



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review request to construct a screening enclosure for the onsite dumpster at The Oaks Restaurant.

Applicant: Keith Rounkles

File Number: DR 2014-11

Property Information

Approximate Address: 750 Ogden Canyon Ogden, UT 84401

Project Area: 3.5 Acres

Zoning: CVR-1

Existing Land Use: Restaurant

Proposed Land Use: Restaurant

Parcel ID: 20-020-0014

Township, Range, Section: Township 6 North, Range 1 East, Section 17

Adjacent Land Use

North: Vacant/Forest	South: Vacant/Forest
East: Residential/Forest	West: Residential/Forest

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: SM

Applicable Ordinances

- Title 101-General Provisions, Chapter 1- Section 7-Definitions
- Title 104-Zones, Chapter 11- Commercial Valley Resort Recreation (CVR-1) Zone
- Title 108-Standards, Chapter 2- Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108-Standards, Chapter 8- Parking and Loading Space, Vehicle Traffic and Access Regulations

Background

In 2011, the applicant petitioned the County to rezone a portion of the property located at approximately 750 Ogden Canyon from the FR-1 Zone to the CVR-1 zone. The rezone was approved as Ordinance 2011-11 and the Zoning Development Agreement Contract# 2011-167 was entered into between the applicant and Weber County. The rezone and subsequent agreement was necessary to allow for the future expansion of The Oaks Restaurant and the existing cabins. As part of the site improvements, the applicant has identified the need to construct an enclosure for the onsite dumpsters. The applicant is desirous to resolve the current zoning violation on the property and has submitted the request for the design review as allowed in LUC §108-7-26 for the proposed structure to provide adequate screening of the dumpsters from the public right-of-way. The proposal conforms to the Ogden Valley General Plan, the Zoning Development Agreement C2011-167 and the Uniform Land Use Code of Weber County (LUC). The following is staff's evaluation of the request.

Analysis

Zoning: The LUC §104-11-1 has identified the need to review the general site plan and architectural design of buildings and structures in the CVR-1 zone to ensure the natural environment is preserved to the greatest possible extent. The requested dumpster enclosure is a necessary improvement for the existing restaurant facilities and is considered part of a permitted use in the CVR-1 zone.

The CVR-1 zone has specific standards identified in the LUC §104-11-6 that shall be met as part of the development process. Those standards are as follows:

- Minimum lot area: 2.5 acre site
- Minimum lot width: 150 feet minimum frontage.
- Minimum yard setbacks:
 - Front: 30 feet minimum.
 - Side: 20 feet minimum, except as otherwise required by this or any other county ordinance.
 - Rear: 20 feet minimum, except as otherwise required by this or any other county ordinance.
- Building height: Conditional use permit is required if over 25 feet in height.

The proposal meets the zoning standards of the CVR-1 zone pertaining to lot area, lot width, setbacks, and building height.

Design Review: The CVR-1 Zone mandates a design review as outlined in the LUC §104-11-1 to ensure that the natural environment is preserved to the greatest possible extent by preserving the rural, mountainous landscape that exists in the Ogden Valley and to protect and preserve the appearance, character and public health, safety and welfare of the Ogden Valley. The design standards are as follows:

1) *Architectural/Building & Site Layout/Advertising:* The proposed structure and site layout have been reviewed and the proposal meets the minimum requirements of the applicable design standards as outlined in LUC §108-1 & 108-2. The proposed dumpster enclosure will be integrated into the existing restaurant design and site improvements (see Exhibit A). Outdoor advertising exists; therefore, signage has not been proposed nor evaluated as part of this review.

2) *Landscaping/Screening and buffering:* The proposal will enable the applicant to store the trash dumpsters within an enclosed, covered area, providing shelter from the winter weather. The enclosure will provide adequate screening of the dumpster area from the public right-of-way (see Exhibit B). Additional landscaping is not required and has not been provided as part of the request.

3) *Traffic/Off-street parking/Clear sight distance:* The applicant has been working with Waste Management to ensure safe garbage pickup while providing uninterrupted traffic flow along Highway 39 in the Ogden Canyon. Modifications to the designated parking area of the site have not been proposed and have not been evaluated as part of this review. It does not appear that the proposal will create a hazard for oncoming traffic.

4) *Development concept plan/Zoning Development Agreement:* The proposal is in conformance with the approved development conceptual plans that were made part of the 2011 rezone and recorded as Zoning Development Agreement C2011-167. The proposal is being reviewed and recommended for approval. Once the structure has been approved, staff will start the process to reinstate Zoning Development Agreement C2011-167.

The Weber County Engineering Division, Weber Fire District and Weber Morgan Health Department currently do not have any concerns regarding the location of the onsite dumpster and the proposed screening.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by encouraging commercial development within established commercial areas and enforcing the adopted “quality development standards” to ensure compatibility with the Valley’s character.

