



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for approval of Conditional Use Permit CUP 2016-09 an amendment to include a caretaker's home at Camp UTABA a private campground, located at 7005 North North Fork Road, Liberty.

**Decision Type:** Administrative

**Agenda Date:** Tuesday, June 28, 2016

**Applicant:** Scott Blank, Representative of Camp UTABA

**File Number:** CUP 2016-09

### Property Information

**Approximate Address:** 7005 North North Fork Road, Liberty UT.

**Project Area:** 41.06 acres

**Zoning:** Forest Zone (F-5)

**Existing Land Use:** Private Campground

**Proposed Land Use:** Private Campground

**Parcel ID:** 17-092-0015, 17-092-0006, and 17-092-0029

**Township, Range, Section:** T8N, R1W, Section 36

### Adjacent Land Use

<b>North:</b> Forest	<b>South:</b> Campground
<b>East:</b> Residential	<b>West:</b> Campground

### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8766

**Report Reviewer:** RK



**Proposed Caretaker's Home**

## Applicable Ordinances

- Weber County Land Use Code Title 104 Zones Chapter 9 Forest Zone (F-5)
- Weber County Land Use Code Title 104 Zones Chapter 27 (Natural Hazards Overlay District)
- Weber County Land Use Code Title 108 Standards Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscaping, and Screening Design 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 16 (Ogden Valley Lighting Chapter)
- Weber County Land Use Code Title 108 Standards Chapter 20 (Forest Camp Grounds)
- Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs)

## Background

The applicant is requesting approval of Conditional Use Permit CUP 2016-09 amendment to include a caretaker's home at Camp UTABA a private campground. The property is currently in the Forest Zone (F-5), and located at 7005 North North Fork Road, Liberty, UT. The amendment to the site plan includes the addition of one 2,305 square foot (76 foot by 30.33 foot) building. The building will be a one story manufactured home. The building will have light tan siding, white windows and trim, and a brown metal roof. The home will be just east of the main road in the camp about 350 feet back from the entry. Currently there is an old manager's cabin near by this site that will be removed.



Camp UTABA Guest Cabin

The applicant has provided a narrative (Exhibit A) of the project and the camp that has been in operation since 1924. A site plan (Exhibit B & C) and several photos (Exhibit E) of the existing conditions of the camp and cabins have been submitted for reference. A favorable geologic site reconnaissance (Exhibit F) was conducted on the site.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan in a manner that does not detract from the Valley's rural character and natural setting. Uses that meet the requirements of applicable Land Use Codes conform to the General Plan. This

conditional use application addresses water, wastewater, access, and other issues which are discussed in the General Plan.

**Land Use Code Standards:** As part of the site plan approval process, the proposal has been reviewed against the adopted current zoning code to ensure that the regulations and standards have been adhered to. It appears that the proposed site plan is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

**Conditional Use:** No harmful effects would occur with this new building as it is replacing a long time existing caretaker residence on the site and is typical to private church campgrounds in the forest zones. A private campground is a conditional use in the F-5 Zone. The site received a previous approval as CUP 1993-02.

