



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for an amendment to Edgewater Beach Resort PRUD CUP 2003-12 site plan with CUP 2012-02, an already approved conditional permit. This request is specifically to modify the building designs.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, September 27, 2016

**Applicant:** Chad Bessinger

**File Number:** CUP2012-02

### Property Information

**Approximate Address:** 6350 East Highway 39

**Project Area:** 13.08 Acres

**Zoning:** CVR-1

**Existing Land Use:** PRUD Development

**Proposed Land Use:** PRUD Development

**Parcel ID:** 20-013-0023

**Township, Range, Section:** 6N 1E Sec 13

### Adjacent Land Use

<b>North:</b> Pineview Reservoir	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Agriculture

### Staff Information

**Report Presenter:** Rick Grover  
[rgrover@co.weber.ut.us](mailto:rgrover@co.weber.ut.us)  
 801-399-8759

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Zoning Ordinance Chapter 104-11 (CVR-1 Zone)
- Weber County Zoning Ordinance Chapter 108—4-5 (Conditional Uses)
- Weber County Zoning Ordinance Chapter 108-2-4 (Ogden Valley Architectural Standards)
- Weber County Zoning Ordinance Chapter 108-5 (Planned Residential Unit Development)

## Summary and Background

The Planning Division recommends approval of the conditional use request for building modifications to Edgewater Beach Resort PRUD. The applicant is requesting that the parapet walls in front of the garages and some of the building roof lines be modified as shown in the exhibit A.

Conditional use permits should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by encouraging buildings to be designed in a manner that protects the Valley’s character.

**Zoning:** The subject property is located in the CVR-1 Zone. The purpose and intent of the CVR-1 zone is identified in the LUC §104-11-1 as:

The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.

Conditional Use Review: The proposed architectural changes is considered an amendment to an already approved use. The standards to review the conditional use has been outlined in LUC §108-4-5 .

Substantially mitigate the likelihood that the proposed use or facility may cause bodily injury or property damage to potential persons or property in the area.

Design Review: The current zoning and the proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Division shall consider the relevant standards for the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. Being that this amendment is minor the Planning Division has considered LUC §108-1-11 Modification.

*“De minimis revisions. The planning director may approve revisions to an approved design review plan that he/she determined are de minimis. Proposed revisions shall be considered de minimis if the planning director determines the changes to be slight, inconsequential, and not in violation of any substantive provision of this Code. The planning director's written approval of a de minimis revision(s) shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice.”*

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes an improved area that has been cleared and grated to provide adequate parking at the location of the take-off point.

2) *Considerations relating to outdoor advertising.* If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

3) *Considerations relating to landscaping, screening and buffering.* The applicant does show plans to further disturb the wooded areas thereby preserving the existing natural canopy.

4) *Considerations relating to buildings and site layout.* The individual lot layout has been reviewed against the design criteria of the current zoning in the LUC §104-9, the Design Review in the LUC §108-1.

Architectural regulations: The Ogden Valley requires the following architectural considerations be reviewed.

1. *Color.* External surfaces shall be predominantly natural, muted earth tones. White may be used as an accent color. Contrasting accent colors may be allowed by the planning commission. The roof of an addition to an existing structure, when matching existing colors, shall be exempt.

2. *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.

3. *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed. Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.

4. *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to develop a natural patina.

5. *Awnings and canopies.* Awnings and canopies shall not be backlit or used for signage.

6. *Metal windows.* Metal as a window framing support or mounting material shall be painted, stained, anodized or vinyl-clad in approved colors.

7. *Colored architectural elevations, colored signage plans and landscape plans.* Colored architectural elevations, colored signage plans and landscape plans shall be included with all site plan submittals.

8. *Architectural detail.* Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than 50 feet are avoided.

Public Notice: There is no noticing required for this de minimis change to an already approved CUP.

### Staff Recommendation

Staff recommends approval of the request for an amendment to a conditional use permit for Edgewater Beach Resort PRUD to modify the building designs.

This recommendation is based on the following findings:

1. The proposed amendment conforms to the Ogden Valley General Plan.
2. The proposed amendment complies with the applicable County ordinances.
3. The proposed amendment will not be detrimental to the public health, safety, or welfare.
4. The proposed amendment will not negatively impact surrounding properties and uses.

