



## Weber County Planning Division

### Design Review Administrative Approval North Fork Park Restroom Facility (DR 2013-01)

Site Plan Name: North Fork Park Restroom Facility  
Date Submitted: February 8, 2013  
Land Serial Number: 16-001-0004  
Approximate Address: 2150 East 5950 North (Approximate)  
Planning Division Staff Review: Sean Wilkinson

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#### Background

Weber County Parks and Recreation is requesting approval to construct a new restroom facility at North Fork Park. The new restroom facility will be located approximately 1,100 feet from the parking lot at the south park entrance as shown on the approved site plan. The new restroom facility has been designed to match existing facilities at North Fork Park. The structure contains 119 square feet and is 13 feet tall. The structure is made of CMU blocks and has brown metal roofing. The entrances on each side are covered by a roof overhang and bordered by wooden fencing.

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#### Planning Division Review

▪ **Are the applicable requirements of the Weber County Zoning Ordinance complete?**

Staff has determined that Chapter 8 (F-40 Zone), Chapter 36 (Design Review), and Chapter 18-C (Ogden Valley Architectural, Landscape and Screening Standards) apply to this project. These ordinances have been complied with in the following ways:

- The F-40 Zone allows for public parks and public buildings as permitted uses.
- The restroom facility complies with the yard setback and building height requirements of the F-40 Zone.
- The restroom facility does not produce noise, smell, additional traffic, or light sufficient to create detriment impacts on the surrounding area.
- Signage is limited to the necessary restroom signs attached to the building.
- Natural landscaping already exists and meets applicable requirements.

- The CMU blocks will be specifically colored and textured to meet the requirements of Chapter 18-C.
- **Are review agency conditions and requirements complete?**
  - The Weber County Building Inspection Division is requiring a building permit and proper inspections.
  - Approval from the Weber-Morgan Health Department is required prior to issuance of Land Use and Building Permits.
  - The Weber County Engineering Division has no concerns with this project.
  - Approval from the Weber Fire District is required, if necessary, prior to issuance of Land Use and Building Permits.

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### Planning Division Findings

- The application was submitted and deemed complete on February 8, 2013.
- The requirements of the Weber County Zoning Ordinance have been complied with as described above, including use of specifically colored and textured CMU block.
- Review agency requirements can be complied with. Approval from the Weber-Morgan Health Department and Weber Fire District, if necessary, must be granted prior to issuance of Land Use and Building Permits.

Based upon the findings listed above, DR 2013-01 for a restroom facility at North Fork Park is hereby approved.

**Date of Administrative Approval: April 11, 2013**

  
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Jim Gentry  
Weber County Assistant Planning Director

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### Exhibits

- A. Application
- B. Location Map
- C. Construction Drawings and Picture of Existing Restroom Facility

The exhibits are considered the approved documents associated with this site plan.

# Exhibit A

Weber County Design Review Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed <i>2/8/13</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) <i>DR2013-01</i>
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <i>Weber County Corporation</i>		Mailing Address of Property Owner(s) <i>Parks and Recreation 1181 N. Fairground Drive Ogden, UT 84404</i>	
Phone <i>801-399-8224</i>	Fax <i>801-399-8241</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) <i>kchristiansen@co.weber.ut.us</i>			
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <i>Kevin Christiansen</i>		Mailing Address of Authorized Person <i>Same</i>	
Phone <i>801-399-8224</i>	Fax <i>801-399-8241</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>Same</i>			
<b>Property Information</b>			
Project Name <i>Restroom at NFP/Mustang Flats</i>		Current Zoning <i>F-40</i>	Total Acreage <i>160 ±</i>
Approximate Address <i>2150 E. 5950 N. Liberty, UT</i>		Land Serial Number(s) <i>160010004</i>	
Proposed Use <i>Restroom Facility for Park Users</i>			
Project Narrative <i>Construct a restroom facility at Mustang Flats in North Fork Park, a county owned and operated Wilderness Campground. The restrooms will have separate men's and women's facilities. Each will be ADA compliant, and will be equipped with a toilet and a handwashing sink. The restrooms set well within Park boundaries. The restrooms have been designed to match existing restroom facilities at NFP.</i>			



