



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on de minimus changes replace restroom and shower facilities at Camp Zarahemla located at 6027 N. North Fork Rd, Liberty, Utah, 84317

Type of Decision: Administrative

Applicant: Church of Jesus Christ of Latter Day Saints

Authorized Agent: Glen Burningham

File Number: CUP# 2018-08

Property Information

Approximate Address: 6027 N. North Fork Rd, Liberty, UT, 84317

Project Area: 102 square feet

Zoning: Forest Valley (FV-3)

Existing Land Use: Camp/Camping Facilities

Proposed Land Use: Camp/Camping Facilities

Parcel ID: 22-003-0044

Township, Range, Section: Township 7 North, Range 1 East, Section 06 SW

Adjacent Land Use

North:	Outdoor Recreational /Camping Facilities	South:	5950 North St
East:	North Fork Rd	West:	Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 (General Provisions) Section 7 (Definitions)
- Title 104, Chapter 14 (Forest Valley) (FV-3)
- Title 108, Chapter 1-2 (Design Review, Ogden Valley Architectural, Landscape, and Screening Design Standards)
- Title 108, Chapter 20 (Forest Campgrounds) Section 126 (Accessory Structures)
- Title 108, Chapter 2 (Supplementary and Qualifying Regulations) Section 12 (Towers)

Summary and Background

The Church of Jesus Christ of Latter Day Saints has submitted a proposal that includes installation of a new restroom & shower facility (102 square feet), just off of North Fork Road.

Analysis

General Plan: Weber County will continue to pursue recreational development opportunities with existing and future recreation resorts in the Ogden Valley planning area, while advocating for the diversification of recreational and cultural opportunities, including camping facilities (2.1.1, pg. 45, Ogden Valley General Plan).

Zoning: The subject property is located within the FV-3 Zone. The purpose and intent of this zone is as follows:

“The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”

Under LUC 104-14-3 (11) Private park, playground or recreation areas are allowed as a conditional use in the FV-3 zone.

Development Standards: The following site development standards per the requirements in the FV-3 Zone:

- (1) Lot area and lot width: 3 acres (LUC §104-14-5).
- (2) Front yard setback: 30'.
- (3) Side yard setback: 20'.
- (4) Rear yard setback: 10'.

This proposal meets all of the site development standards stated in §104-14-5 (FV-3 Zone). The drawings show the project area well within standards.

Conditional Use Review: The existing private campground is allowed as a conditional use within the FV-3 Zone.

Public Safety and Health: The LDS Church is currently working with the Weber-Morgan Health Department, with regards to the on-site septic system.

Tax Clearance: The 2017 taxes are paid in full. The 2018 taxes are not due until November 30, 2018.

Staff Recommendation

The Planning Division recommends approval of de minimus changes to the existing private campground/recreational facility located at approximately 6027 N North Fork Rd. This recommendation for approval is subject to all review agency requirements as well as the following conditions:

1. The exterior of the new building does not disrupt/impair the orderly and harmonious development of the existing use.
2. All standards set forth by the Health Department must be adhered to.

This recommendation is based on the following findings:

1. The existing use conforms to the Ogden Valley General Plan.
2. The existing use will not cause harm to the natural surroundings.
3. The existing use, if conditions are imposed, will comply with applicable County ordinances.
4. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Date of Administrative Approval: 9/18/18



Rick Grover

Exhibits

- A. Application
- B. Construction Plans/Project Narrative

Area Map



Exhibit A - Application

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 07/18/2018	Fees (Office Use) \$250 CUP Amendment w/o Design Fee	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) LDS Church - Glen Burningham		Mailing Address of Property Owner(s) P O. Box 13328 Ogden, Utah 844012	
Phone (801) 394-7556	Fax		
Email Address (required) burninghamgw@ldschurch.org		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) Bott Pantone Architects		Mailing Address of Authorized Person 620 24th st. Ogden, Utah 84401	
Phone (801) 394-3033	Fax		
Email Address gary@bp-architects.net		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Camp Zarahemla Restrooms		Total Acreage 33.063	Current Zoning FV-3
Approximate Address 6027 N. North Fork Road Liberty, Utah		Land Serial Number(s) 16000000-17 22-003-0044	
Proposed Use LDS Camp			
Project Narrative This is an existing LDS Camp. We are request a C.U.P. Amendment to put a new restroom facility and showers. We will be installing a new drain field in which we have been working with the Weber County Health Department. We have a full set of drawings and site plans for your use.			