### Administrative Approval

Administrative approval of the Edgewater Beach Resort PRUD CUP 2012-02 to amend the building design based on the project meeting all land use requirements stated in the Weber County Land Use Code. Date of Administrative approval Tuesday, September 27, 2016

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Rick Grover  
Weber County Planning Director

### Exhibits

- A. Proposed building design
- B. Original building design

## THE POWELL LAKES SERIES ADDRESS

**DESIGN PROFESSIONAL**

Robert McArthur Prizes  
**RGM** Inc.  
 1000 W. 10th Street  
 Salt Lake City, UT 84119  
 (801) 466-1000

**STRUCTURAL ENGINEER**

**YORK ENGINEERING INC.**  
 2329 W. SPRING HOLLOW RD.  
 MORGAN, UT  
 (801) 876-2521

PROJECT TO BE PERFORMED  
 IN STRICT ACCORDANCE WITH  
 THE 2012 IRC AND ALL LOCAL  
 APPLICABLE CODES

Area Included in Series Building	
Area	Size
Level 1 - Living Room	1100 sq ft
Level 1 - Dining Room	1100 sq ft
Level 1 - Kitchen	1100 sq ft
Level 1 - Bath	1100 sq ft
Level 1 - Bedroom	1100 sq ft
Level 1 - Porch	1100 sq ft
Level 2 - Living Room	1100 sq ft
Level 2 - Dining Room	1100 sq ft
Level 2 - Kitchen	1100 sq ft
Level 2 - Bath	1100 sq ft
Level 2 - Bedroom	1100 sq ft
Level 2 - Porch	1100 sq ft

Sheet List	
Sheet Number	Sheet Name
A1.1	General Notes
A1.2	Foundation
A1.3	Structural Framing
A1.4	Roofing
A1.5	Exterior Finishes
A1.6	Interior Finishes
A1.7	MEP
A1.8	Energy
A1.9	Accessibility
A1.10	Other
A1.11	Other
A1.12	Other
A1.13	Other
A1.14	Other
A1.15	Other
A1.16	Other
A1.17	Other
A1.18	Other
A1.19	Other
A1.20	Other

**THE POWELL**  
 Line address here

**JACK FISHER HOMES**  
 1148 W. Legacy  
 Crossing Blvd., Ste. 40  
 Salt Lake City, UT 84119

**WILLIAM YORK**  
 Structural Engineer  
 1110 W. 10th St.  
 Salt Lake City, UT 84119

SHEET #  
A1.1

**THE POWELL**  
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**JACK FISHER HOMES**  
 1148 W. Legacy  
 Crossing Blvd., Ste. 40  
 Salt Lake City, UT 84119

