



## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on an amendment to the site plan for Waypoint Academy (DR 2010-09) to modify landscaping (Garden, Shed, and Sport Court) and an addition to the garage/storage building.

**Agenda Date:** Tuesday, September 10, 2013

**Applicant:** Jared Balmer

**File Number:** DR 2010-09

#### Property Information

**Approximate Address:** 9091 East 100 South

**Project Area:** 7.39 Acres

**Zoning:** Agricultural Valley 3 Zone (AV-3)

**Existing Land Use:** School

**Proposed Land Use:** School

**Parcel ID:** 21-025-0012

**Township, Range, Section:** T6N, R2E, Section 16

#### Adjacent Land Use

**North:** Agriculture

**East:** Agriculture

**South:** Agriculture

**West:** Residential

#### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8767

**Report Reviewer:** JG

### Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscape and Screening Design Standards)

### Type of Decision

**Administrative Decisions:** When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

### Background

The applicant is requesting approval of an amended site plan for the Waypoint Academy (formerly Green Valley Academy) located at 9091 East 100 South in the East Huntsville area. The proposed location is zoned AV-3 and was approved by the Planning Commission on January 25, 2011 as DR 2010-09. March 13, 2013 before final occupancy was granted an amendment (Administrative Approval) was approved allowing for architectural and design modifications.

With the current proposed amendment the applicant is requesting to enlarge the garage/ storage building on the site. This 25 foot by 60 foot addition to the garage will be to the south of the building, and away from the other buildings. The school has a need of additional storage space for bikes, canoes, and other recreational equipment for the students. The applicant is also proposing to build a garden area south of the irrigation ditch and building a 12 foot by 16 foot shed. The shed will store garden tools and supplies. A change to the landscaping is being proposed with the amendment by including a 50 foot by 60 foot sport court and surrounding fence where some grass seed had been placed. The court will be 40 feet from the nearest property line.

## Summary of Planning Division Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
  - Staff has determined that Title 104 Chapter 6 (AV-3 Zone), Title 108 Chapter 2 (Architectural, Landscape, and Screening Design Standards), Title 108 Chapter 1 (Design Review) of the Weber County Land Use Code apply to this Design Review amendment. These ordinances have been complied with in the following ways:
    - The AV-3 Zone allows a Private School as a permitted use.
    - The locations of the buildings and additions continue conform to the setback requirements of the AV-3 Zone.
    - The structural alterations meet the architectural requirements of Title 108 Chapter 2.
- Are review agency conditions and requirements complete?
  - Yes. Occupancy permits and a business license have been issued.

## Conformance to the General Plan

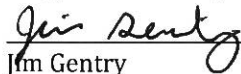
As a permitted use, this school is allowed in the AV-3 Zone, and will not negatively impact any of the goals and policies of the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber County Planning Division

## Staff Administrative Approval

Based upon the findings listed above, administrative approval for an amendment to DR 2010-09, modifying the landscaping to include a garden area and shed, a sport court, and addition to the garage/ storage building at the Waypoint Academy is hereby approved this 10<sup>th</sup> day of September, 2013.



