



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of a Conditional Use Permit to establish a private recreation ground for construction of a picnic bowery in the Monte Cristo area

Agenda Date: Tuesday, October 26, 2010

Applicant: G E Marriott Investment Limited Company

File Number: CUP 2010-19

Property Information

Approximate Address: One mile past the Monte Cristo snowmobile parking area on the south side of Highway 39

Project Area: Approximately 67 acres

Zoning: Forest 40 Zone (F-40)

Existing Land Use: Forest/Recreation

Proposed Land Use: Private recreation ground with a picnic bowery

Parcel ID: 23-046-0042

Township, Range, Section: T8N, R3E, Section 23

Adjacent Land Use

North:	Forest	South:	Forest
East:	Forest	West:	Forest

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Zoning Ordinance Chapter 8 (F-40 Zone)
- Zoning Ordinance Chapter 22C (Conditional Use)

Background

The applicant is requesting approval of a private recreation ground with a picnic bowery to be used for family gatherings. A private recreation ground is listed as a conditional use in the F-40 Zone. The proposed private recreation area contains approximately 67 acres and has access from Highway 39. The 1800 square foot picnic bowery will be located in the southeast portion of the parcel and will meet the setback requirements of the F-40 Zone. The bowery consists of a concrete pad, a metal frame (with open sides) and a roof, which will both have a light brown color. The bowery will be approximately 17 feet tall.

The picnic bowery is the only use proposed as part of the private recreation ground and no other construction is approved based on this application. As part of a private recreation ground, the recreational vehicle requirements of the F-40 Zone must be complied with. There are no concerns from the Weber County Health Department, Building Inspection Department, Engineering Division, or the Weber Fire District. A building permit is required for the bowery.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that can 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 "Basis for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed private recreation ground meets these requirements. The applicant has provided a response to the criteria below which is attached as Exhibit B.

Chapter 22C-5

Basis for Issuance of Conditional Use Permit: The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community; and
2. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and
3. That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use; and
4. That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County; and
5. That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole.

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

1. The proposed private recreation ground does not affect the community, but it will provide a useful facility for family gatherings.
2. The bowery will be located approximately 900 feet from Highway 39. There are no other buildings in this area and landscaping is provided by the natural vegetation. This use will not generate additional traffic or parking needs. There are no signs associated with this use.
3. This use meets the area, lot width, and setback requirements of the F-40 Zone.
4. This use does not affect the Ogden Valley General Plan.
5. Construction of a picnic bowery will not detrimentally affect the environment.

Conformance to the General Plan

This use does not affect the Ogden Valley General Plan.

Conditions of Approval

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

Staff Recommendation

Staff recommends approval of CUP 2010-19 for a private recreation ground and picnic bowery with no additional conditions. This recommendation is based on the proposed use, location, and site plan, being in compliance with applicable County Ordinances as listed in the staff report. This recommendation is subject to the requirements of staff and other review agencies.