**Zoning:** Forest Zone F-5.

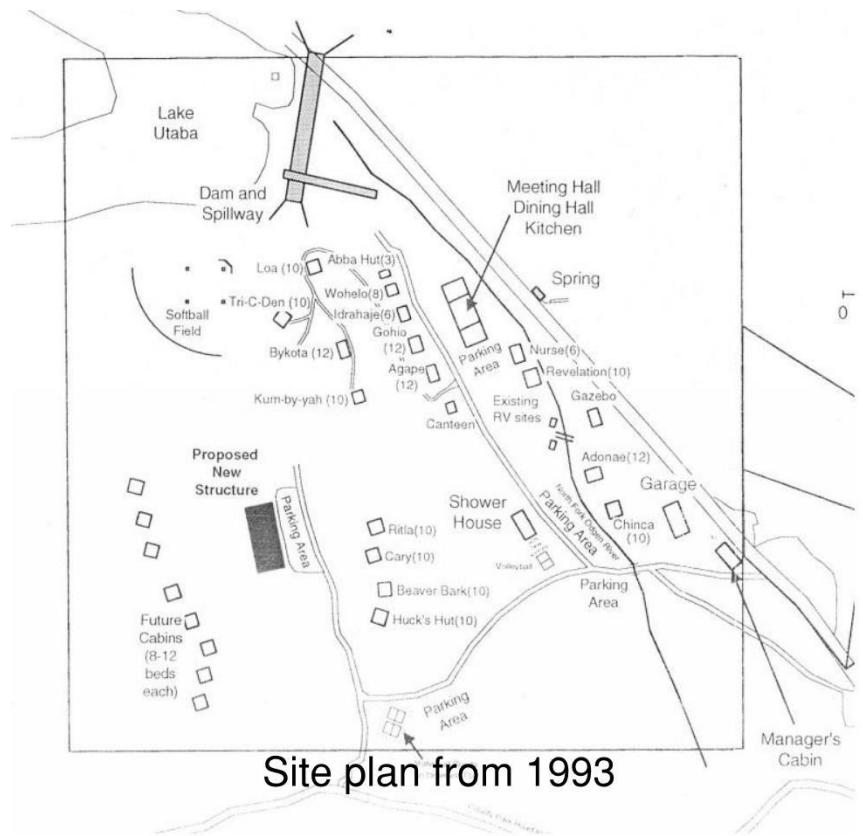
**Lot area, frontage/width and yard regulations:** Previously approved site, with no changes proposed to the parcel boundary.

**Sensitive lands:** The North Fork of the Ogden River runs through the camp below the UTABA Reservoir and requires a 100 foot area of non disturbance for the high water mark of the river. All of the newly proposed work is outside of this area.

**Flood Plain:** Much of the campground located near the river is in Zone "AE" however areas where the cabins are located are in Zone "X" as determined by the FEMA maps. This Zone "AE" is typically referred to as the floodplain, and has a one percent chance of flooding.

**Culinary water and sanitary sewage disposal:** A feasibility letter has been provided for the culinary and wastewater systems for the proposed caretakers dwelling. The camp is served by a private well and a large drain field and septic system.

**Geologic and Natural Hazards:** As the large campground contains some mountainous areas a site reconnaissance was required. It was determined that the site of the dwelling was in an area that did not have excessive slopes. And not adversely exposed to geological hazards.



Site plan from 1993

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office, and the Weber Fire District have reviewed and approved the proposal. All review agency comments have been attached as Exhibit D.

Additional design standards and requirements: The amendment to the site plan includes the addition of one 2,305 square foot (76 foot by 30.33 foot) building. The building will be a one story manufactured home. The building will have light tan wood siding (horizontal), white windows and trim, and a brown metal roof. The home will be just east of the main road in the camp about 350 feet back from the entry. Currently there is an old manager's cabin near by this site that will be removed.

The design's colors, and materials are consistent with some of the older existing structures and cabins on site, as well as the standards in Ogden Valley Architectural, Landscape, and Screening Design Standards (LUC §108-2). Light recommendations have been made by starrynightsutah.org for Dark Sky compliant lighting on the caretaker's home.

Public Notice: Noticing has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed conditional use amendment.

## Summary of Administrative Considerations

Are the project layout (site plan), proposed land use, and building design consistent with, and does it meet the applicable requirements of the Weber County Land Use Code?

- The application meets the applicable standards in the Weber County Land Use Code.