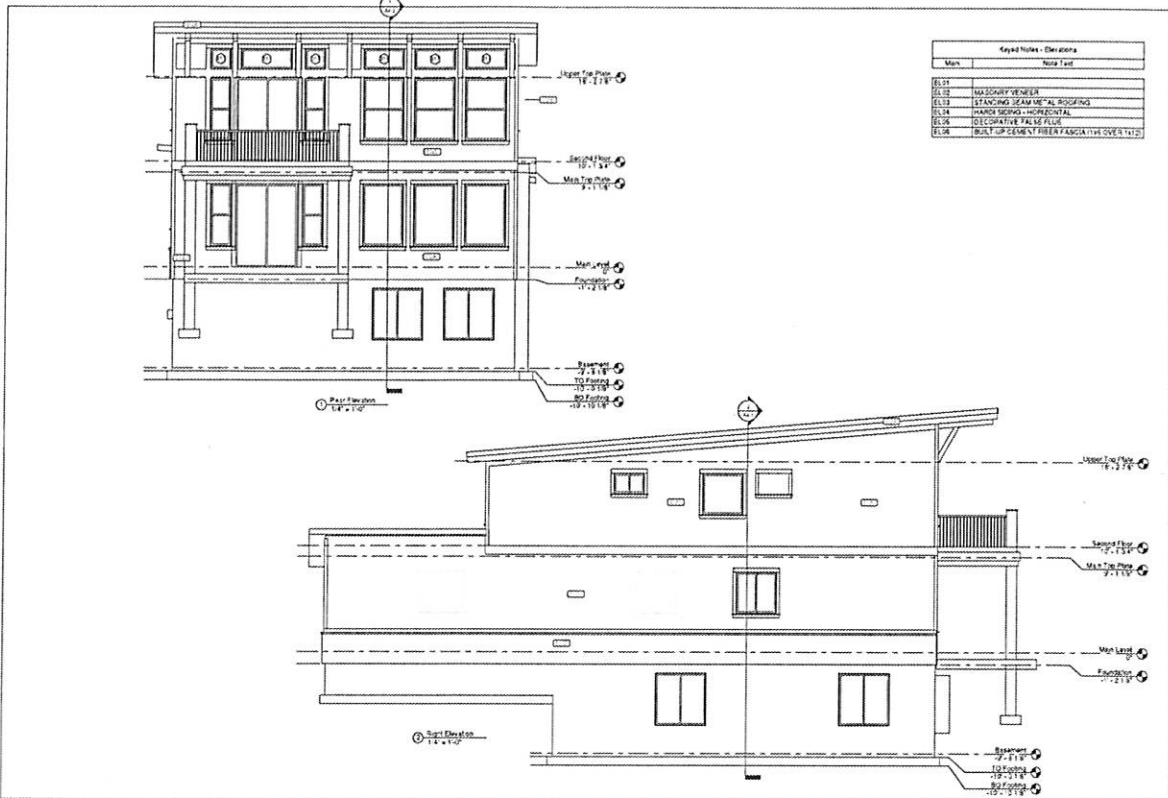
**WILLIAM YORK**  
 Structural Engineer  
 1110 W. 10th St.  
 Salt Lake City, UT 84119

**JACK FISHER HOMES**  
 1148 W. Legacy  
 Crossing Blvd., Ste. 40  
 Salt Lake City, UT 84119

**THE POWELL**  
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SHEET #  
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Finish Notes - Elevations	
Mark	Notes
E-11	MASSONRY VENT F
E-12	STAINLESS STEEL VENT F
E-13	WOOD SINGLES - RESIDENTIAL
E-14	WOOD SINGLES - RESIDENTIAL
E-15	WOOD SINGLES - RESIDENTIAL
E-16	WOOD SINGLES - RESIDENTIAL
E-17	WOOD SINGLES - RESIDENTIAL
E-18	WOOD SINGLES - RESIDENTIAL
E-19	WOOD SINGLES - RESIDENTIAL
E-20	WOOD SINGLES - RESIDENTIAL



WILLIAM YORK

JACK FISHER HOMES  
1148 W. Legacy  
Crossing Blvd. Ste. 40

THE POWELL  
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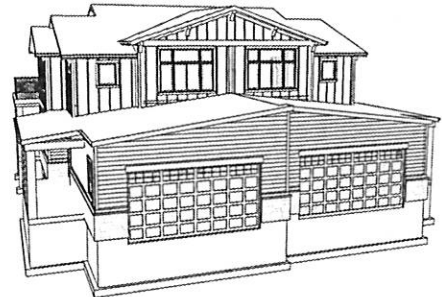
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# THE PINEVIEW (DUPLIX)

## LAKE SERIES

STRUCTURAL ENGINEER

YORK ENGINEERING INC.  
2329 W. SPRING HOLLOW RD.  
MORGAN, UT  
(801) 876-3501



Area Schedule (Gross Bldg)	
Name	Area
Garage	513 SF
Garage Extended	1512 SF
Lower Level	2712 SF
Main Level	624 SF
Manch.	54 SF
Upper Level	916 SF

Sheet List	
Sheet Number	Sheet Name
AK.1	Cover Sheet
AK.2	General Notes
A2.0	Basement Plan
A2.1	First Floor Plan
A2.2	Second Floor Plan
A2.3	Elevation
A2.4	Elevation
AK.4	Roofing Sections
AK.5	Roofing Sections
AK.6	Roof Framing
EL.0	Basement Electrical Plan
EL.1	First Floor Electrical
EL.2	Second Floor Electrical
EL.3	Architectural Plan
EL.4	First Floor Framing Plan
EL.5	Second Floor Framing
EL.6	Roof Framing
EL.7	Structural Details
EL.8	Structural Details

