Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for approval of a Building Parcel Designation for lots 2 and 3 of the Sun Dance Ridge Subdivision.
Type of Decision	Administrative
Applicant:	Wyatt Burton (owner)
File Number:	BPD 2021-06

Property Information

Approximate Address:	5608 E 1700 S., Huntsville, UT, 84317
Project Area:	6.05 acres
Zoning:	Forest Valley (FV-3) Zone
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	20-125-0002 & 20-125-0003
Township, Range, Section:	Township 6 North, Range 1 East, Section 23

Adjacent Land Use

North:	Forest	**South:**	Forest
East:	Forest	**West:**	Residential

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14, Forest Zone (FV-3)
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Section 33, Building Parcel Designation
- Title 106, Chapter 2, Subdivisions, Section 4, Lot Development Standards

Summary and Background

The applicant is requesting approval of a Building Parcel Designation to combine lots 2 and 3 of the Sun Dance Ridge Subdivision. The purpose of the request is to allow for the construction of a single-family dwelling on a currently vacant lot.

The request meets the standards of the Uniform Land Use Code of Weber County, Utah (LUC) for a building parcel designation. The following is the staff's evaluation of the request.

Analysis

General Plan: The Ogden Valley General Plan states the Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages, and stages of life. (see pages 18-21 of the 2016 Ogden Valley General Plan).

Zoning: Single Family Dwellings and their accessory buildings are a permitted use in the FV-3 zone.

The Building Parcel Designation will combine the two lots for building purposes. All lot lines will remain in place and the owner may build a structure across property lines of lots 2 and 3 of Sun Dance Ridge.

The application for a building parcel designation meets the following standards outlined in LUC §108-7-33:

A building parcel designation shall be approved provided that:

(1) An application shall be submitted on a form approved by the planning director;

(2) The application shall include a copy of the subdivision plat;

(3) All lots proposed to be combined shall be under the same ownership;

(4) No additional lot shall be created; and

(5) The existing lots shall conform to the current zoning or be part of a platted cluster subdivision or PRUD. Existing lots that do not conform to current zoning shall require an amended subdivision plat.

Staff Recommendation

Staff recommends approval of BPD2021-06, a request for a Building Parcel Designation to combine lots 2 and 3 of Sundance Ridge Subdivision. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. An easement vacating ordinance approved by the County Commission must be recorded before the building permit is issued.
2. A building permit is required before construction may begin.

The following findings are the basis for the staff's recommendation:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The building site plan meets the setback requirements of the FV-3 Zone.
3. The proposal conforms to the Building Parcel Designation criteria.

Administrative Approval

The Planning Division grants administrative approval of BPD2021-06 after displaying 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: May 18, 2021