Staff Recommendation

Staff recommends approval of the design review application to construct the screening enclosure for the onsite dumpster at The Oaks Restaurant located at 750 Ogden Canyon Ogden, UT. This recommendation for approval is subject to all review agency requirements and is based on the findings and conditions of approval as listed below:

1. The proposal conforms to the Ogden Valley General Plan.
2. The proposal conforms to applicable County ordinances.
3. The proposal will not be detrimental to the public health, safety, or welfare.

Conditions of Approval

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

Administrative Approval

Administrative final approval of the design review request to construct the screening enclosure for the onsite dumpster enclosure at The Oaks Restaurant located at 750 Ogden Canyon Ogden, UT, file# DR 2014-11 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: Wednesday, December 24, 2014



Sean Wilkinson
Weber County Planning Director

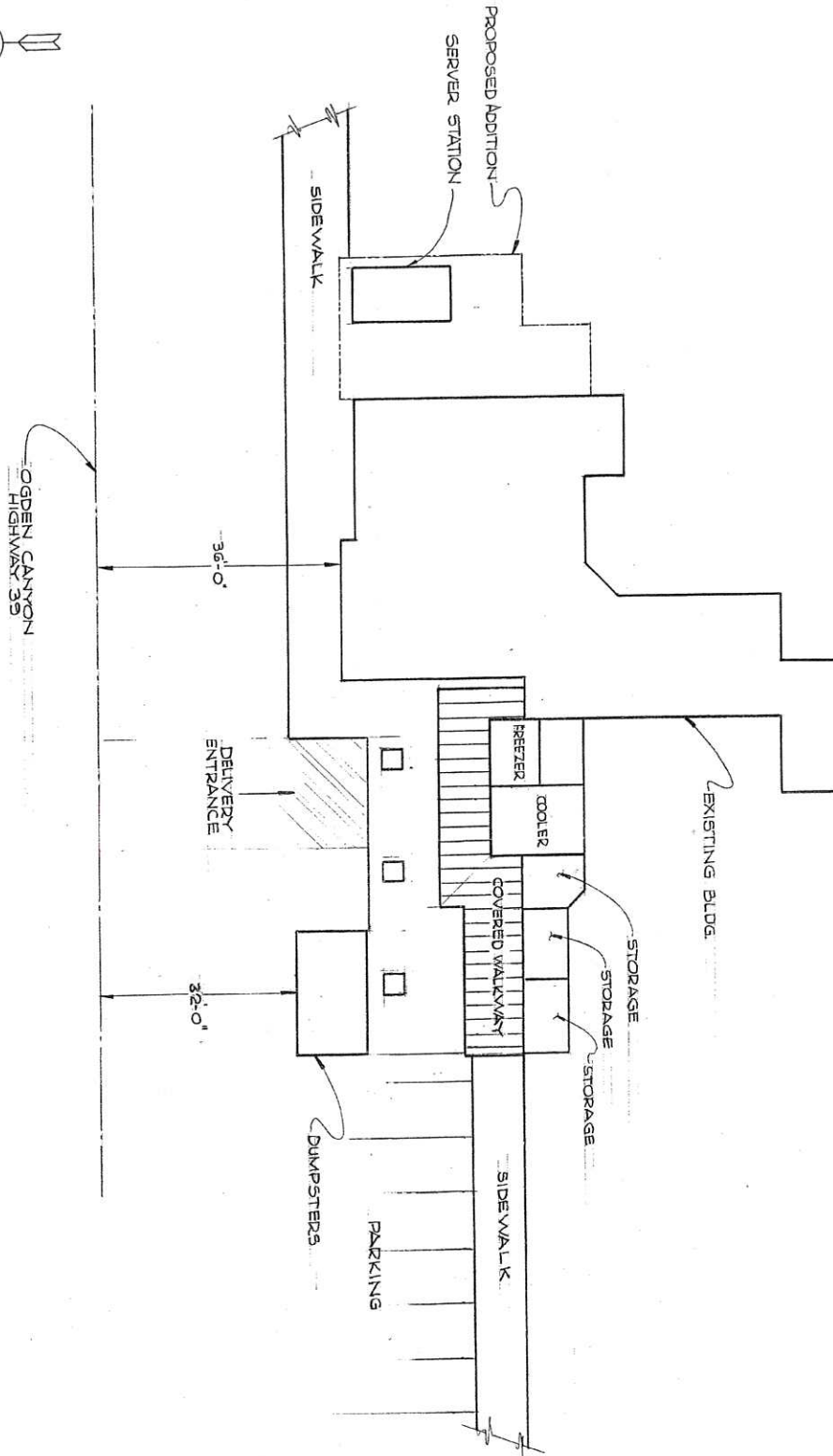
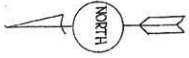
Exhibits