Exhibits

- A. Site plan
- B. Applicant's narrative
- C. Bowery construction plans

Map 1



Map 2



Exhibit A

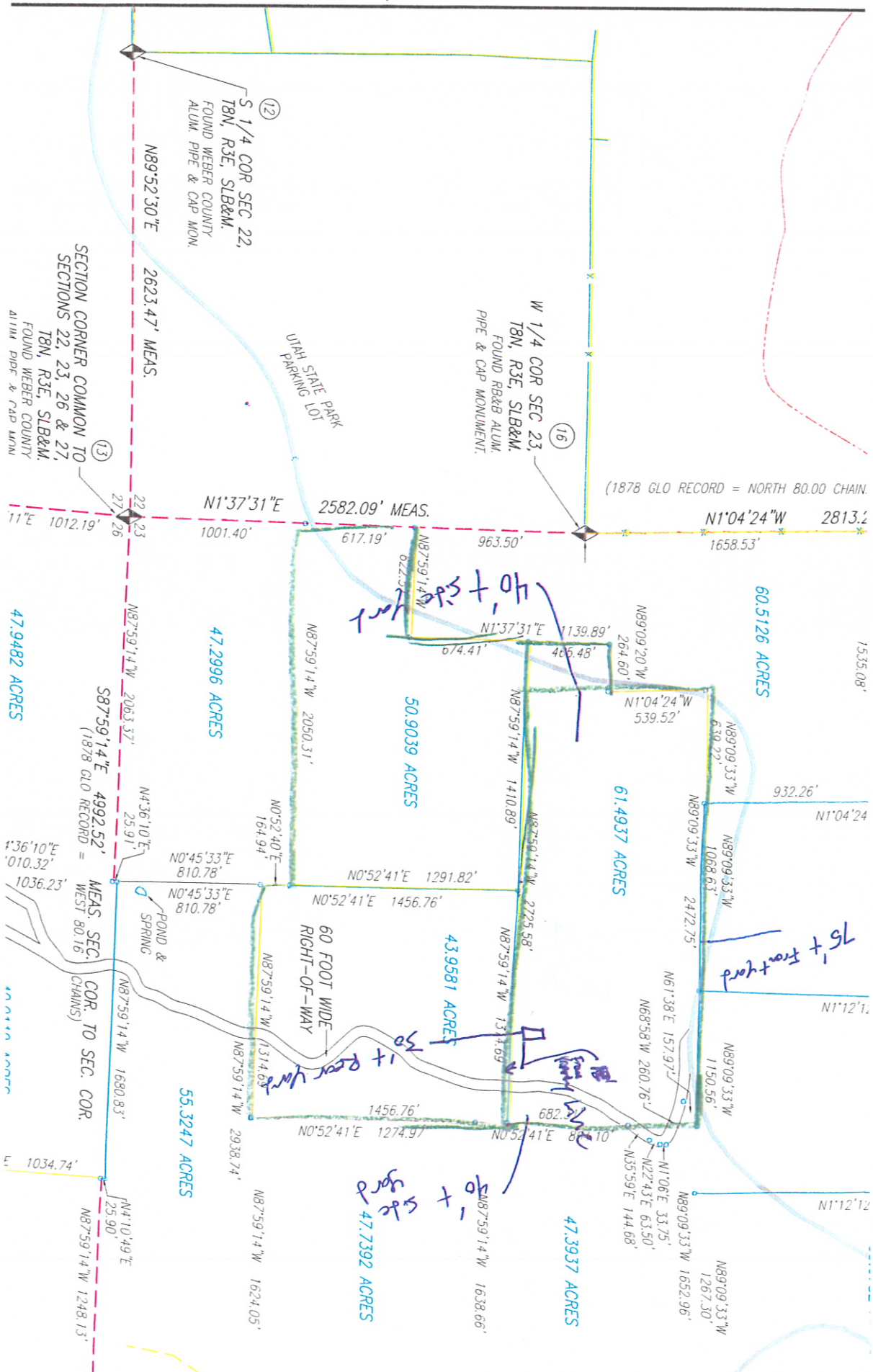


Exhibit B

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 Oct 1st 2010	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) CUP 2010-19
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Property Owner Contact Information

Name of Property Owner(s) Marriott LLC	Mailing Address of Property Owner(s) 4596 N 4175 E Eden UT 84310
Phone 801 940-0301	Fax
Email Address Nick@postasehalt.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) Nick Marriott	Mailing Address of Authorized Person Same as Above
Phone 801 940-0301	Fax
Email Address Nick@postasehalt.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Marriott Bowery	Current Zoning Forest Zone F-5, F-10, F-40
Approximate Address Monte Cristo 1 mile past snowmobile parking lot yellow gate on south side of road	Land Serial Number(s) 23-046-0042

Proposed Use

Project Narrative

We would like to build a bowery for day use. It will be open on all four sides and have a concrete pad.

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

The Basis For the Conditional Permit is to provide a place for shade and to have Family get togetherS.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

The Conditional Use Permit will in no way cause harm or health problems. It will enhance the property

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The Brewery will comply with any Weber County regulation and ordinance.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

Yes it will comply with any proposed goals and policies for Weber County

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

In no way will the bakery lead to deterioration of the environment that it ~~is~~ will be built on.