Property Owner Affidavit

I (We), ELLEN BUNNINGHAM, 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 14 day of July, 2018.

[Signature]
(Notary)

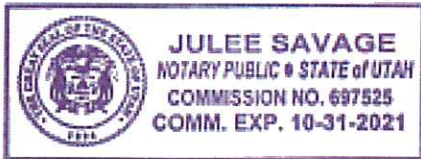
Authorized Representative Affidavit

I (We), ELLEN BUNNINGHAM, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), BPA - ARCHITECTS, 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)

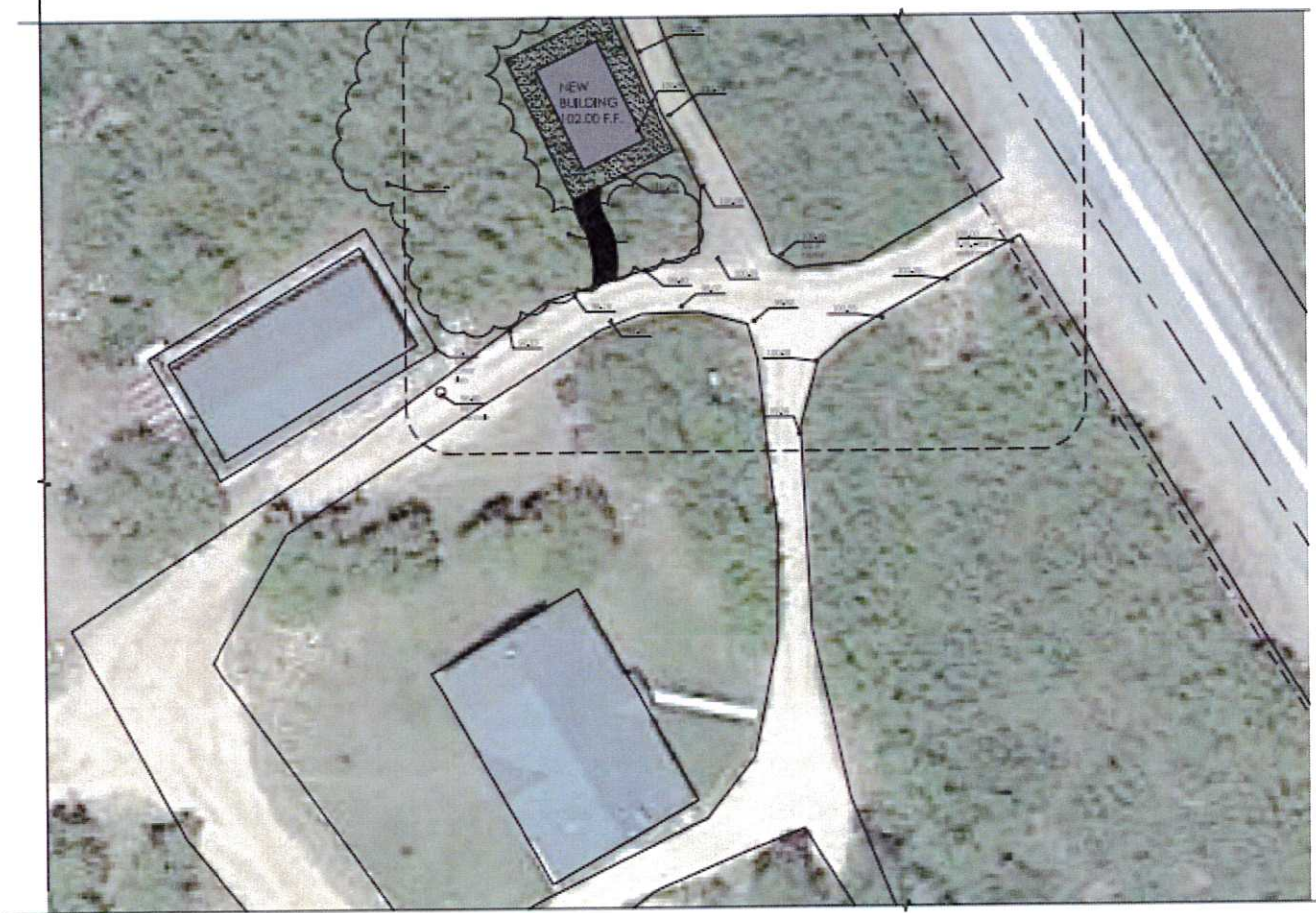
(Property Owner)

