rocky Mountain Power will supply electrical service to the meter and service will be run from the meter to the pavilion. The solar panel array is designed to be a net meter system; generating and returning electricity directly back to the grid. The amount of electricity supplied to the grid from the solar panel array will be offset by what Rocky Mountain Power charges for the pavilion lighting.

- **Architecture and Design:** Sec. 108-2-4. - Minimum standards; architectural: 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.  
The building that is being proposed is a wood structure which meets the above standard.
- **Parking/Access:** Parking is available within 500 feet at the Hearthside and along the side of the roads.
- **Setbacks:** The proposed arrangement of buildings on this site does meet the minimum setbacks for the AV-3 zone.
- **Landscaping:** No new landscaping is proposed as part of this plan.
- **Lighting:** Two light fixtures will be installed in the pavilion, on the inside of both closed gable ends there by shielding their direct view and light emissions. The fixtures will not be visible to vehicle or pedestrian traffic and will only illuminate interior pavilion floor space. Fixtures will not exceed 300w.
- **Signs:** No signs are being proposed at this time. Any signs will have to meet the Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs).
- **Water and Wastewater:** There will be no restrooms or water as part of the Pavilion.

### Summary of Administrative Considerations

- Is the project layout and building design consistent with applicable Weber County Ordinances?
- Solar energy systems located on individual parcels/lots, which are used to supply energy to a principal use or structure on the parcel/lot.

### Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located; all of the applicable requirements of Land Use Codes have been met.

### Conditions of Approval

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

### Staff Recommendation

Administrative approval of the site plan for the Private Park and solar panel array is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: March 18, 2015



Sean Wilkinson  
Weber County Planning Director

### Exhibits

- A. Applicant's narrative describing the Private Park
- B. Rendering of the proposed buildings and solar energy system
- C. Site Plan