



Weber County Planning Division

Conditional Use Amendment Administrative Approval Camp Liberty Storage Building (CUP 2013-21)

Site Plan Name: Camp Liberty Storage Building
Date Submitted: August 27, 2013
Land Serial Number: 16-003-0020
Approximate Address: 6249 N. North Fork Road (Approximate)
Planning Division Staff Review: Sean Wilkinson

Background

The Church of Jesus Christ of Latter-Day Saints is requesting approval to demolish an existing storage building and construct a new storage building at Camp Liberty. The new building will be located approximately 30 feet north of the existing building that will be demolished as shown on the site plan. The new building contains 630 square feet and is approximately 15.5 feet tall. It also has vinyl siding, metal roofing, and a large garage door on the west side.

Planning Division Review

▪ **Are the applicable requirements of the Weber County Land Use Code complete?**

Staff has determined that Title 104 (Zones) Chapter 14 (FV-3 Zone) and Title 108 (Standards) Chapters 1 (Design Review) and 4 (Conditional Uses) apply to this project. Title 108 (Standards) Chapter 2 (Ogden Valley Architectural, Landscape and Screening Standards) does not apply to this project because it is not a commercial use or a quasi-public use like a “church or monastery commonly used for religious worship. These ordinances have been complied with in the following ways:

- The FV-3 Zone allows for “private park, playground, or recreation area, but not including privately owned commercial amusement business” as a conditional use.
- The storage building complies with the use, minimum yard setback, and building height requirements of the FV-3 Zone.
- The storage building does not produce noise, smell, additional traffic, light, or other impacts sufficient to create detrimental impacts on the surrounding area.
- There is no signage proposed for the building.
- Natural landscaping already exists and meets applicable requirements.

- This storage building meets the requirements to be approved administratively in Title 108 (Standards) Chapter 1 (Design Review) which states in part: "All plans shall be reviewed and approved by the Planning Commission with the exception that small buildings with a total footprint of less than 10,000 sq ft and a project area of less than one acre shall be reviewed and approved by the Planning Director after meeting the requirements of all applicable ordinances."
 - This administrative approval is consistent with the approval of CUP 2010-24 for a similar building at Camp Ben Lomond (also owned by the Church of Jesus Christ of Latter-Day Saints).
- **Are review agency conditions and requirements complete?**
- The Weber County Building Inspection Division is requiring a building permit and proper inspections.
 - The Weber County Engineering Division has no concerns with this project.
 - The Weber County Engineering Division has no concerns with this project because it is a group "U" occupancy and the new building will replace an existing building of the same type.

Planning Division Findings

- The application was submitted and deemed complete on August 27, 2013.
- The requirements of the Weber County Land Use Code have been complied with as described above.
- Review agency requirements have been met and a building permit application has been submitted.

Based upon the findings listed above, CUP 2013-21 for a new storage building at Camp Liberty is hereby approved.

Date of Administrative Approval: September 11, 2013



Jim Gentry
Weber County Assistant Planning Director

Exhibits

- A. Application
- B. Location Map
- C. Construction Drawings

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

Exhibit A Conditional Use Permit

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 08.27.13	Fees (Office Use) \$100	Receipt Number (Office Use) 2135	File Number (Office Use) DR 2013-10 CUP 2013-21
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Property Owner Contact Information

Name of Property Owner(s) LDS Church - Brent Wheeler		Mailing Address of Property Owner(s) 4250 South 2175 West Roy, Utah 84067	
Phone 801.732.2147	Fax 801.732.9335		
Email Address wheelerbf@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) Jarod Maw - Bott Pantone Architects		Mailing Address of Authorized Person 620 24th Street Ogden, Utah 84401	
Phone 801.394.3033	Fax 801.394.9064		
Email Address jarod@bparchitects.net		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Camp Liberty Storage Building	Current Zoning FV-3	Total Acreage 3.42
Approximate Address 6249 North Fork Road	Land Serial Number(s) 16-003-0020	