Dated this 14 day of July, 2018, personally appeared before me Colen Bunningham, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

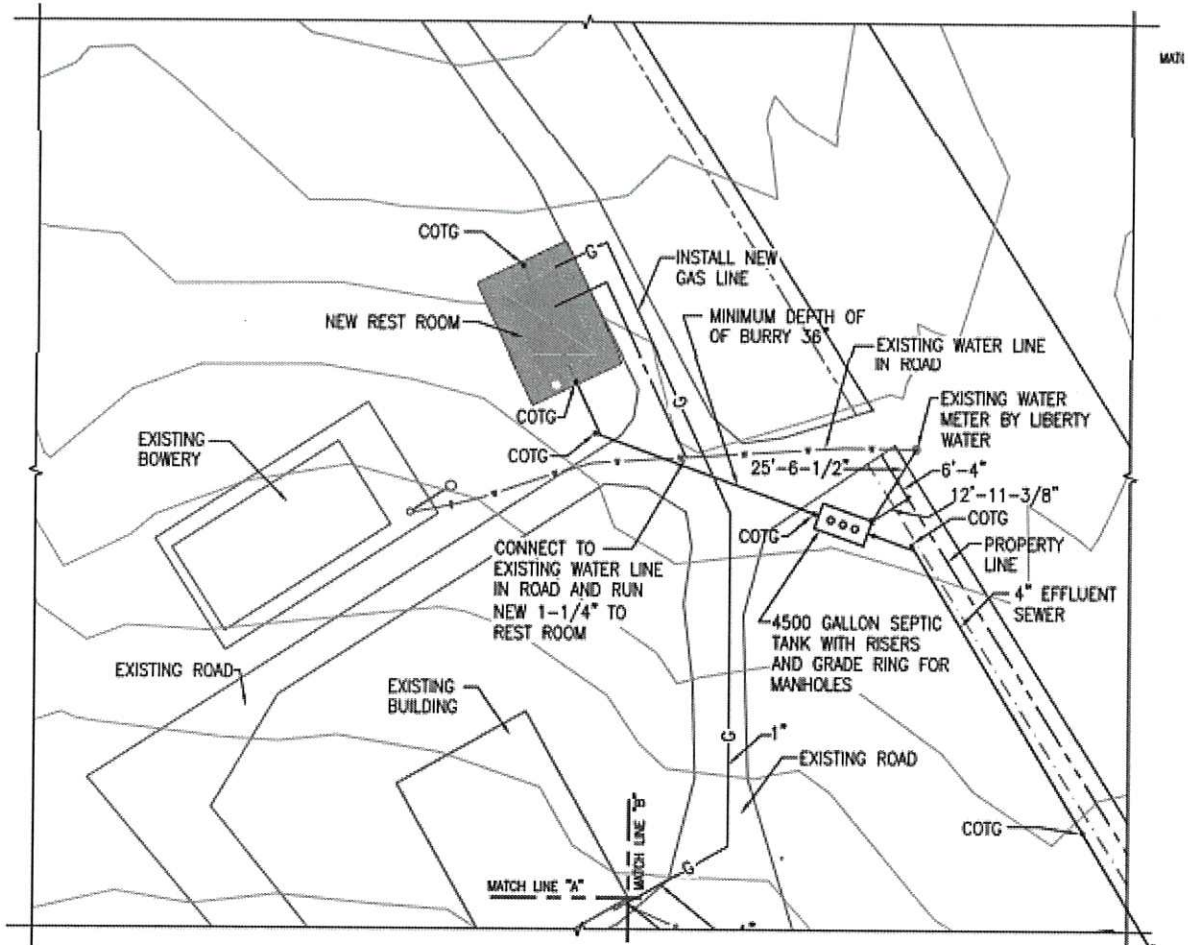


[Signature]
(Notary)