- A. Site Plan
- B. Proposed Dumpster Enclosure

Map 1

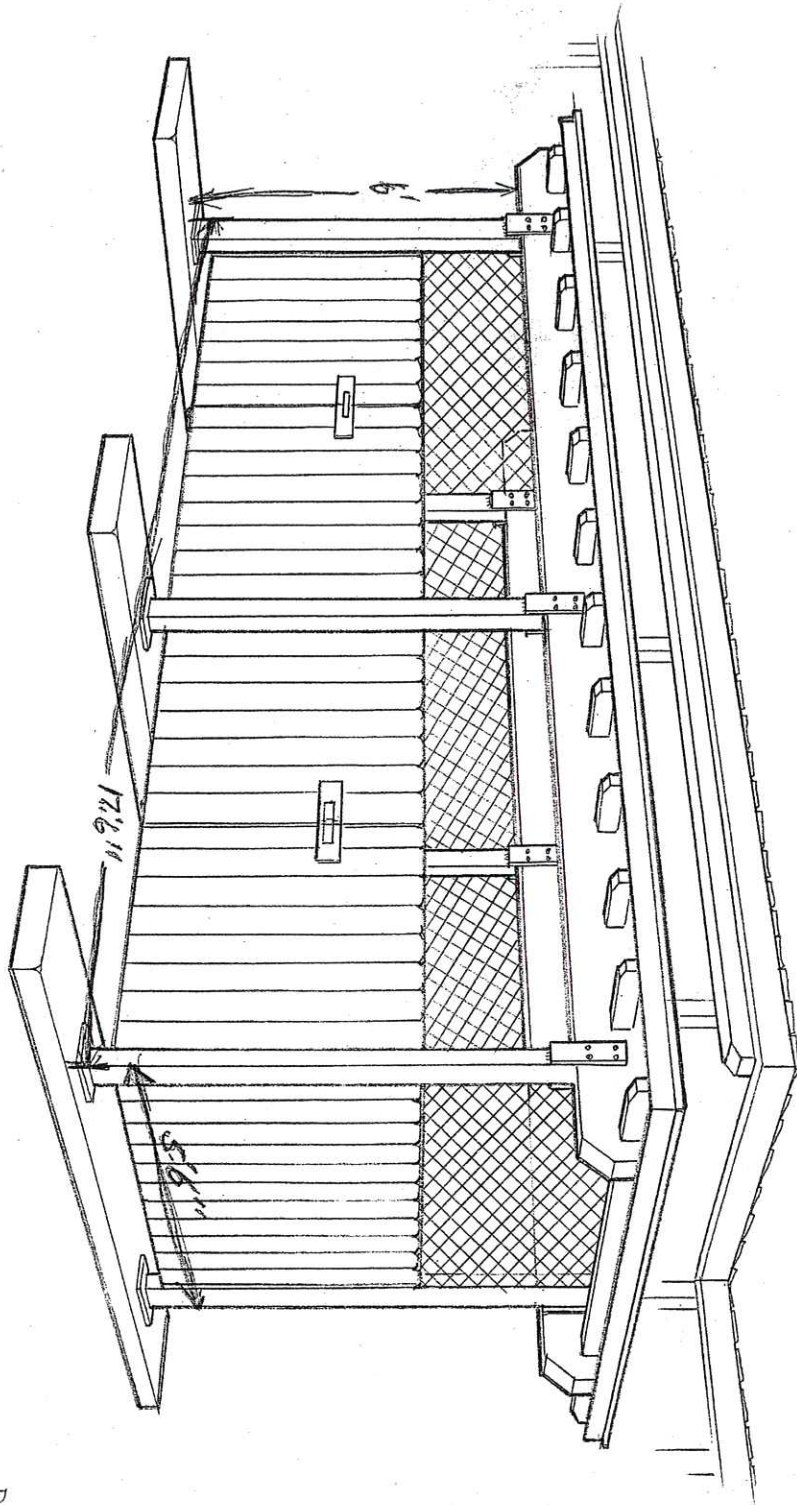


Exhibit A: Site Plan



SITE DRAWINGS
FOR OAKS RESTAURANT
750 OGDEN CANYON
SHEET 3 OF 3 SCALE: 1/8" = 1'-0"
DRAWN BY: EBN NYLANDER

Exhibit B: Dumpster Enclosure



PROPOSED DUMPSTER

- 1 - 3'x12'x8'6"
- 1 - 20'x6'x4'x12' } 4'x12"
- 1 - 20'x6'x4'x10' } 4'x10"
- Siding 8'6" x 20'6"

Brown stain to match ex. BLD.