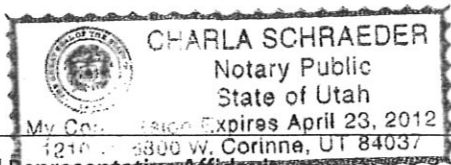
Property Owner Affidavit

I (We), Marriott LLC, 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.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 1 day of Oct., 2010



[Signature]
(Notary)

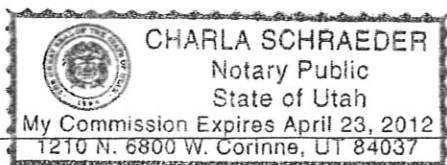
Authorized Representative Affidavit

I (We), Nick Marriott, 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.

[Signature]
(Property Owner)

(Property Owner)

Dated this 1 day of Oct., 2010, personally appeared before me Nick Marriott, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

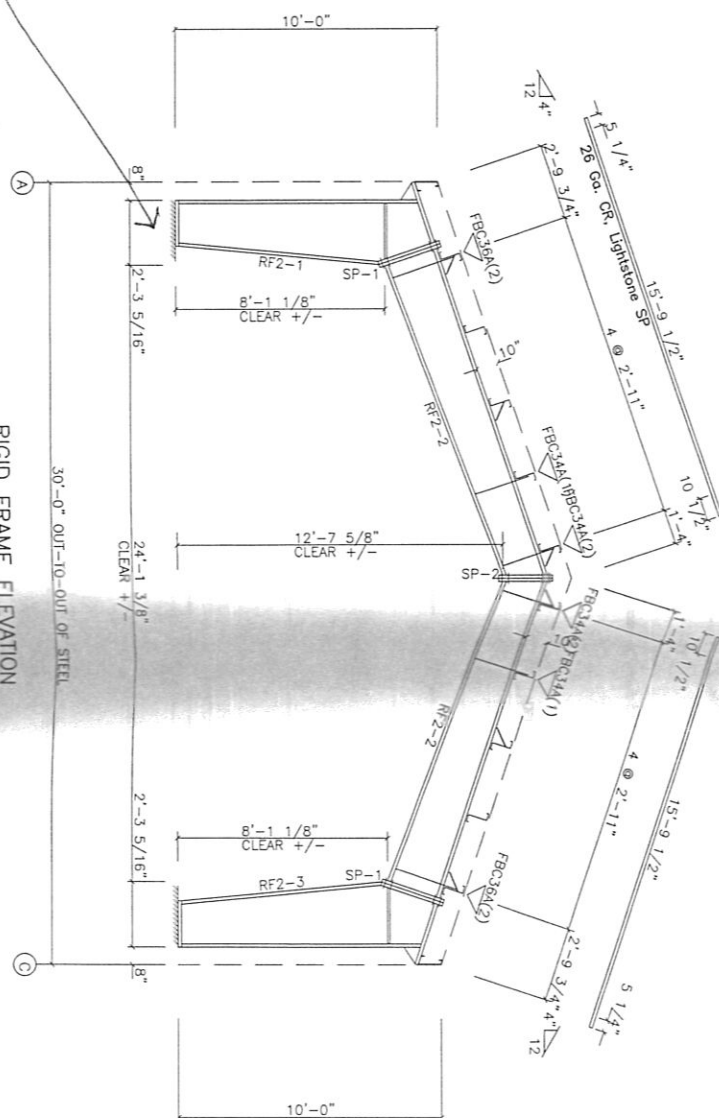


[Signature]
(Notary)

SPICE PLATES & BOLTS				Bolt-----				Plate Size			
Splice Mark	Quon	Top/Bol/Int	Type	Diag	Length	Width	Thick	Length	Thick	Length	Thick
SP-1	4	4	0	A325	0.750	2.75	6"	5/8"	2'-4 7/8"	1'-10 1/8"	1/2"
SP-2	4	4	0	A325	0.625	2.25	6"	1/2"	1'-10 1/8"	1/2"	1/2"