Rick Grover
Weber County Planning Director

Exhibits

A. Notice Of Building Parcel Designation
B. Site plan
C. Plat
D. Architectural drawing

Exhibit A

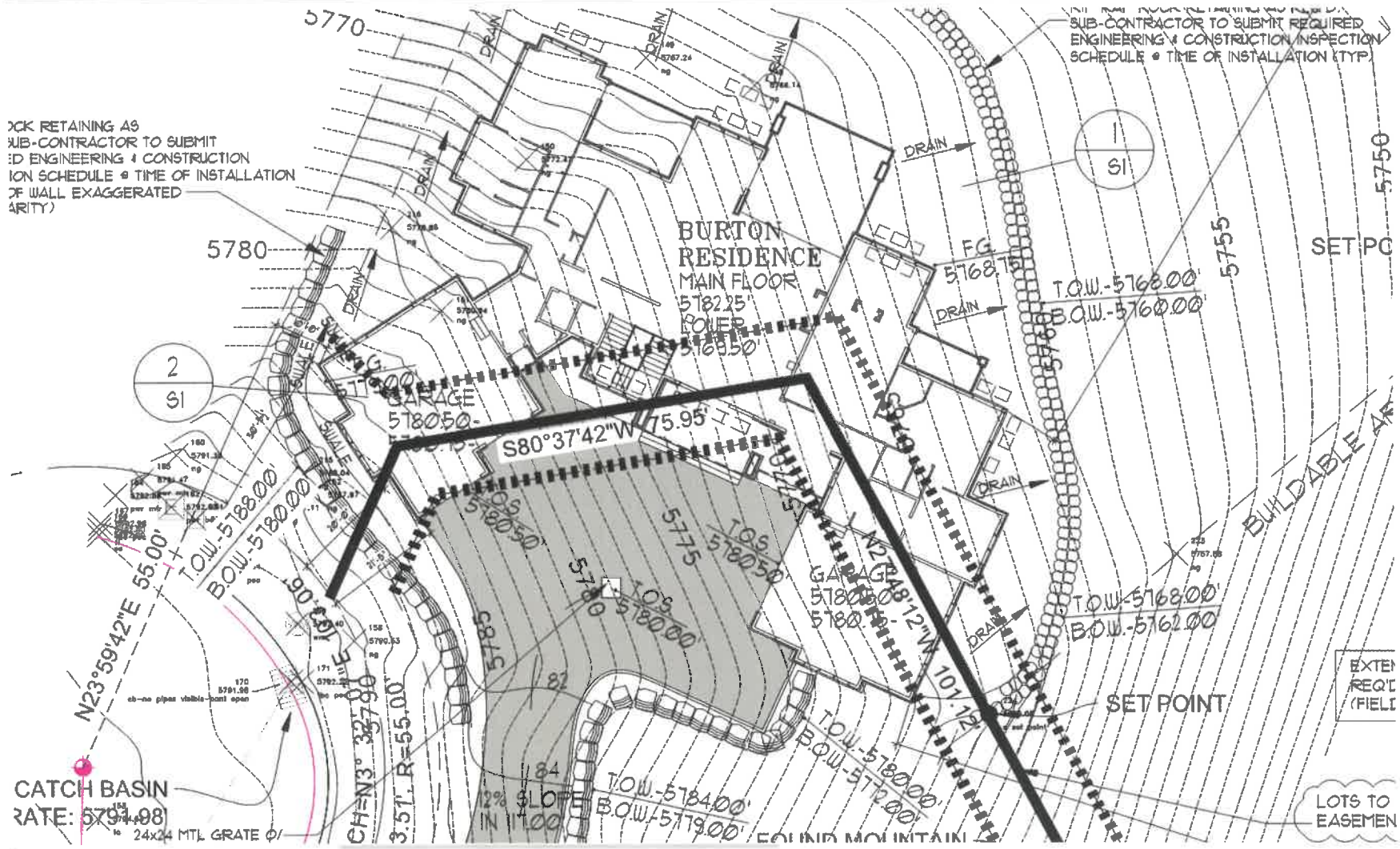
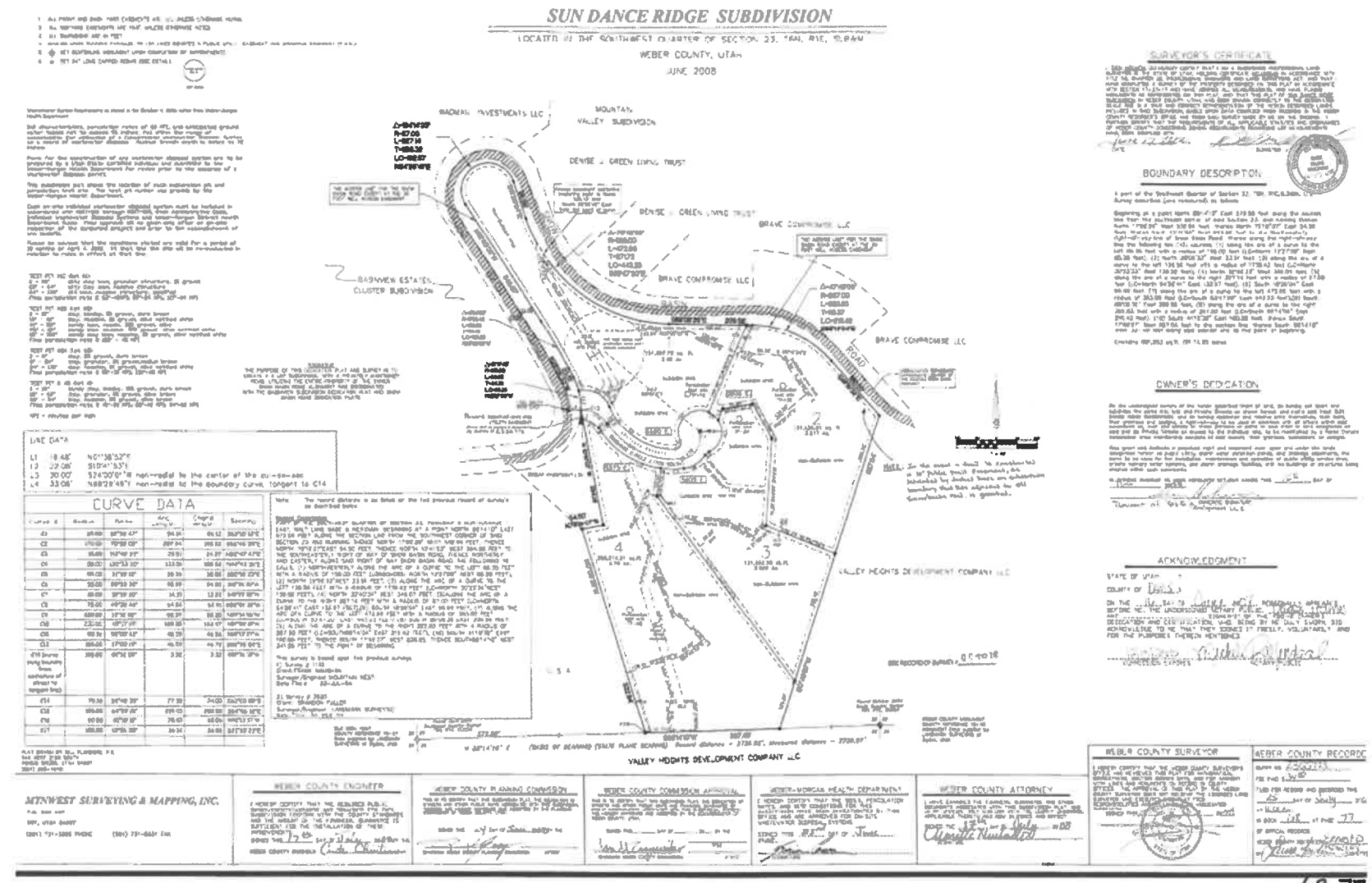