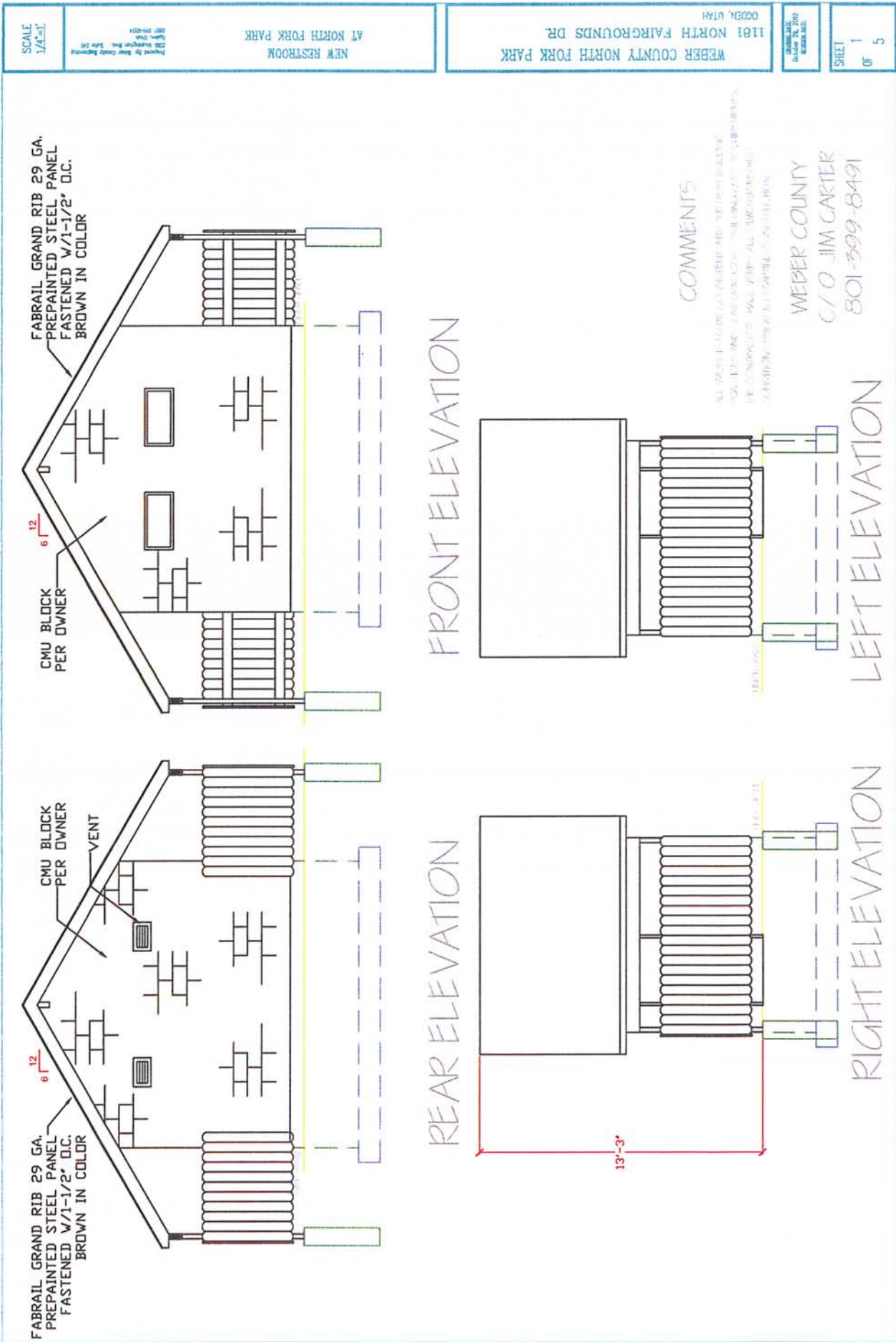
# Exhibit B







# Exhibit C





COMMENTS:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE NATIONAL ELECTRICAL CODE (NEC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE NATIONAL MECHANICAL CODE (NMC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC) AND THE NATIONAL FIRE CODE (NFC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC) AND THE NATIONAL SAFETY CODE (NSC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE CODE (IHCC) AND THE NATIONAL HEALTH CARE CODE (NHCC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE (IEC) AND THE NATIONAL ENVIRONMENTAL CODE (NEC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODE (IAC) AND THE NATIONAL ACCESSIBILITY CODE (NAC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABILITY CODE (ISC) AND THE NATIONAL SUSTAINABILITY CODE (NSC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY CODE (IQC) AND THE NATIONAL QUALITY CODE (NQC).

14.04  
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SCALE 1/4"=1'