- Light Brown / Root + Paint
- Metal Building

MEMBER SIZE TABLE (in)				OUTSIDE FLANGE				INSIDE FLANGE			
MARK	WEB OUTH	FLANGE END	FLANGE LENGTH	W x T	LENGTH	W x T	LENGTH	W x T	LENGTH	W x T	LENGTH
RF2-1	1/3/26.6	0.188	117.5	5 x 1/4"	111.2	5 x 1/4"	111.2	5 x 1/4"	93.7	5 x 1/4"	93.7
RF2-2	22.0/16.0	0.220	159.8	5 x 1/2"	27.8	5 x 1/2"	159.8	5 x 1/2"	154.4	5 x 1/2"	154.4
RF2-3	26.6/17.5	0.188	117.5	5 x 1/2"	27.8	5 x 1/2"	111.2	5 x 1/2"	93.7	5 x 1/2"	93.7



RIGID FRAME ELEVATION
FOR FRAME LINE 2

GENERAL NOTES

1. INDICATES FLANGE BRACING LOCATIONS. (1) = ONE SIDE, (2) = TWO SIDES.
2. IF FLANGE BRACING IS REQUIRED ON BOTH SIDES OF AN EXPANDABLE RIGID FRAME, THE OPPOSITE SIDE FLANGE BRACES WILL HAVE TO BE INSTALLED AT THE TIME OF FUTURE EXPANSION. THESE FLANGE BRACES HAVE BEEN PROVIDED, AS REQUIRED, FOR THIS FUTURE CONDITION.
3. RIGID FRAMES SHALL HAVE 50% OF THEIR BOLTS INSTALLED AND TIGHTENED ON BOTH SIDES OF THE WEB ADJACENT TO EACH FLANGE BEFORE THE HOISTING EQUIPMENT IS RELEASED.

Exhibit C

Concrete Foot

ISSUED AND NOTED FOR REVIEW BY THE ENGINEER OR ARCHITECT. THIS DRAWING IS THE PROPERTY OF THE ENGINEER OR ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT.

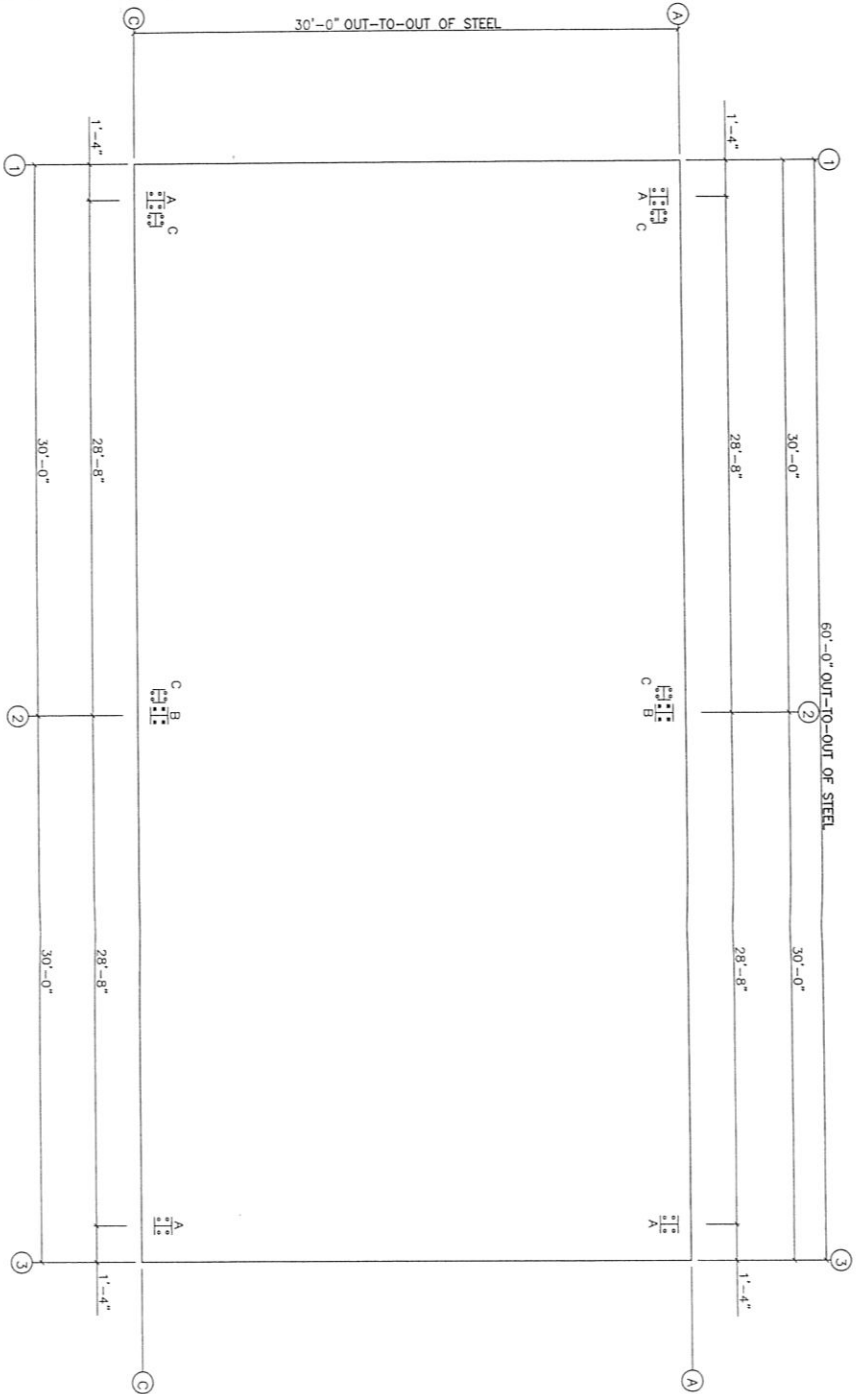
	PROJECT NAME: ANT FLAT RD. BOWERY	NUCOR BUILDING SYSTEMS 305 INDUSTRIAL PARKWAY, WATERLOO, IN 46793 PHONE: (260) 837-7891 FAX: (260) 837-7384 PO BOX 1006, 200 WHITSTONE RD, SWANSEA, SC 29160 PHONE: (803) 568-2100 FAX: (803) 568-2121 600 APACHE TRAIL, TERRELL, TX 75160 PHONE: (972) 524-5407 FAX: (972) 524-5417 1050 WATERY LANE, BRIGHAM CITY, UT 84302 PHONE: (435) 919-3100 FAX: (435) 919-3101	ISSUE Construction Anchor Bolts For Building Department Review	OWN MBS	CHK DC	ENG GJR	P.E. SAR	DATE 8/30/10
	SHEET NO: E3 of 7		JOB NUMBER: U10G0436A	CUSTOMER: PETERSEN INC. FARRWEST, UT	DATE 9/10/10			