SUB-CONTRACTOR TO SUBMIT REQUIRED ENGINEERING & CONSTRUCTION INSPECTION SCHEDULE @ TIME OF INSTALLATION (TYP)
BURTON RESIDENCE
MAIN FLOOR 5782.25'
POWER 5769.50'
GARAGE 5780.50
S80°37'42"W 75.95'
N27°48'12"W 101.12'
N23°59'42"E 55.00'
T.O.W.-5788.00'
B.O.W.-5780.00'
T.O.W.-5768.00'
B.O.W.-5760.00'
T.O.W.-5768.00'
B.O.W.-5762.00'
T.O.W.-5780.00'
B.O.W.-5772.00'
T.O.W.-5784.00'
B.O.W.-5779.00'
12% SLOPE IN 1'-0"
CATCH BASIN
RATE: 5791.98
24x24 MTL GRATE
SET POINT
SET PO
BUILDABLE AR
LOTS TO EASEMEN
EXTEN REQ'D (FIELD
DRAIN
SWALE
5770
5780
5775
5755
5750

Exhibit B

LL-89



68-77

LANDFORMS
DESIGN
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BURTON RESIDENCE

LOT #2 & #3 SUNDANCE RIDGE SUBDIVISION
5605 EAST 1700 SOUTH WEBER COUNTY UTAH

CONSULTANT SCHEDULE

CONSULTANT	PHONE NUMBER	CONTACT INFO.
LANDFORMS DESIGN DESIGNER/ DRAFTER	BLAIR ROB	(801) 736-7546 blair@landforms.com
YORK STRUCTURAL ENGINEER	JAKE	(801) 876-3801 jake@yorkeng.com
WILDING ENGINEERING SURVEYOR	BRID DOG	(801) 583-880 email
ENTELLUS CIVIL ENGINEER	SCOTT	(801) 798-7236 scott.ehlert@us.com

DEFERRED SUBMITTAL

ALL DEFERRED SUBMITTALS AND CHANGES TO PLAN MUST BE:
A. PRIOR APPROVED BY THE DESIGNER OF RECORD PRIOR TO SUBMITTING TO BUILDING OFFICIAL.
B. APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO STRUCTURAL REPORTS SUBMITTED TO B.O.

"SPRINKLERS"
1. FIRE SPRINKLERS TO BE TYPE 13R.
2. FIRE SPRINKLER PLAN TO BE PER CALCS / SPECS
3. FIRE SPRINKLER SUBMITTED BY FIRE CONTRACTOR
4. "PLUMBING & CALCS" IF APPLICABLE
5. "HEAT SYSTEM" IF APPLICABLE
6. "FIREPLACE PRODUCT INFO" IF APPLICABLE
7. "ELECTRICAL SYSTEM" IF APPLICABLE
8. "ELECTRICAL SUPPLY" IF ZONE CALCS AS DETERMINED BY BUILDING OFFICIAL.
9. LANDSCAPE PLAN IF APPLICABLE.
10. "FIRE" IS INSPECTION FOR ALL ZONES.
11. "CONSTRUCTION" IS INSPECTION FOR ALL CONSTRUCTION TRADES EXCEPT "FIRE", "PLUMBING", "HEATING", "ELECTRICAL" & "CONCRETE" SUBMITTALS.
12. PAINT SHALL BE "FIREBRIK" IF APPLICABLE.

SQUARE FOOTAGE

LOCATION	SQUARE FOOTAGE
MAIN LEVEL	4750
LOWER LEVEL	4418
TOTAL	9168
GARAGE	1168
COVERED MAIN FLOOR DECK	1421
COVERED LOWER FLOOR DECK	342
GARAGE	1168

CODE ANALYSIS

2018 IRC	2018 IPC	BUILDING OCCUPANCY IS R-3 TYPE 5 CONSTRUCTION	
2018 IBC	2018 IFC		
2018 IECC	2018 IMC		

GENERAL NOTES

A. EXCAVATION, BACK FILL, GRADING & DAMP PROOFING
1. All excavations for footings shall be to undisturbed soil.
2. All walls filling shall be done with granular free draining material. Existing site material may be used as long as removing some are free from any soils and any contamination debris. Compact all back fill material in lift 12 to 18 in. of maximum soil density.
3. Finish grading and site drainage to be sufficient positive drainage away from all building foundations. A minimum slope of 6" per 10'-0" and shall be maintained with a 2% slope thereafter to approved drainage area.
4. All retaining downspouts shall be piped away from the house to an approved drainage area. All roof downspouts shall drain to window wells or drain tile system.
5. If any ground water is encountered during excavation, it shall first be reported to the engineer and resolved as noted in geotech recommendations of the engineer.
6. Retaining walls shall be provided drained at exterior foundation footings and gravity fed to an approved drainage area.