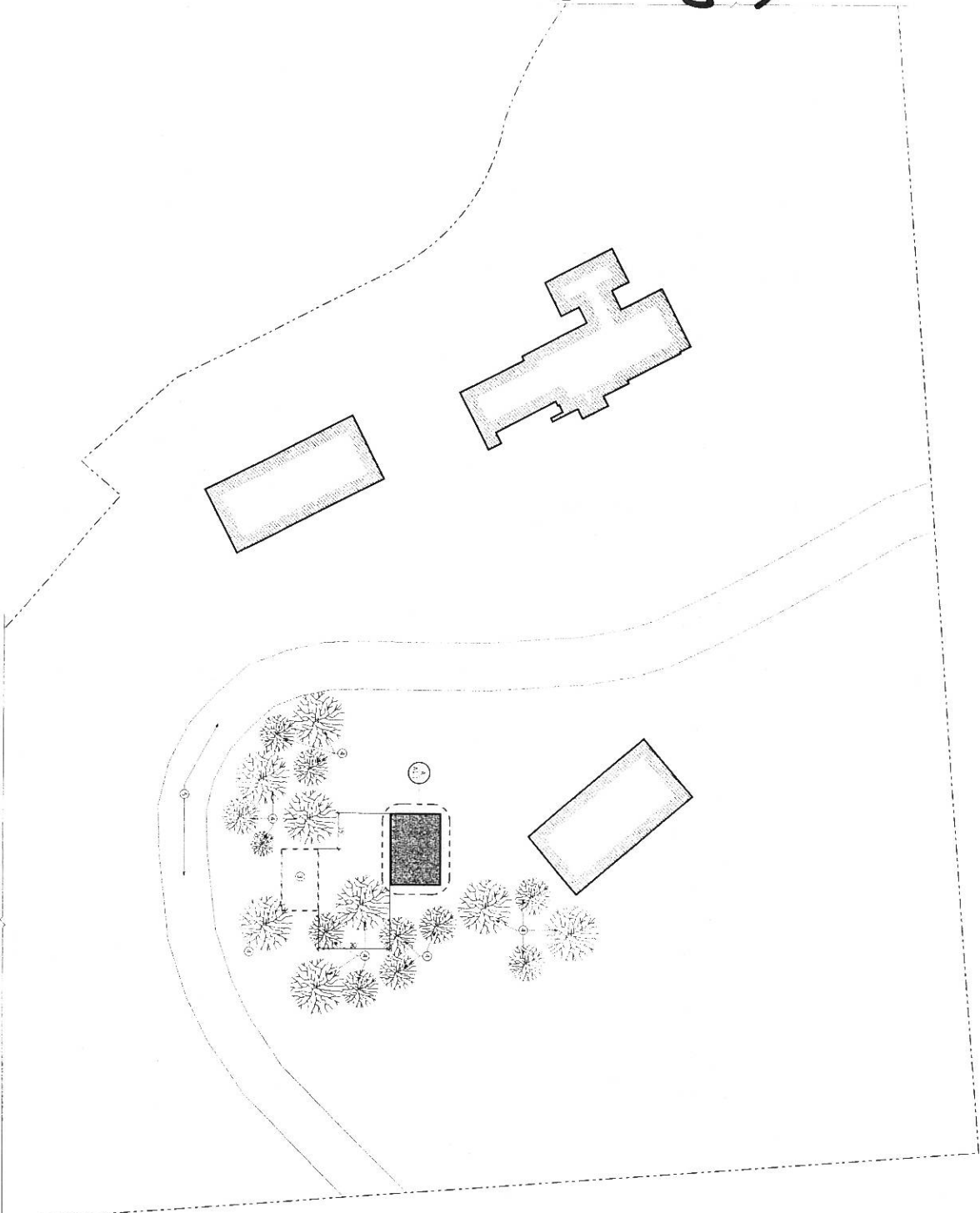
Proposed Use
Storage

Project Narrative
Demolition of existing storage building and construction of a new one.

Exhibit B



Exhibit C (3 Pages)



DOTT PANTONE
 10000 West 10th Avenue
 Suite 1000
 Golden, CO 80601
 Phone: (303) 440-8000
 Fax: (303) 440-8000



- GENERAL NOTES:**
- A. Field verify all dimensions and elevations.
 - B. Field verify all utility locations and depths.
 - C. Field verify all existing structures and materials.
 - D. Field verify all existing site conditions.
 - E. Field verify all existing site conditions.
 - F. Field verify all existing site conditions.
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 - Z. Field verify all existing site conditions.