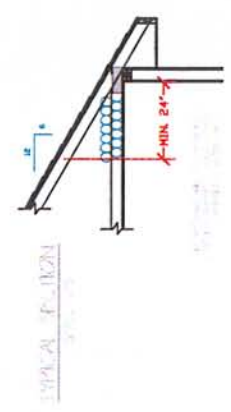
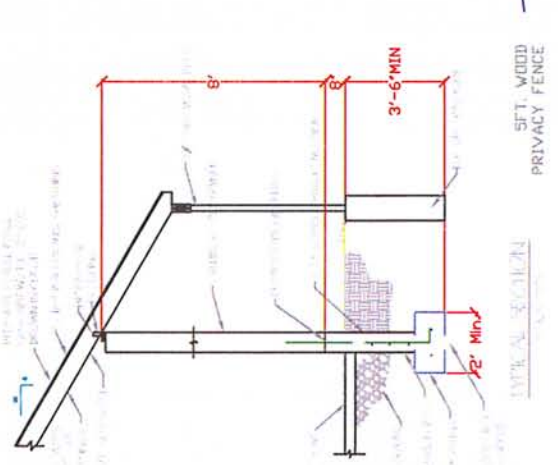
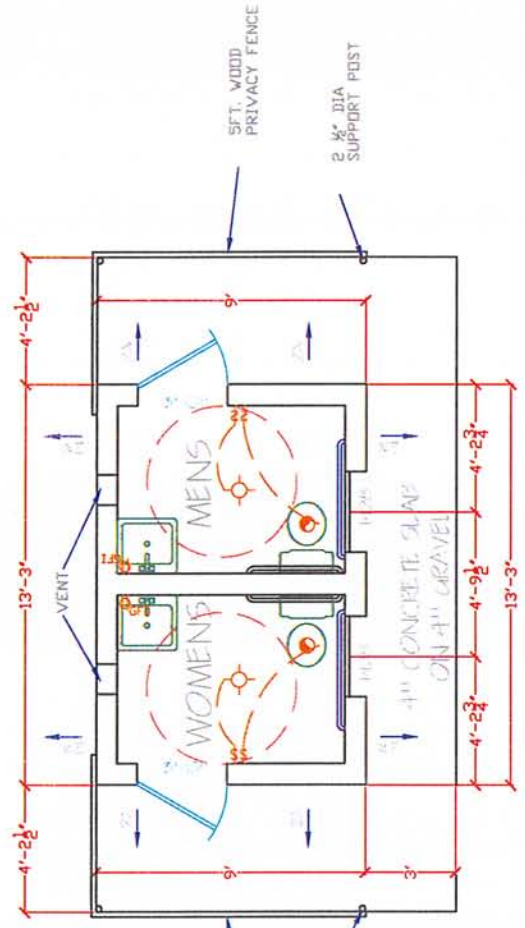
NEW RESTROOM  
 AT NORTH FORK PARK

WEBER COUNTY NORTH FORK PARK  
 1181 NORTH FAIRGROUNDS DR  
 COBEN, UTAH

DATE: 06/20/2018  
 SHEET: 2 OF 5

WEBER COUNTY  
 C/O JIM CARTER  
 801-599-8491

BATHROOM PLAN  
 119 SQ FT



SCALE  
1/4"=1'

Project: New Restroom  
 Date: 05/19/11  
 200  
 001 300 001

NEW RESTROOM  
 AT NORTH FORK PARK

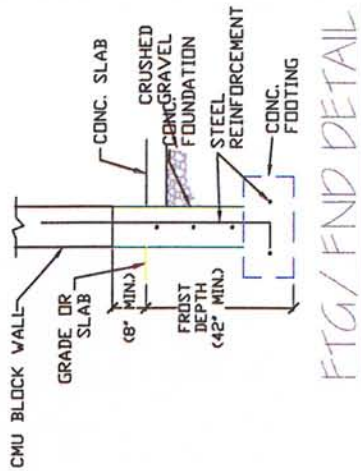
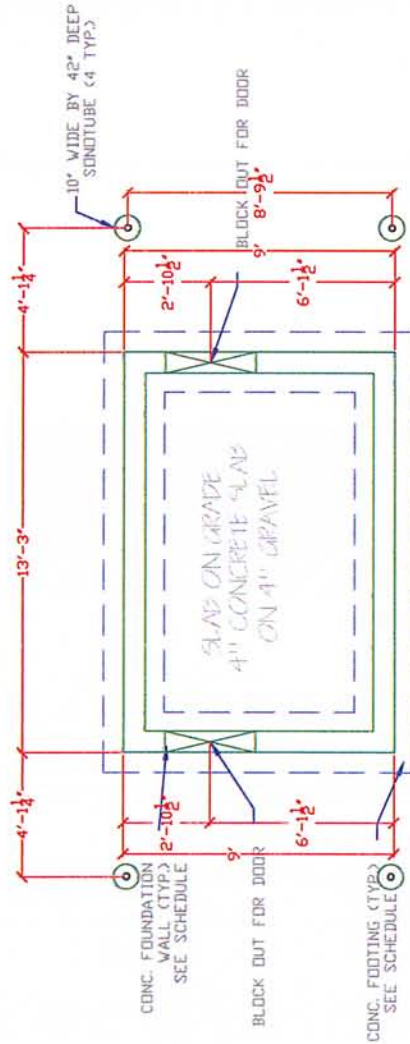
WEBER COUNTY NORTH FORK PARK  
 1181 NORTH FAIRGROUNDS DR.  
 OGDEN, UTAH

DATE: 05/19/11  
 DRAWN BY: [unclear]

SHEET  
 3  
 OF  
 5

COMMENTS

ALL WORK TO BE CONFORMANT WITH THE 2009 UTAH BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION METHODS AND MATERIALS WITH THE DRAWING CONTRACTOR.