ABBREVIATION LEGEND

AK	Architectural
EL	Electrical
FR	Framing
ME	Mechanical
PL	Plumbing
RF	Roofing
SI	Structural
TR	Truss
UT	Utility
VE	Vertical
WA	Water
WH	Window
WI	Window
WO	Window
WV	Window
WY	Window
WZ	Window
XX	Window
YY	Window
ZZ	Window



Subdivision: Lot

WILLIAM YORK

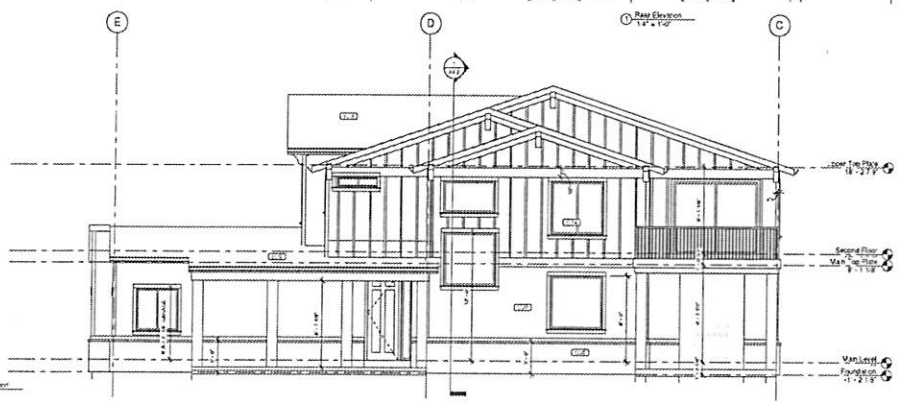
JACK FISHER HOMES  
1148 W. Legacy  
Crossing Blvd. Ste. 400

PINEVIEW 2-PLEX  
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SHEET #  
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PROJECT TO BE PERFORMED  
IN STRICT ACCORDANCE WITH  
THE 2012 IRC AND ALL LOCAL  
APPLICABLE CODES

Keyed Notes - Elevations	
Max	Note Text
E-01	1" LAP CELESTY FIBER SIDING
E-02	MASONRY VENEER
E-03	ASPHALT SHINGLE ROOFING
E-04	HIDDEN AND BATTEN CELESTY FIBER SIDING
E-05	STANDING SEAM METAL ROOFING
E-06	CEDAR TRIM



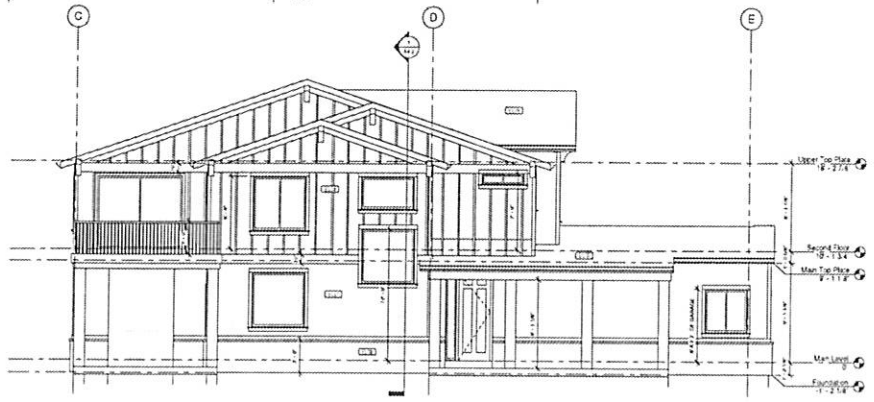
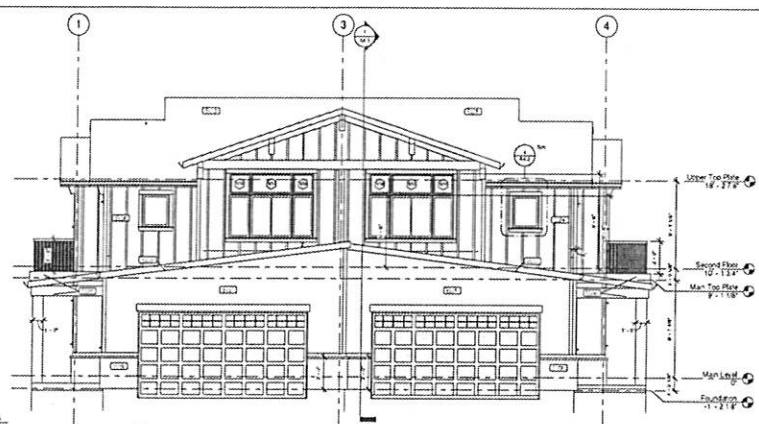
Subdivision, Lot  
WILLIAM YORK