- KEYED NOTES:**
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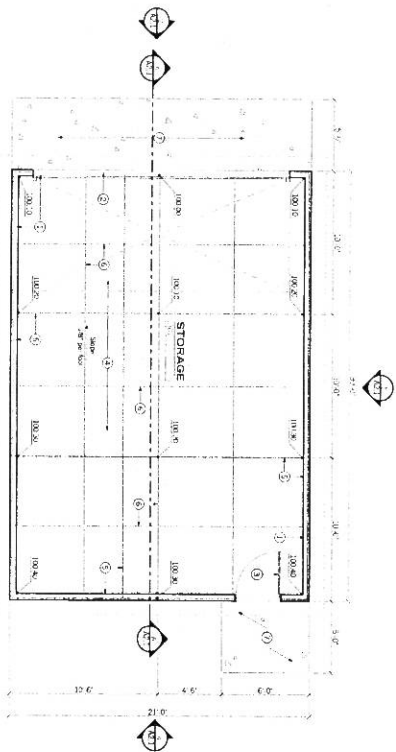
SITE PLAN
 1" = 20'-0"
 Date: 08/07/13
 Project Number: 1228
 Property Number: 810-0285
 CAMP LIBERTY STORAGE BUILDING
 6390 NORTH FORK ROAD
 EBEN, UT 84141



SD 1

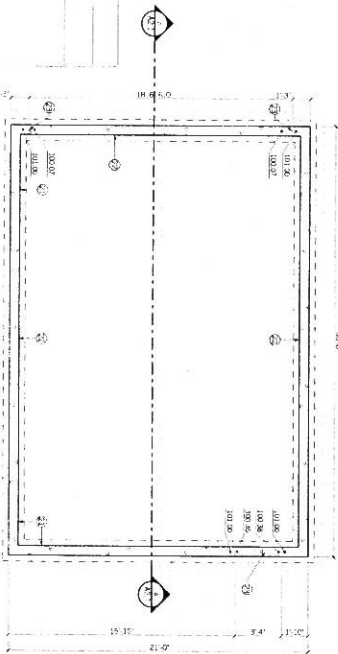


G.P. ENGINEERS & ARCHITECTS, INC.
 1001 WEST 1000 SOUTH
 SALT LAKE CITY, UTAH 84119
 PHONE (801) 584-5004

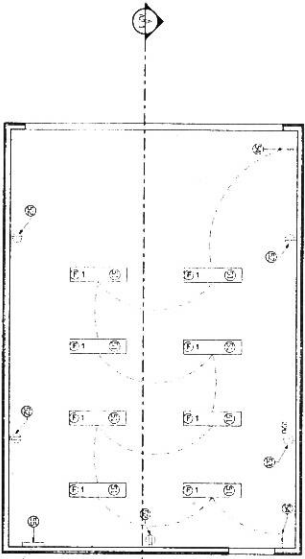


MAIN LEVEL FLOOR PLAN

MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	REMARKS
1	UNILUX	UNILUX 1200	1200mm x 600mm	120W	



FOOTINGS AND FOUNDATION PLAN



ELECTRICAL PLAN

GENERAL NOTES

1. See notes on drawings.
2. All work shall be in accordance with the applicable code.
3. All work shall be in accordance with the applicable code.
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ELECTRICAL GENERAL NOTES

1. All electrical work shall be in accordance with the applicable code.
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30. All electrical work shall be in accordance with the applicable code.

FLOOR PLANS

1/4" = 1'-0"

Project Number: 1233

Property Number: 5106886

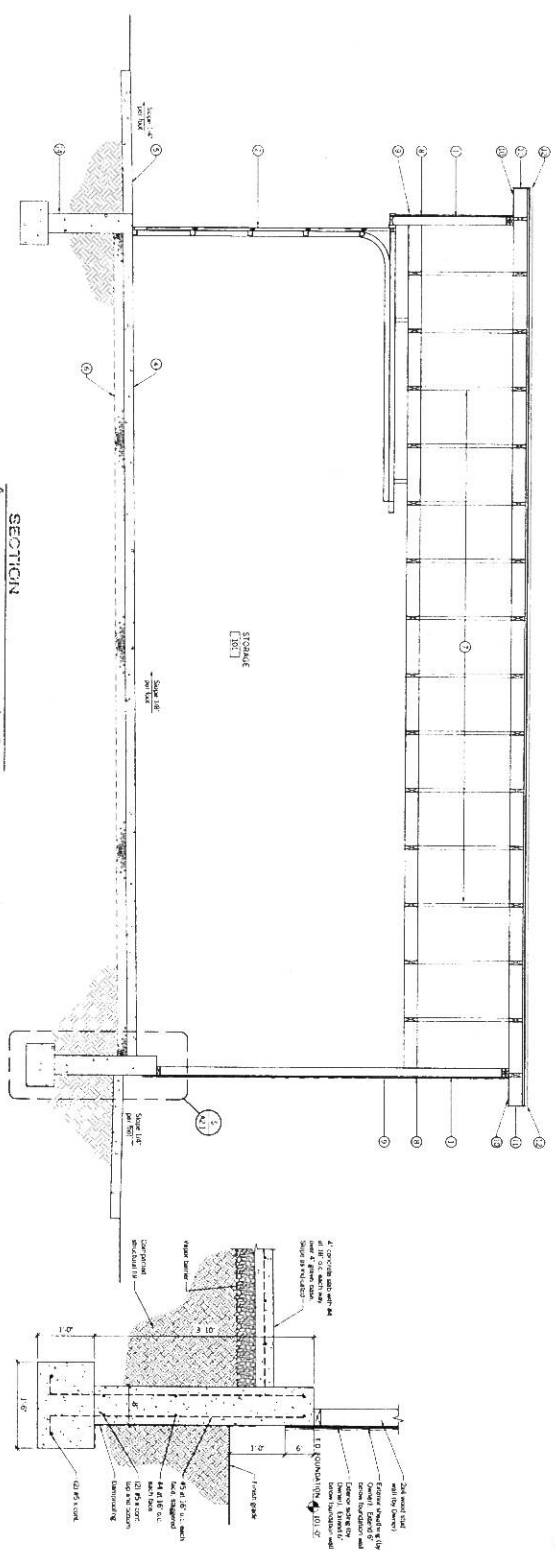
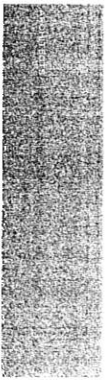
CAMP LIBERTY STORAGE BUILDING
 6350 NORTH FORK ROAD
 EBEN, UTAH