Jim Gentry

Weber County Assistant Planning Director

## Exhibits

- A. Site Plan

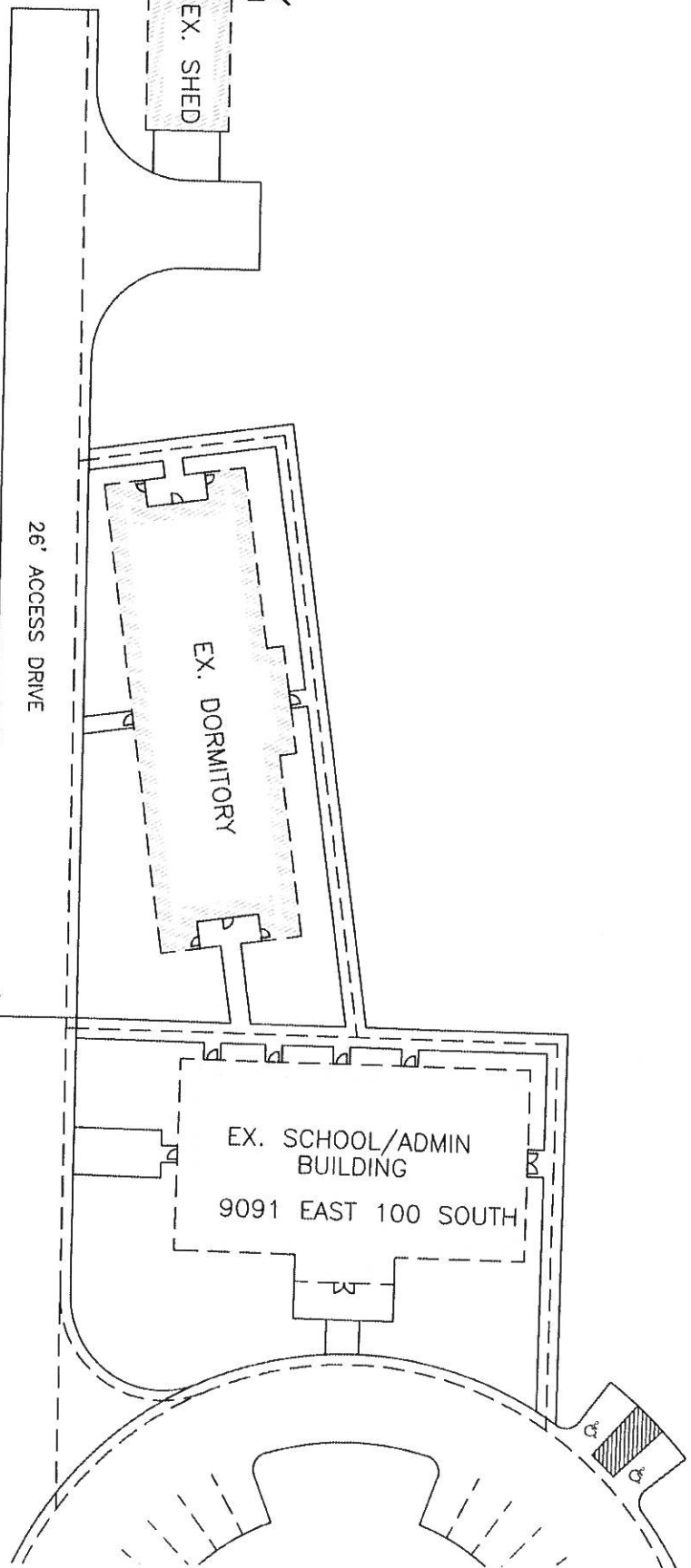
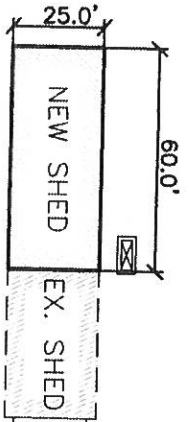






N00°01'44"W 383.21'

N



26' ACCESS DRIVE

S00°52'33"W 1287.64'

DUMPSTER ENCLOSURE





# 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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) DR2013-09
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## Property Owner Contact Information

Name of Property Owner(s) Way Point Academy		Mailing Address of Property Owner(s) 9091E 1005 Huntsville, UT. 84317	
Phone 801-690-7000	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address jbalmer@waypointacademy.com			

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Jared Balmer		Mailing Address of Authorized Person	
Phone same	Fax same	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address same			

## Property Information

Project Name see below	Current Zoning
Approximate Address	Land Serial Number(s)

Proposed Use

Project Narrative

- add 60 ft. to the current storage shed
- add a sports court 30x55 ft.
- add a garden tool shed 12x16 ft.

**Property Owner Affidavit**

I (We), Ired Balmer, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, 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.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)