JACK FISHER HOMES  
1148 W. Legacy  
Crossing Blvd. Ste. 400

PINEVIEW 2-PLEX  
1148 W. Legacy  
Crossing Blvd. Ste. 400

SHEET #  
A3.2

Keyed Notes - Elevations	
Max	Note Text
E-01	1" LAP CELESTY FIBER SIDING
E-02	MASONRY VENEER
E-03	ASPHALT SHINGLE ROOFING
E-04	HIDDEN AND BATTEN CELESTY FIBER SIDING
E-05	STANDING SEAM METAL ROOFING
E-06	CEDAR TRIM



Subdivision, Lot  
WILLIAM YORK

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1148 W. Legacy  
Crossing Blvd. Ste. 400

PINEVIEW 2-PLEX  
1148 W. Legacy  
Crossing Blvd. Ste. 400

SHEET #  
A3.1

# EDGEWATER (3-PLEX)

## LAKE SERIES BASE PLAN

STRUCTURAL ENGINEER



YORK ENGINEERING INC.  
2329 W. SPRING HOLLOW RD.  
MORGAN, UT  
(801) 876-3501

ABBREVIATION LEGEND

1	1" = 1/8" (Vertical Scale)
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PROJECT TO BE PERFORMED  
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APPLICABLE CODES

Area Schedule (Cross B. & G.)

Name	Area
Inside Unit - Garage	528 SF
Inside Unit - Lower Level	635 SF
Inside Unit - Main Level	706 SF
Inside Unit - Mezz	67 SF
Inside Unit - Upper Level	332 SF
Outside Unit - Garage	519 SF
Outside Unit - Lower Level	773 SF
Outside Unit - Main Level	837 SF
Outside Unit - Mezz	84 SF
Outside Unit - Upper Level	496 SF

Sheet List

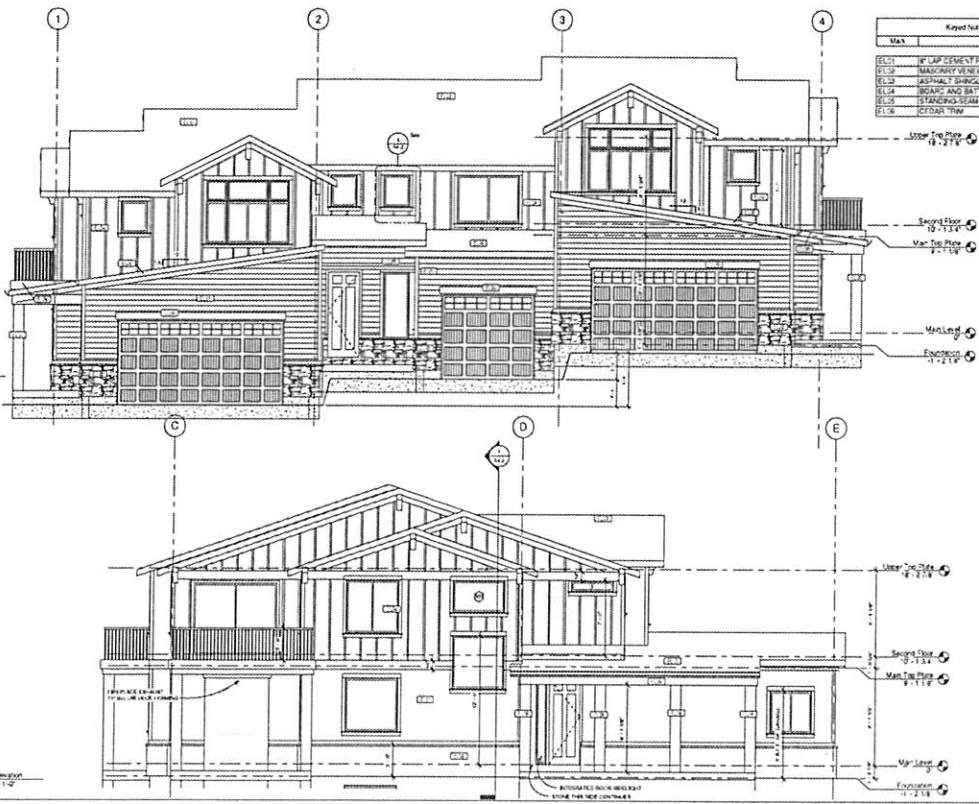
Sheet Number	Sheet Name
A1.1	Civil Sheet
A1.2	Grading & Retention
A2.1	Basement Plan
A2.2	First Floor Plan
A2.3	Second Floor Plan
A2.4	Mezzanine
A2.5	Roofs
A2.6	Roofs & Sections
A2.7	Roofs & Sections
A2.8	Roofs & Sections
A2.9	Roofs & Sections
A2.10	Basement Electrical Plan
A2.11	First Floor Electrical
A2.12	Second Floor Electrical
A2.13	Mezzanine Electrical
A2.14	First Floor Framing Plan
A2.15	Second Floor Framing
A2.16	Roof Framing
A2.17	Roof Framing
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A2.38	Roof Framing
A2.39	Roof Framing
A2.40	Roof Framing