## Conditions of Approval

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

## Staff Recommendation

Staff recommends approval of this conditional use application for a new caretaker's dwelling at Camp UTABA a private campground in the F-5 Zone. The recommendation is subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Director. This recommendation is based on the following findings:

- The private campground is allowed in the F-5 Zone as a conditional use with the proposed caretaker's dwelling as an accessory use.
- The site plan meets all applicable site standards in the Weber County Land Use Code.
- A favorable recommendation has been made regarding and slope or geologic hazards at the proposed location.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

## Administrative Approval

Administrative final approval of Conditional Use Permit CUP 2016-09 an amendment to include a caretaker's home at Camp UTABA a private campground 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: Tuesday, June 28, 2016.

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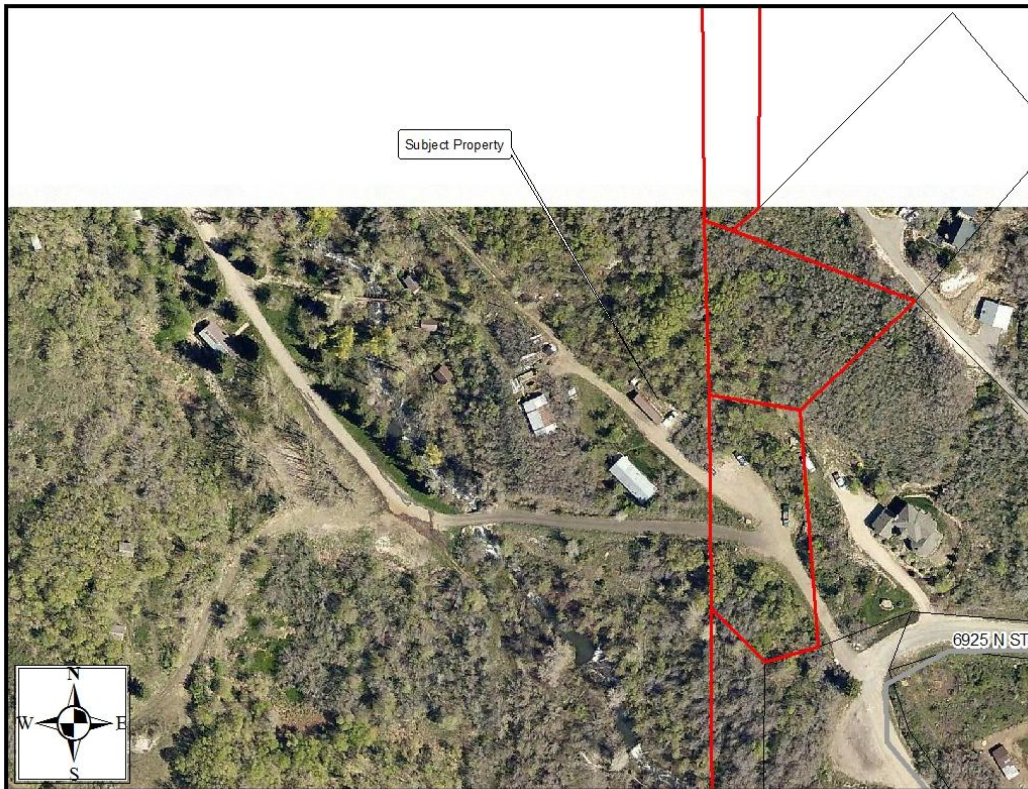
Rick Grover  
Weber County Planning Director

