



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for an amendment to CUP 2012-1, an already approved conditional permit. This request is specifically for lot 6.

**Type of Decision:** Administrative

**Agenda Date:** Monday, September 19, 2016

**Applicant:** Tim Charwood

**File Number:** CUP2016-17

### Property Information

**Approximate Address:** 9803 E Maple Ridge RD

**Project Area:** 44.6 Acres

**Zoning:** F-40

**Existing Land Use:** Vacant

**Proposed Land Use:** Recreation

**Parcel ID:** 21-126-0006

**Township, Range, Section:** T6N, R2E, Section 3

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Felix Lleverino  
[fileverino@co.weber.ut.us](mailto:fileverino@co.weber.ut.us)  
 801-399-8767

**Report Reviewer:** RK

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 9 Forest Residential Zone (F-40)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Districts
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

## Summary and Background

The Planning Division recommends approval of the conditional use request for The Sanctuary Ranch CUP amendment specific to Lot 6. The applicant has requested approval for the temporary placement of a 30 ft diameter, 15 ft tall Geodesic dome that totals 700 sq ft. The dome will be placed upon a base of compacted rock and serve as a waiting area for heli skiers.

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. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Division must review and approve the general site and architectural design of the building, the layout of the parking areas and the landscaping.

As part of the preliminary subdivision requirements, subdivision review process and approval procedure, the proposal has been reviewed against the current subdivision ordinance and the standards in the F-40 Zone.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging low density development within the existing forest areas.

Zoning: The subject property is located in the F-40 Zone

The purpose and intent of the F-40 zone is identified in the LUC §104-9-1 as:

*“The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.”*

*“To provide areas for private and public recreation and recreation resorts.”*

Conditional Use Review: The proposed structure is considered an amendment to all already approved use. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. As a requirement of the conditional use permit, the applicant has provided the required material to facilitate a thorough review of the proposed project including a site plan, engineering calculations, building pad, and a geologic site reconnaissance and geotechnical report.

The proposed amendment to the CUP will be considered by the Planning Division for this geodesic dome.

The Engineering department has approved the proposed amendment.

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 graded 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.

Lot area, frontage/width and yard regulations: The F-40 Zone requires a minimum lot size of 40 acres and a minimum width (measured at the lot frontage) of 660 ft. The minimum yard set-backs for the F-40 Zone are 75 ft on the front yard, 40 ft on the sides, and 30 ft on the rear with a maximum building height of 35 ft.

Natural Hazards Overlay Districts: Based the Weber County Geologic maps, a geologic fault lies to the north and west of the proposed site. There is also the presence of a slide area to the north of the proposed structure location.

Important Wildlife Habitat areas: The F-40 Zone is very mountainous and due to its remote location and thick canopy, it has been identified as a critical deer and elk winter range.

*“Preservation of important wildlife habitat and preventing the fragmentation of important wildlife habitat are encouraged. When new residential or commercial development is proposed within important wildlife habitat areas, mitigation methods shall be designed and implemented, such as those listed below:”*

1. *Maintaining connectivity between open space parcels on adjacent and near-by parcels and subdivisions such that the result will be a larger contiguous area of open space;*
2. *Locating roads and development away from natural travel corridors used by wildlife, such as riparian areas;*
3. *Minimizing fencing types that inhibit the movement of big game species. Use of fencing within subdivisions or boundaries of subdivisions, commercial, industrial or multifamily development shall be minimized;*
4. *Minimizing the visual contrast between human-dominated areas, including individual lots, and less disturbed terrain in surrounding areas, for example, by retaining or planting native vegetation and trees around a house or accessory building and maintaining consistent grading between developed and natural areas.*

(2) *Mimic features of the local natural landscape in developed areas by:*

- a. *Retaining as much pre-development, high quality habitat as possible, including large patches of natural, vegetated areas that have not yet been fragmented by roads or residential development;*
- b. *Minimizing levels of disturbance to trees, the under-story vegetation, and other structural landscape features during construction;*
- c. *Designing house lots in a fashion consistent with local natural habitats, for example, by preserving and landscaping with natural, native vegetation;*
- d. *Reclaiming disturbed areas, such as degraded landscapes, roadsides, and other infrastructure disturbances by using seed and other selective plantings.*

Review Agencies: The Weber County Engineering Division has reviewed the proposal and has provided the applicant with the additional items with regard to construction and structure location that will be a safe distance from the heli pad. The Planning division has completed a review of the plat and recommends adherence to provisions stated in the LUC §104-28-3 and 104-27-2. Weber County Fire has not yet reviewed this amendment; the applicant shall address all requirements from Weber fire prior to final approval.

Tax clearance: The 2015 property taxes have been paid in full. The 2016 property taxes will be due in full on November 1, 2016.