B. WINDOWS
1. All windows or rooms used for sleeping shall have sills not more than 44" above the floor with an operable opening 5" not less than 5" square feet. The height of the window shall not be less than 24" with a net clear opening of not less than 20" (egress per grade floor egresses shall have a net clear opening of 5.7 sq. ft.
2. Habitable rooms require 8% of floor area of the glazing and 1/2 of this glazing to be operable
3. All windows to be double pane insulated glazing of 3/4" double strength 'B' grade glass minimum

C. VENTILATION
1. Natural ventilation shall be provided to every habitable room with equal to 4% of floor area with operable openings which is glazing (R-303.1.1)(R-310 per changes per now)
2. All gas appliances installed in any room used for sleeping or in any attached habitable to be through-ventilated by mechanical means.
3. Mechanical vent shall be provided not to exceed sixty square feet of attached room. Ventilating not less than 3" x 10" opening not more than 25 inch and placed so as to prevent direct wind blown.
4. Provide 1/2 dehumidifier or ducts to exhaust basement & provide 4x 10" attic vent and 4 placed at 10' inches. the ventilation shall be not less than 1/150 of area.
5. Provide duct, non-combustible equal to dryer of the area of the spaces vent used.
6. Mechanical ventilation may be provided in habitable rooms where not required for emergency escape. Exhaust air to be able to provide 20 cfm for intermittent changes per hour

D. FIRE PROTECTION & SAFETY
1. Provide 1/2" type "X" gypsum board on all supporting walls and ceilings of the garage adjacent to living areas. Not all 5/8" type of gypsum board on 3/4" min. (the table 1 for fire resistant)
2. Provide 1/2" type "X" gypsum board on walls and under side of stairs under any habitable rooms. Provide 1/2" type "X" gypsum board on ceiling.
3. Doors leading from the garage into the house shall be solid core wood or homogeneous wood doors not less than 1 3/8" thick.
4. Smoke detectors are required in all the rooms leading to sleeping rooms, sleeping rooms, attached areas, and a minimum of 1 on each story. Wire all smoke detectors to sound simultaneously. Smoke detectors must have battery back-up.
5. A minimum of 30" shall be provided above a 1" hinged, grille or swing door to combustibles.

E. MATERIALS & CHARACTERS
1. Handrails are required at 37 and may having 1 1/4 or more rivers
2. Handrails shall be provided on both sides 1 1/2" clearance with rounded end not more than
3. Handrail gap is not shall have a circular cross section of 1 1/4" minimum - 2" max. Edges shall have a minimum radius of 1/8. Handrail is not required if that the railing or guard rails. Continuous handrails must be permitted to be interrupted by a newel post at a turn and the use of a return turn or starting newel shall be a forced or loosely fitted.
4. Guardrail is not required if it is shielding or shielding of floor levels are not more than 30" apart
5. Balusters for guardrail to shall be spaced such that a 4" diameter sphere shall not pass through.
6. Stair & guardrail - a guardrail is to be at the open side of a flight guardrail may be built to handrail height
7. Guardrail is also required if all shielding or shielding on floor levels are not more than 30" to height above grade

DRAWING SCHEDULE

T1	COVER SHEET & DRAWING SCHEDULE
S1	SITE PLAN AND NOTES
S2	STORM WATER POLLUTION PREVENTION PLAN
S3	EXISTING SITE SURVEY / TOPO
A0	FOOTING AND FOUNDATION PLAN
A1	LOWER LEVEL & FOOTING AND FOUNDATION PLAN
A2	GENERAL NOTES & DETAILS
A3	MAIN FLOOR PLAN
A4	CLERESTORY PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	FRAMING PLANS AND BEAMS
A8	FRAMING SECTIONS
A9	FRAMING SECTIONS
A10	ELECTRICAL, MECHANICAL & PLUMBING NOTES
A11	ELECTRICAL, MECHANICAL & PLUMBING PLAN
A12	ELECTRICAL, MECHANICAL & PLUMBING PLAN
A13	REFLECTED CEILING PLAN
ST1	STRUCTURAL DETAILS
ST2	STRUCTURAL DETAILS
ST3	STRUCTURAL DETAILS

LANDFORMS DESIGN
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TITLE SHEET AND DRAWING SCHEDULE
BURTON RESIDENCE
CUSTOM HOME PLAN
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REVISIONS
DATE | BY

1-29-21

DATE OF RECORD | YORK
CAD FILE | RDA
REL. & SAVE DATE | VSAM

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