## Exhibits

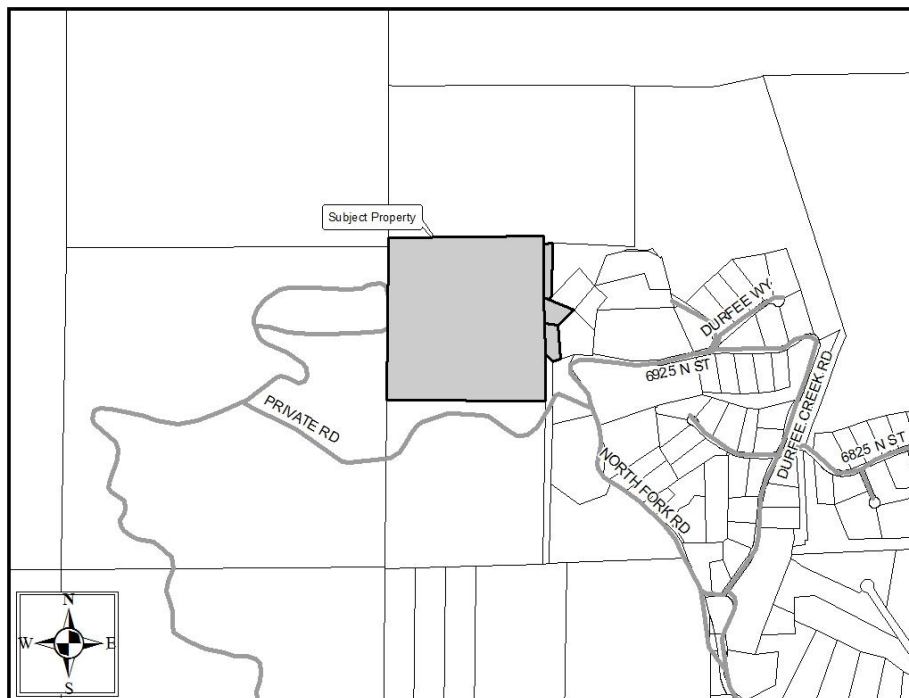
- A. Application and narrative
- B. Site Plans
- C. Elevations

- D. Agency reviews
- E. Sample photos of buildings at the campground
- F. Geologic Site Reconnaissance