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 The Sanctuary Ranch, located in Huntsville with the address of 9803 E Maple Ridge RD.

1. All mitigation methods within the LUC §104-28-3 Important Wildlife Habitat Areas and 104-27-2 Natural Hazards Overlay Districts (Potential Hazards)

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the preliminary subdivision.
4. The proposed master planned development is in conformance with the approved Zoning Development Master Planned.
5. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
6. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Administrative Approval

Administrative approval of the Sanctuary Ranch CUP 2012-1 to add a Geodesic Dome is hereby granted based on the project meeting all land use requirements stated in 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, September 19, 2016

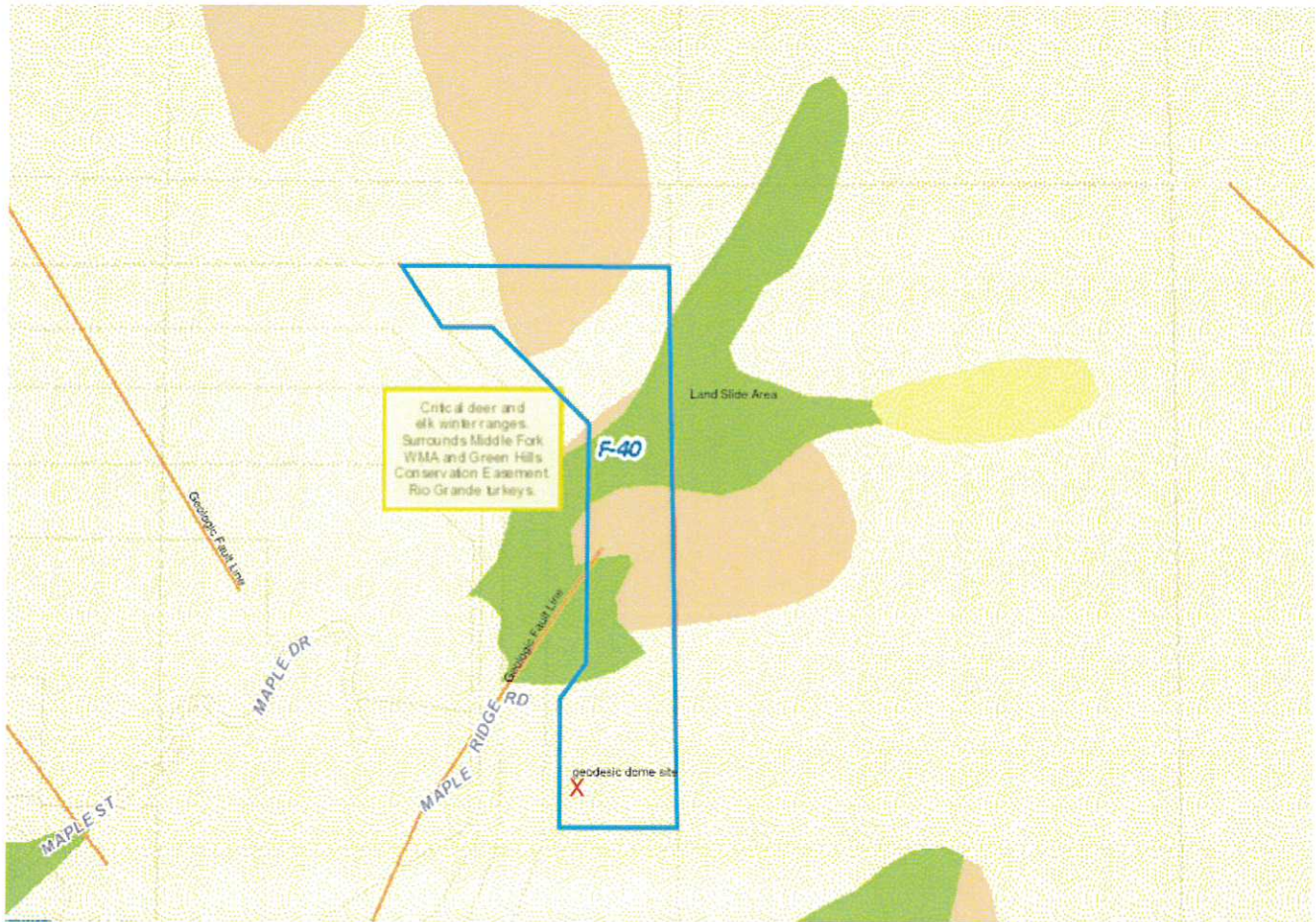


Rick Grover  
Weber County Planning Director

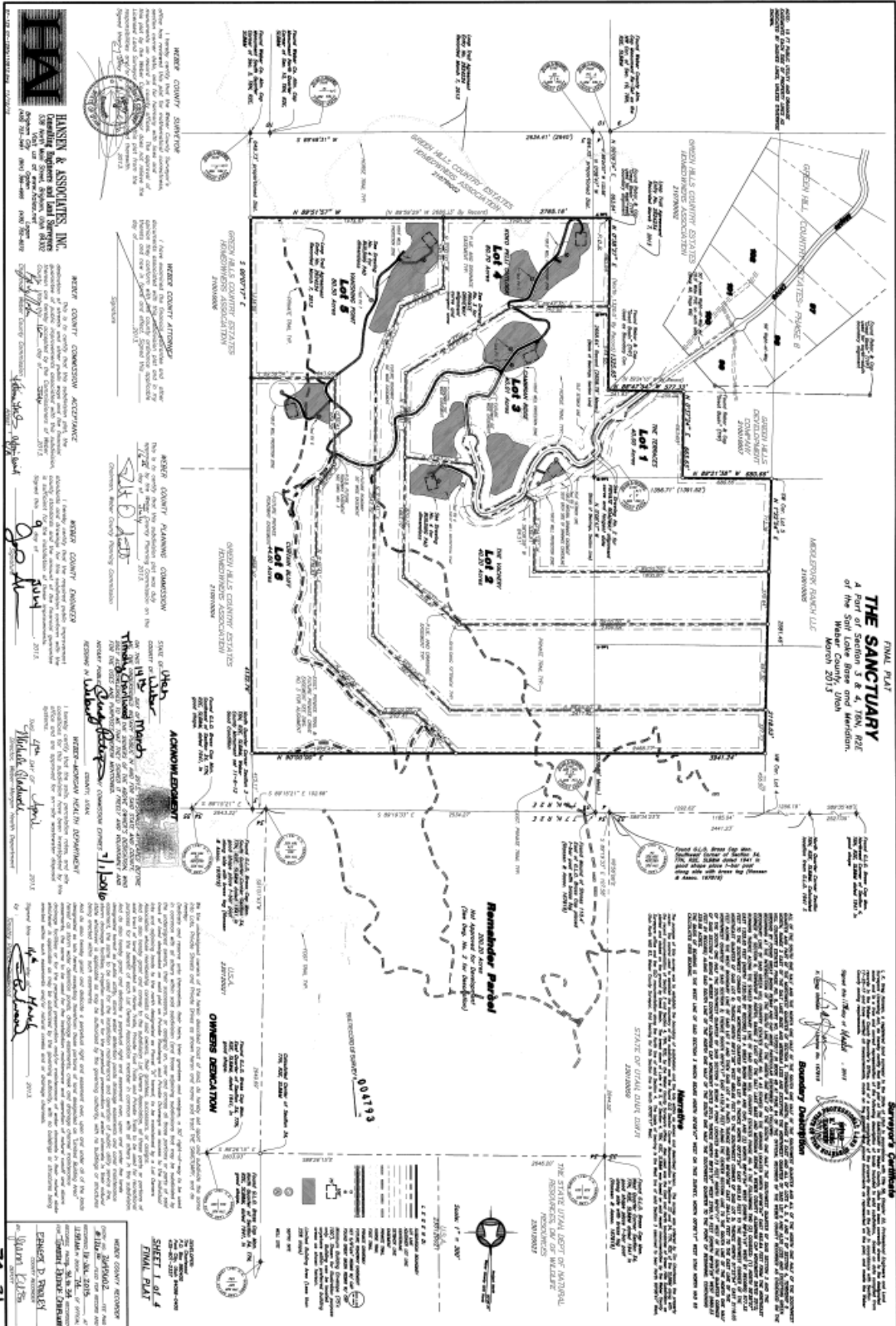
### Exhibits

- A. Subdivision Plat map
- B. Site Plan
- C. Geodesic Dome Plans

### Location Map



74-31



**HANSEN & ASSOCIATES, INC.**  
 Quality Surveys and Land Services  
 538 West 200 South, Suite 200  
 Provo, Utah 84601  
 (801) 734-0100  
 www.hansenandassociates.com

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**MEEK COUNTY ATTORNEY**  
 I, \_\_\_\_\_, County Attorney of Meek County, Colorado, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**THE SANCTUARY**  
 A Part of Section 3 & 4, T8N, R2E  
 of the Still Lake Base and Meridian,  
 Meeker County, Utah  
 March 2013