FTG/FND DETAIL

SCALE: NTS

FOOTING/ FOUNDATION PLAN



SCALE  
1/4"=1'

Prepared By: Steve Christy Engineering  
Date: 08/20/2014  
RSD 2014-011

NEW RESTROOM  
AT NORTH FORK PARK

WEBER COUNTY NORTH FORK PARK  
1181 NORTH FAIRGROUNDS DR.  
OGDEN, UTAH

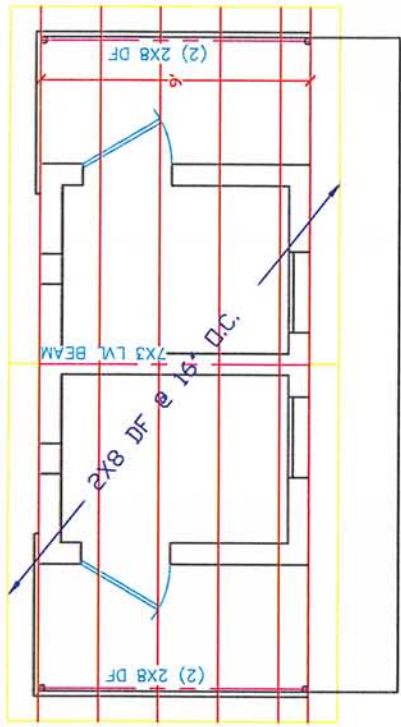
DATE: 08/20/2014  
DRAWN BY: RSD

SHEET  
4  
OF  
5

COMMENTS

ALL WORK TO BE CONFORMANT WITH THE 2009 BUILDING  
CODE AND MECHANICAL CODE AS SUPPLEMENTED BY THE 2012  
UPPER UTAH COUNTY AIR CONDITIONING AND  
COOLING MECHANICAL CODES.

NOTE: VENTILATION  
1. The mechanical system shall not be less than 1" x 8" RIG provided that all ducts, coils  
and the area is provided by ventilators located in upper portion of space to be ventilated.  
2. Supply air shall be filtered by soft-fiber.



NOTES:  
1. 2x8 DF @ 24\"/>

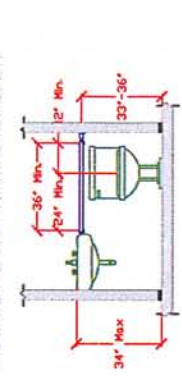
ROOF FRAMING PLAN

**NOTES:**

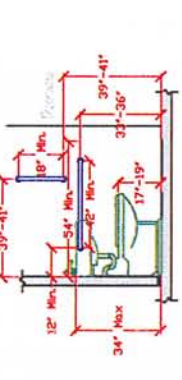
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND THE 2012 INTERNATIONAL PLUMBING CODE (IPC).
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4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES (IASA).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL WELLNESS AND WELLBEING CODE (IWW).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL HEALTH AND SAFETY CODE (IHSC).

**COMMENTS:**

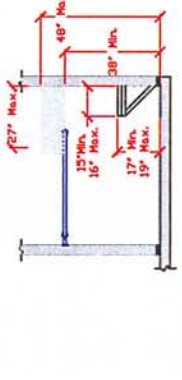
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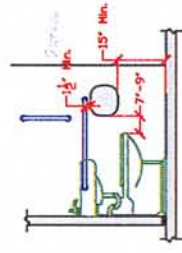
1. SINK AND MIRROR ELEVATION



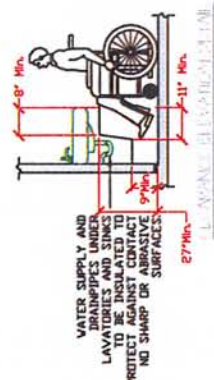
2. TOILET ELEVATION



3. SHOWER ELEVATION

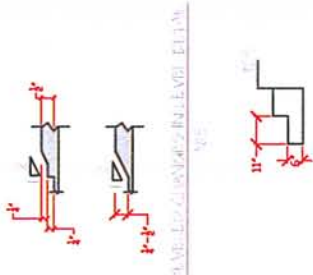


4. BIDET ELEVATION



5. WHEELCHAIR ACCESSIBILITY

WATER SUPPLY AND DRAINPIPES UNDER LAVAS SHALL BE PROTECTED TO BE INSULATED TO PROTECT AGAINST CONTACT WITH SHARP OR ABRASIVE SURFACES.



6. WALL SECTION