**Photo of the proposed subdivision**

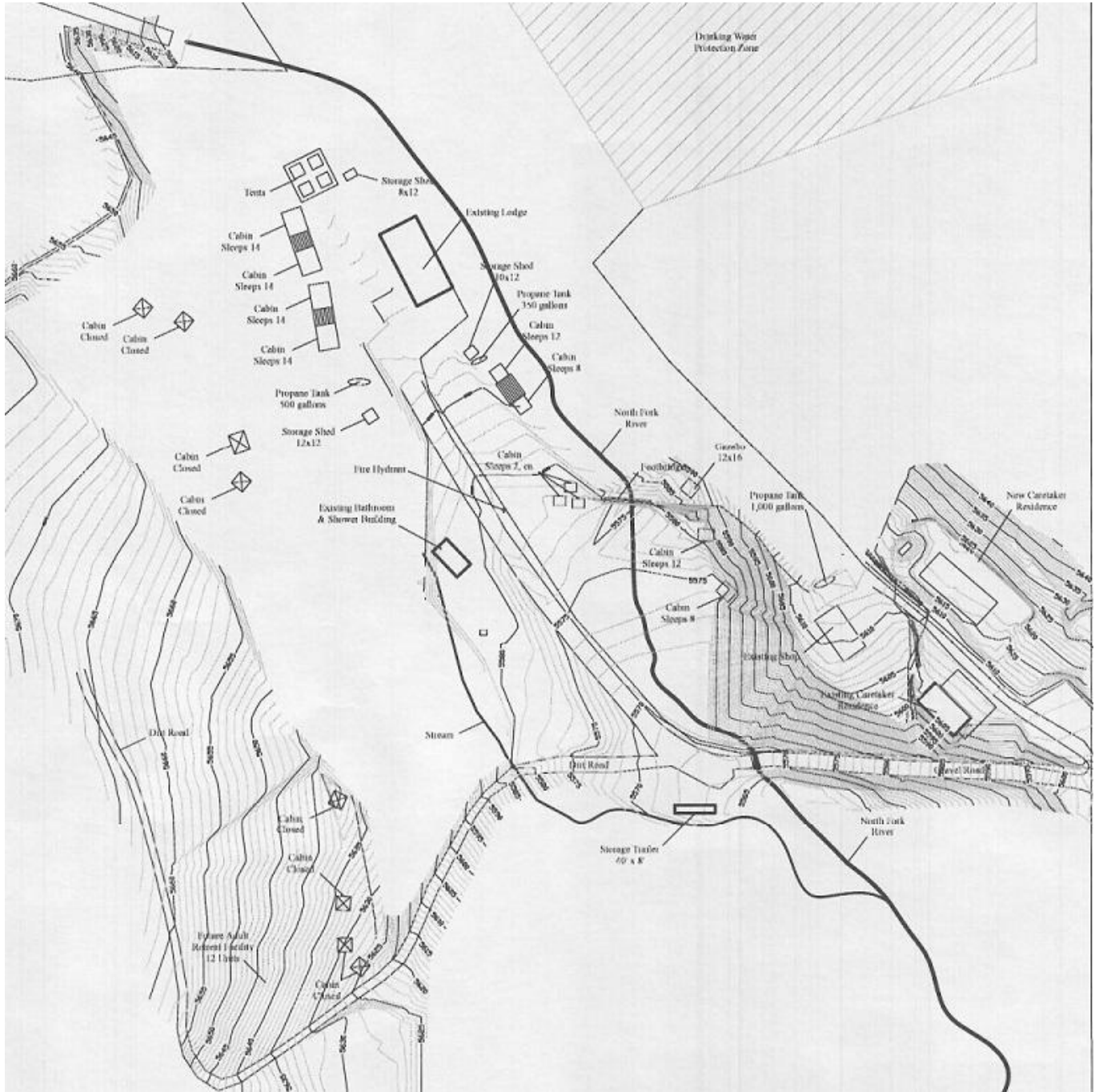


**Notice map for the proposed subdivision**

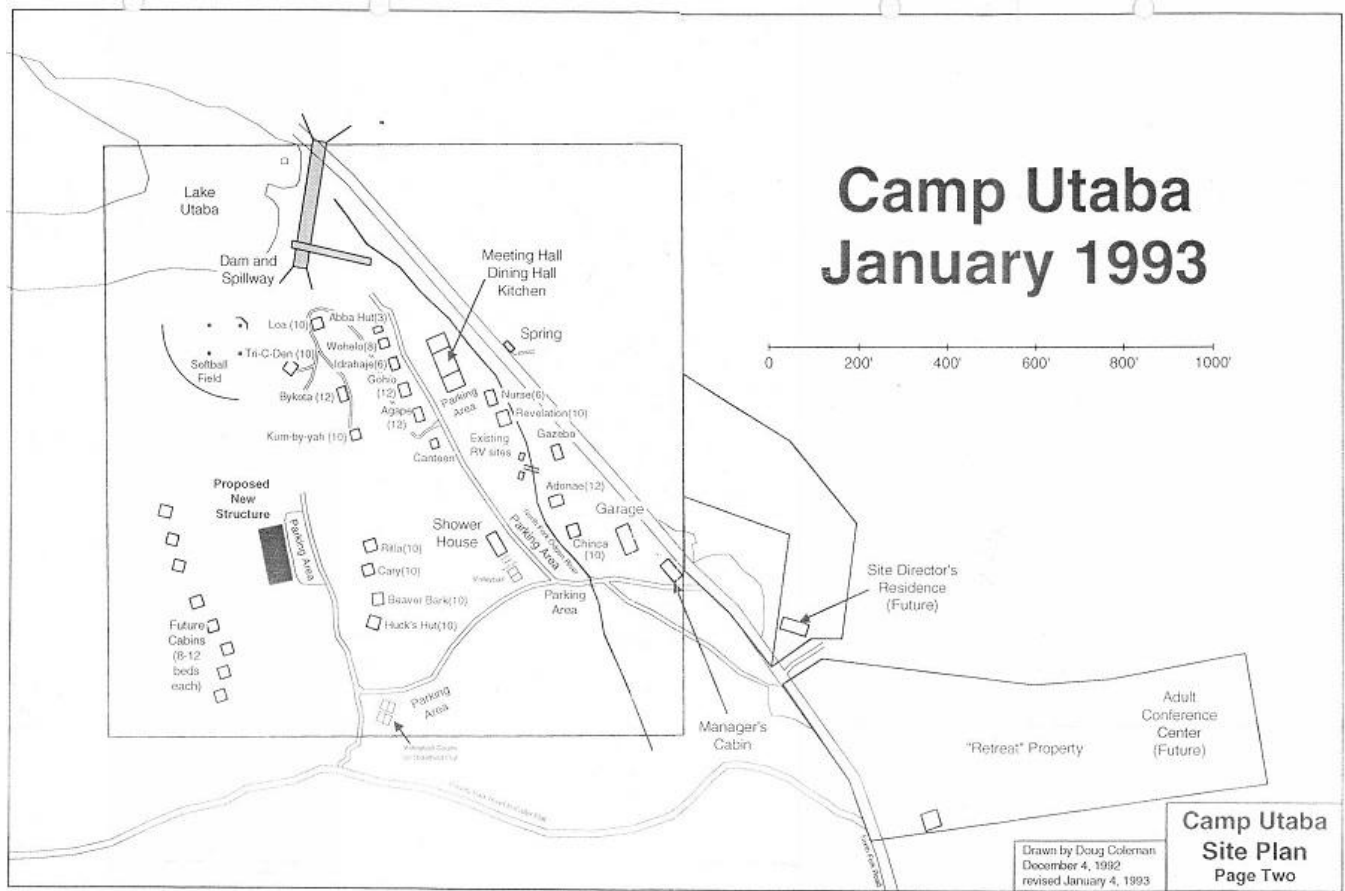


<b>Weber County Design Review Application</b>			
<b>Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401</b>			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) Utah Association of American Baptist Churches		Mailing Address of Property Owner(s) 7005 North Fork Road Liberty, Ut. 84310	
Phone 801-745-3570	Fax 801-745-6221	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) info@camputaba.org			
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) Scott Blank		Mailing Address of Authorized Person 7005 North Fork Road Liberty, Ut. 84310	
Phone 801-745-3570	Fax 801-745-6221	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address info@camputaba.org			
<b>Property Information</b>			
Project Name Camp UTABA Caretakers Home		Current Zoning F 5	Total Acreage 40
Approximate Address 7005 North Fork Road Liberty, Ut. 84310		Land Serial Number(s) 17-092-0015	
Proposed Use Religious Private Camp			
<p><b>Project Narrative</b></p> <p>The camp has been in operation since 1924. Most of the building were built in the late 40's and early 50's. Most have been remodeled since that time. The camp runs year round now. There has been a on-site full time caretaker since the early 70's. The home that has been used up until this time is a old army barracks that was converted into a two bedroom home.</p> <p>The new home would be a four bedroom manufactured home that would give the care takers a place for their summer help to stay when needed. We employ the a couple that live in the house year round. Then up to three teenagers to help in the kitchen during the summer. We always try to use local kids but, some time we have one or two from over the hill. Then we like them to stay the weekend instead of driving back and forth.</p> <p>The camp is used roughly every weekend from Jan. to Nov. and week long camps during the summer months. With about 45 different groups using the camp though out the year. We have all different religious denomination, educational groups, and family reunions. Our caretakers and staff do the cleaning and maintenance on all the ground and building. We also do the meals for the groups. The average size of a group is 55 campers. We can handle up to 100 campers. We do have a minimum size of 25 campers.</p> <p>We have groups that come from all over the world to spend some time here. Most of the groups are from right here in Utah.</p> <p>The home will have</p> <ul style="list-style-type: none"> <li>3-12 roof pitch with a medium brown metal roof</li> <li>Siding in PlyCem lap color is called Camel coat (which is a light tan) with white windows and trim.</li> <li>The snow load on the roof is rated for 100 lbs load.</li> <li>The home will set on piers just like in a mobile home park. (No foundation or basement.)</li> <li>The size of the home is 76'0" X 30'4"</li> </ul>			