Exhibit B – Project Narrative/Construction Plans



ENLARGED SITE PLAN

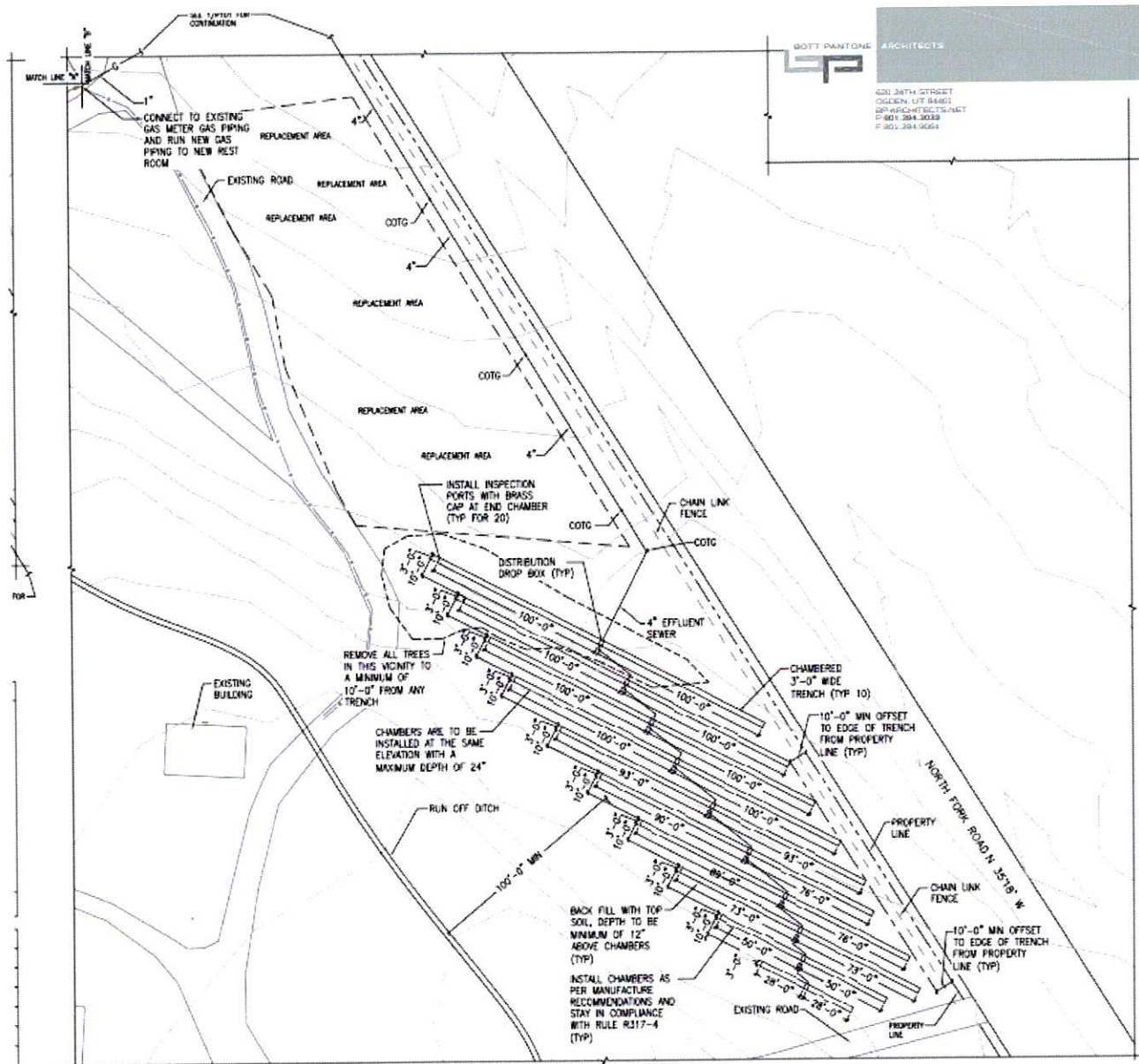


1
P101

WASTE WATER PARTIAL SITE PLAN

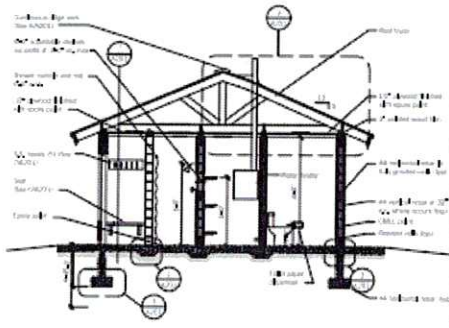
SCALE 1"=30'

SEE 2/P101 FOR CONTINUATION

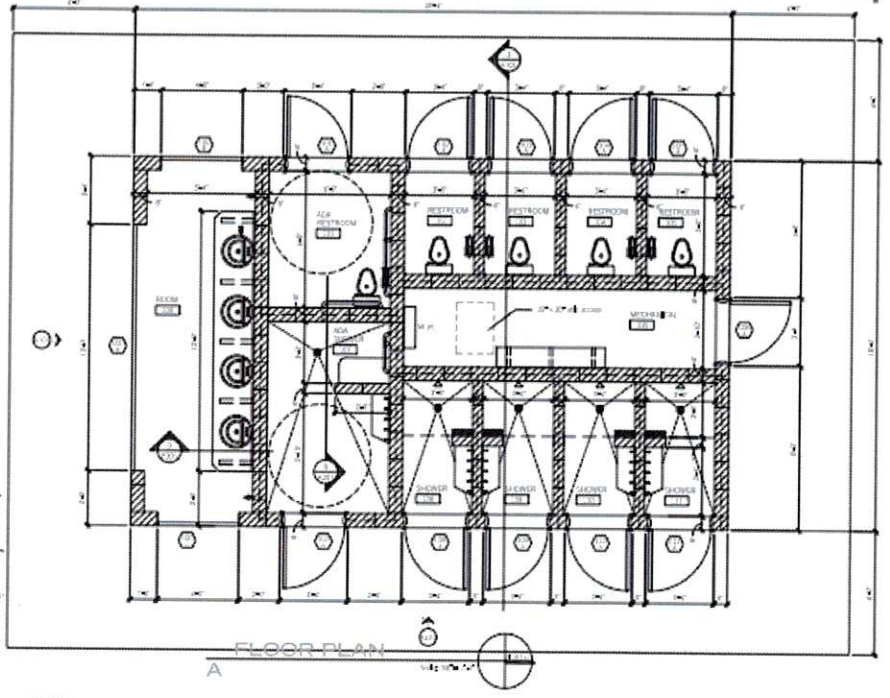