ANCHOR BOLT SUMMARY			
Qty	Line	Desc	Type
10	10	1/2" x 10" A307	10" A307
10	10	1/2" x 10" A307	10" A307
10	10	1/2" x 10" A307	10" A307

ANCHOR BOLT PLAN

GENERAL NOTES

- THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.
- NUCOR BUILDING SYSTEMS IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.
- ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBED PLATES ARE NOT BY NUCOR BUILDING SYSTEMS.
- THIS DRAWING IS NOT TO SCALE.
- FINISHED FLOOR ELEVATION = 100'-0"
- "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS SHOWN OTHERWISE.
- ANCHOR RODS ARE REQUIRED ONLY IN THE QUANTITIES SPECIFIED. BASEPLATES MAY BE FABRICATED WITH MORE HOLES THAN NEEDED FOR THIS PROJECT.



ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

o Dia = 3/4"
■ Dia = 1"

THIS DRAWING IS THE PROPERTY OF NUCOR BUILDING SYSTEMS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NUCOR BUILDING SYSTEMS. A RETURN CHECK OR OTHER FORM OF RECEIPT MUST BE OBTAINED FROM THE USER OF THIS DRAWING. NUCOR BUILDING SYSTEMS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY BUILDING OR EQUIPMENT CAUSED BY THE USE OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.



SHEET NO:
F1 of 2

JOB NUMBER:
U10500436A

PROJECT NAME:
ANT FLAT RD. BOWERY
LA PLATTA, UT
CUSTOMER:
PETERSEN INC.
FARRWEST, UT

NUCOR BUILDING SYSTEMS
305 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-5407 FAX: (972) 524-5417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

DATE	P.E.	ENG.	CHK.	DWN.	ISSUE
8/30/10	SAR	GLR	DC	MBS	Construction Anchor Bolts
9/10/10		CCS	NRF	MBS	For Building Department Review