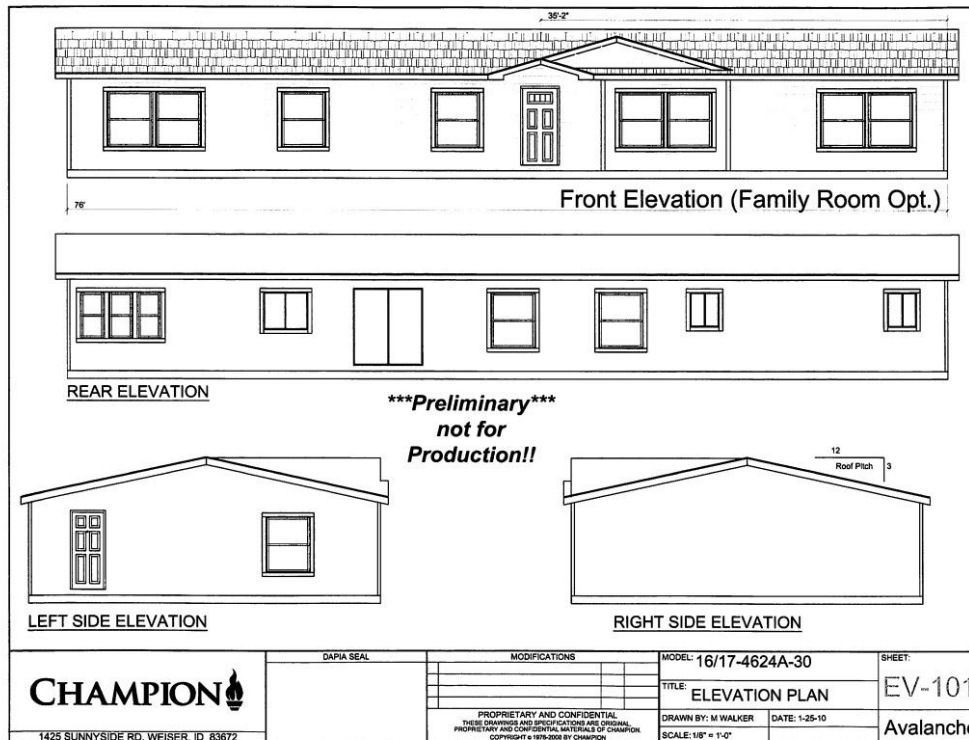
**Exhibit B Site Plans**



**Proposed Site Plan with New Caretaker Residence**



## Exhibit C Building Elevations



## Exhibit D Review Agencies Comments

### Engineering Review 1

**Project:** Camp UTABA CUP

**User:** Chad Meyerhoffer

**Department:** Weber County Engineering Division

**Created:** 2016-06-15

**Approved:** Not Approved

**Notes:** I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. In looking at this the determination was made that the area is in a Geological Unit that will require a Geological Hazard Study. A site reconnaissance from a Geologist will need to be done on the property.
2. A Storm Water Construction Activity Permit is required for all work that disturbs more than 5000 square feet.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Thanks,

Chad Meyerhoffer

Weber County Engineering

801-399-8004

cmeyerho@co.weber.ut.us

### Weber Fire District Review

**Project:** Camp UTABA CUP

**User:** Brandon Thueson

**Department:** Weber Fire District

**Created:** 2016-05-09

**Approved:** Yes

#### **SPECIFIC COMMENTS:**

1. Fire Hydrant(s): There is an existing fire hydrant within 400 feet of the building, no additional hydrants are required.
2. Provide a temporary address marker at the building site during construction.
3. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
4. Radius on all corners shall be a minimum of 28'-0".
5. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
6. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
7. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
8. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
9. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson  
Fire Marshal



Exhibit E Sample photos of the existing site