2 WASTE WATER PARTIAL SITE PLAN

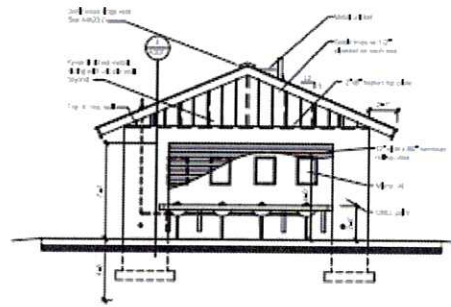
WASTE WATER SITE PLAN AND GAS AND WATER CONNECTION PLAN



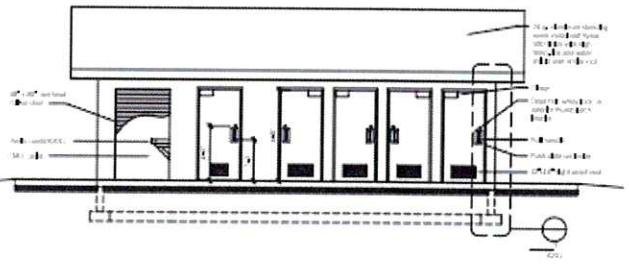
3 RESTROOM SECTION



A FLOOR PLAN



2 RESTROOM ELEVATION



1 RESTROOM ELEVATION