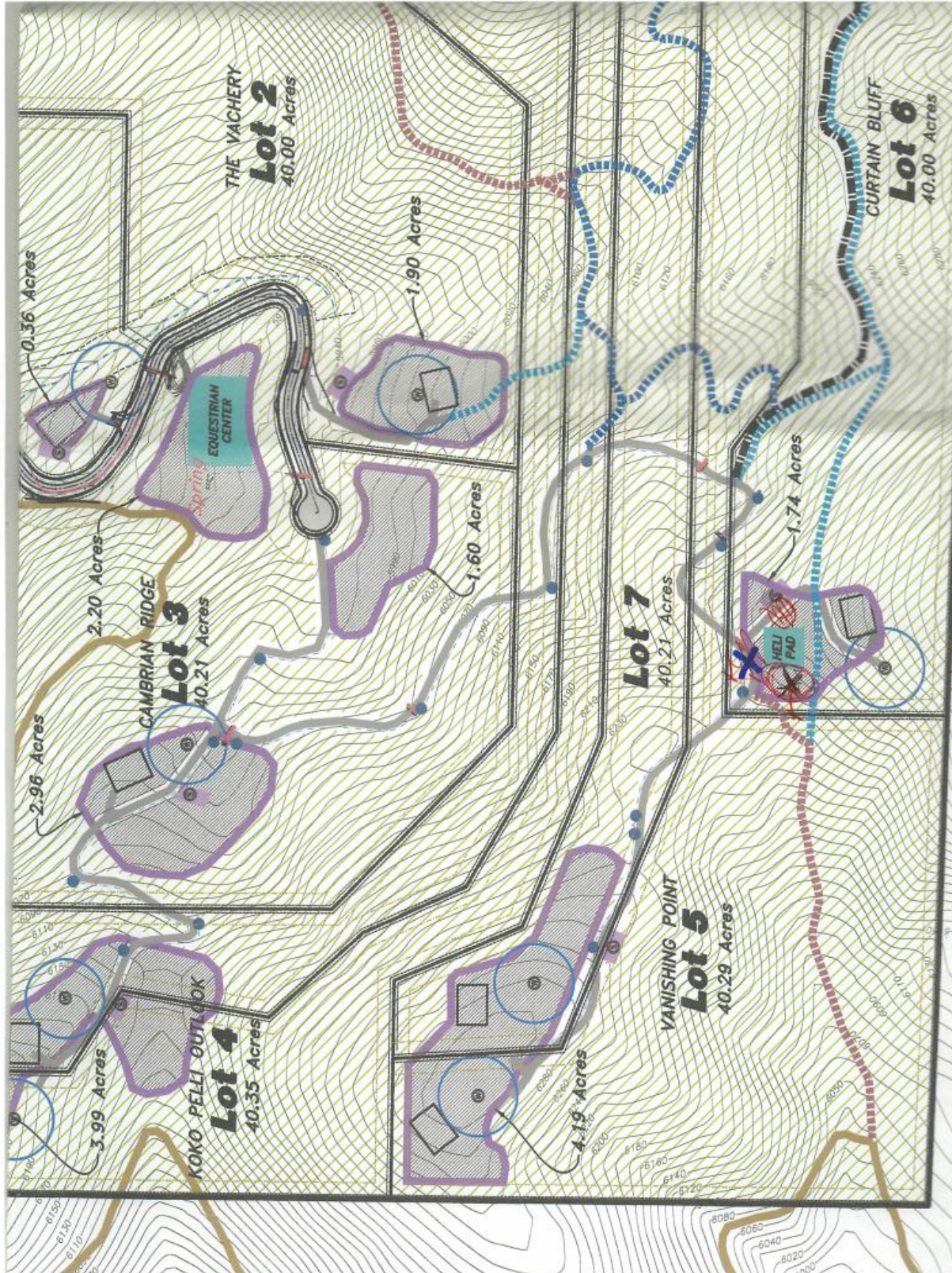
**Surveyor's Certificate**  
 I, \_\_\_\_\_, Surveyor, do hereby certify that the foregoing plat has been approved by the Board of Commissioners of Meek County, Colorado, and that the same has been recorded in the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**WARRANTY OF TITLE**  
 The undersigned warrants that the title to the land described in the foregoing plat is free from all claims, liens, encumbrances, and other interests of every kind, except as may be shown by the public records of Meek County, Colorado, in accordance with the provisions of the laws of the State of Colorado.

**ACKNOWLEDGMENT**  
 I, \_\_\_\_\_, do hereby acknowledge that I have read and understand the contents of the foregoing plat, and that I have signed and acknowledged the same in the presence of the undersigned, who are duly qualified witnesses.

**LEGENDA**  
 The following symbols are used on this plat:  
 - Lot boundaries  
 - Section boundaries  
 - Township and Range boundaries  
 - Easements  
 - Other features

**EMERSON D. RANNEY**  
 Surveyor  
 74-31



XGEODESIC DOME



## 30 Foot Dome

**Floor Area**  
700 ft<sup>2</sup>

**Ceiling Height**  
15 ft

**Bay Window**  
11 ft tall x 22 ft wide

**Dome Weight**  
~ 700 lbs

**8 Round Windows**  
2 ft diameter

**Assembly Time**  
6 to 14 hours with a crew of 3 or 4