A 1 1



600 24TH STREET
BONAVILLE UTAH 84302
P. 437.3344
F. 437.3344

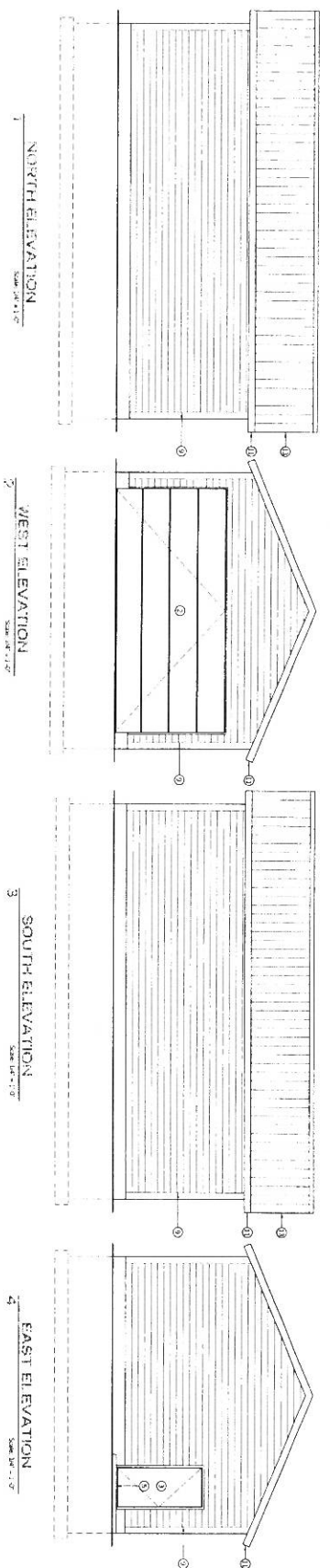


KEYED NOTES:

1. 2x4 wood stud wall in place of existing wall, finished with 1/2" gypsum board, indicated by (1)
2. 1/2" of 1/2" x 1/2" x 1/2" foam board in place of existing wall, indicated by (2)
3. 1/2" x 1/2" x 1/2" foam board in place of existing wall, indicated by (3)
4. Concrete floor, indicated by (4)
5. Concrete foundation, indicated by (5)
6. 1/2" x 1/2" x 1/2" foam board, indicated by (6)
7. 1/2" x 1/2" x 1/2" foam board, indicated by (7)
8. 1/2" x 1/2" x 1/2" foam board, indicated by (8)
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11. 1/2" x 1/2" x 1/2" foam board, indicated by (11)
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13. 1/2" x 1/2" x 1/2" foam board, indicated by (13)
14. 1/2" x 1/2" x 1/2" foam board, indicated by (14)

GENERAL NOTES:

1. Refer to general conditions.
2. Consult with architect and owner for materials of building materials. Owner will furnish and install building materials.



Scott Verres
Professional Engineer
License No. 4539
Project Number: 1233
Property Number: 510-6255
CAMP LIBERTY STORAGE BUILDING
6350 NORTH FORK ROAD
EDEN, UTAH

A21