Subdivision, Lot

JACK FISHER HOMES  
1148 W. Legacy  
Crossing Blvd. Ste. 400

EDGEWATER 3-PLEX  
1148 W. Legacy  
Crossing Blvd. Ste. 400

SHEET #  
A1.1



Keyed Notes - Elevations

MAX	NOTE
01.11	4" LUMP CEMENT FIBER SERRIS
01.12	MASONRY VENEER
01.13	ASPHALT SHINGLE ROOFING
01.14	ROOF AND BATTLEMENT SERRIS
01.15	STANDING-SEAM METAL ROOFING
01.16	STYRAK TRIM

Subdivision, Lot

JACK FISHER HOMES  
1148 W. Legacy  
Crossing Blvd. Ste. 400

EDGEWATER 3-PLEX  
1148 W. Legacy  
Crossing Blvd. Ste. 400

SHEET #  
A3.1

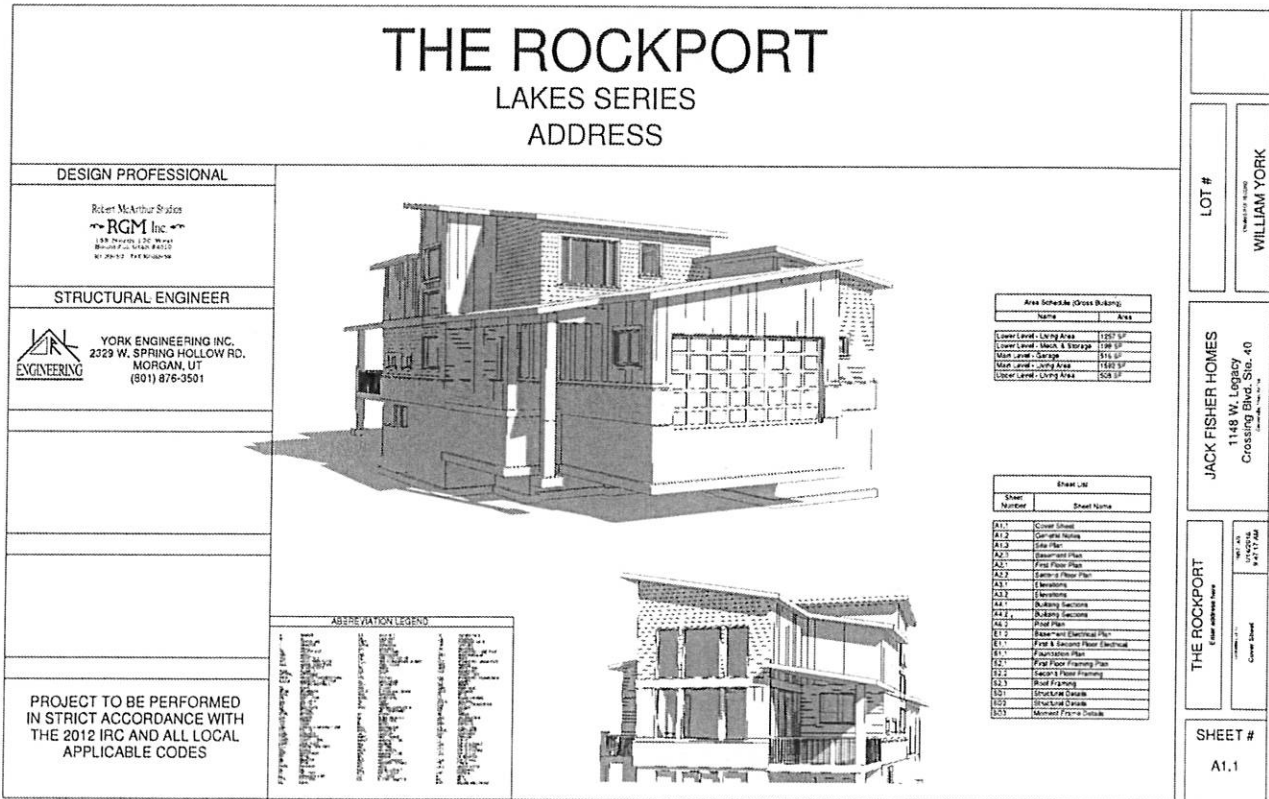


Subdivision, Lot  
WILLIAM YORK

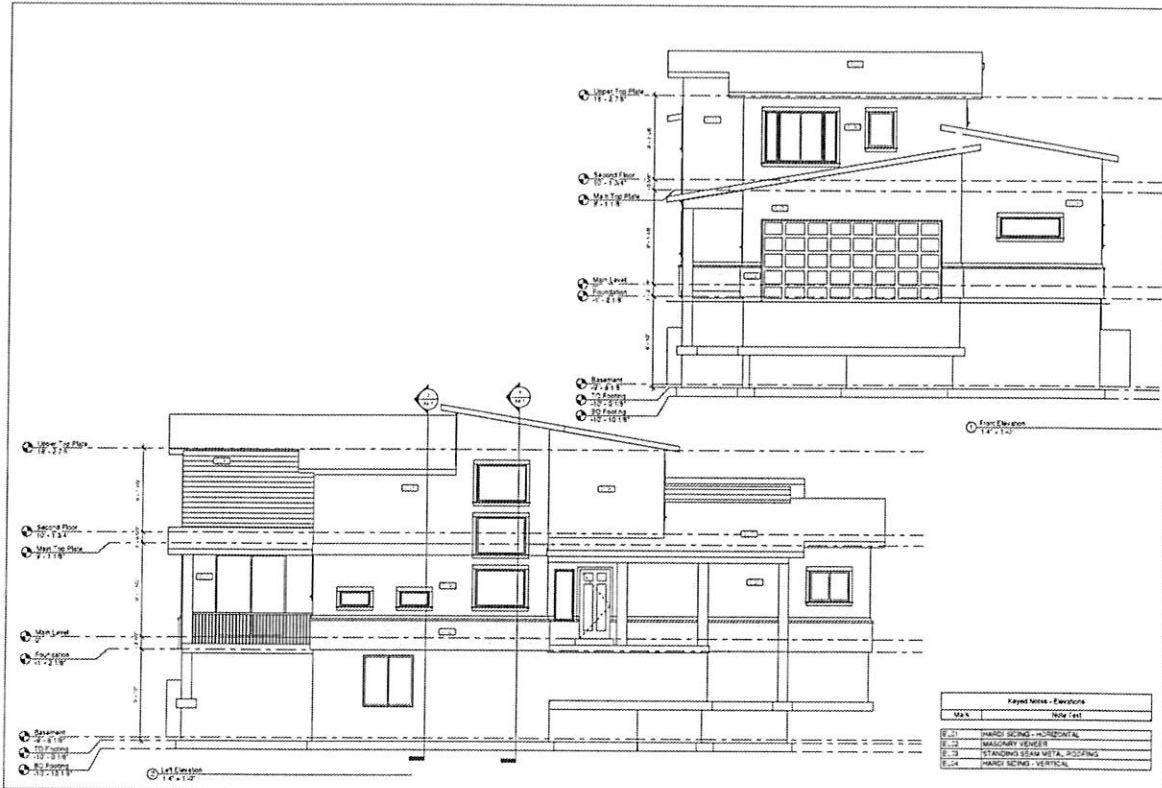
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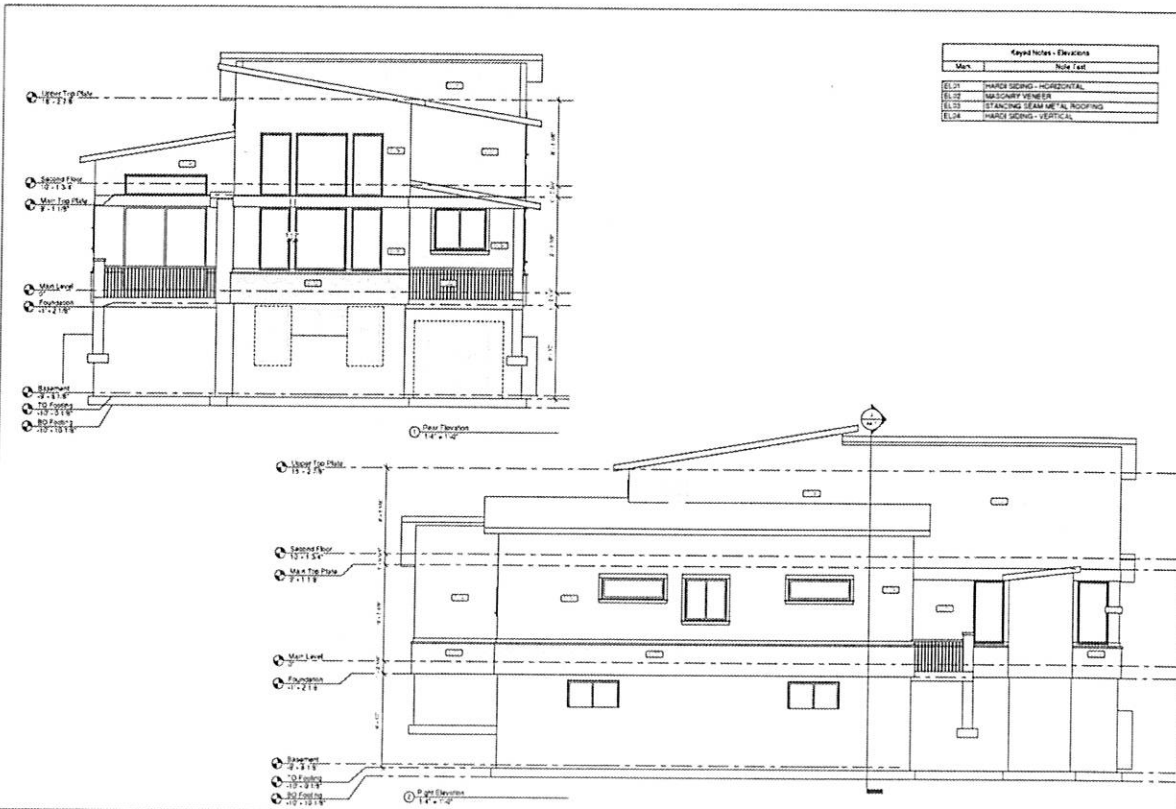


LOT #  
WILLIAM YORK

JACK FISHER HOMES  
1148 W. Legacy  
Crossing Blvd. Ste. 40

THE ROCKPORT  
1148 W. Legacy  
Crossing Blvd. Ste. 40

SHEET #  
A3.1



LOT #  
WILLIAM YORK

JACK FISHER HOMES  
1148 W. Legacy  
Crossing Blvd. Ste. 40

THE ROCKPORT  
1148 W. Legacy  
Crossing Blvd. Ste. 40

SHEET #  
A3.2



Not this Bright



