



WESTERN WEBER TOWNSHIP PLANNING COMMISSION  
MEETING AGENDA

Tuesday, April 08, 2014  
5:00 P.M.

- Pledge of Allegiance
- Roll call

1. Minutes

- 1.1. Approval of the March 11, 2014 meeting minutes

Petitions, Applications and Public Hearings

2. Administrative Items

2.1. New Business

- a. CUP 2014-02 Consideration and action on a Conditional Use Permit for a Transient Amusement Business (corn maze and zip line) on an annual basis at 2801 South 3500 West (Don and Dea Ann Staker, Applicants)
- b. CUP 2014-03 Consideration and action on a Conditional Use Permit for a 120 foot cell tower at approximately 6061 West 900 South (Daniel Thurgood, Applicant)

3. Legislative Items

3.1. New Business

1. ZTA 2014-04 Consideration and action on a request to amend the Weber County Land Use Code Title 104 (Zones) Chapter 9 (Forest Zones F-5, F-10, and F-40) Section 2 (Permitted Uses) by increasing the allowed size of a shed from 100 square feet to 200 square feet (Sunridge Property Owners Association Board Members, Applicant)

4. Public Comment for Items not on the Agenda

5. Planning Commission Remarks

6. Planning Director Report

7. Legal Counsel Remarks

8. Adjourn

*The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT  
A pre-meeting will be held at 4:30 P.M. in Room 108, no decisions will be made in this meeting.*



*(In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)*

Minutes of the March 11, 2014 Western Weber County Township Planning Commission, held in the Weber County Commission Chambers, 2380 Washington Blvd., 1<sup>st</sup> Floor, Ogden, UT

Members Present: Janette Borklund, Chair; Andrew Favero, Wayne Andreotti; Doug Hansen; John Parke; Ryan Judkins

Members Excused: Mark Whaley

Staff: Sean Wilkinson, Planning Director; Steve Parkinson, Planner; Charlie Ewert, Planner; Jim Gentry, Planner; Monette Hurtado, Legal Counsel; Kary Serrano, Secretary

- *Pledge of Allegiance*
- *Roll call: Chair Borklund declared six members present and Commissioner Whaley excused.*

## **1. Minutes:**

### **1.1. Approval of the February 11, 2014 meeting minutes:**

Chair Borklund declared the meeting minutes approved as written.

Chair Borklund asked if any member had ex parte communications or conflicts of interest they would like to declare. No ex parte communications were declared.

## **Petitions, Applications and Public Hearings**

### **2. Administrative Items**

#### **2.1. Old Business**

a. **DR 2013-13:** Consideration and action on an administrative application, design review approval of the new West Weber Elementary School at 4178 W 900 S (Weber School District, Applicant; Brandon Preece, NV 5 Engineering, Agent)

Steve Parkinson said during the February 11<sup>th</sup> Planning Commission meeting this item was tabled due to a few items of concern from staff as well as there was no one to represent the applicant. Since that meeting staff has been in contact with Weber School District, their Engineering firm, and their Architectural firm, and have been able to resolve several of the issues. There were two parcels on record and the applicant has done a warranty deed to combine them. The site plan still shows 9 x 18 ft. parking stalls where they need to be 9 x 20 ft. . The code does not specify how many parking stalls are required for elementary schools, so the Planning Commission should determine if the number shown on the site plan is adequate. The sign location is ok, but a permit is required when the design is submitted. Staff recommends approval of the site plan for the West Weber Elementary School subject to staff and other agency review requirements.

Drew Wilson, Weber School District, said they will be replacing the oldest school in the district. The original school was built in 1928 and has served its purpose. This school will be bigger to accommodate future growth in the area. It's a two story structure similar to North Ogden Elementary and they will use earth-tone colors that will fit the environment in the area.

Chair Borklund said this is an administrative decision so their options are either to approve or table, and the Planning Commission needs to make sure that the findings satisfy the regulations of the ordinance.

Commissioner Hansen said that some of the concerns have been resolved from the last meeting and the property has been realigned and corrected.

Commissioner Judkins asked Mr. Wilson if the fence line will stay due to the canal and the irrigation ditch. Mr. Wilson replied that the fence will stay as they want to provide a safe play area.

Chair Borklund asked if the material would be brick or stucco. Mr. Wilson replied that it would be CMU block, split face, with different colors.

Mr. Wilson said that he understands it is different being their own government entity where they determine a lot of the work being done on their site, but they brought this to the Planning Commission to keep them informed. The kids will be moved to another school for safety reasons during construction and they estimate that the construction will be completed in about 14-15 months.

**MOTION:** Commissioner Andreotti moved to recommend approval of the site plan of the West Weber Elementary School subject to staff and other agency reviews with the findings that this project is in compliance with the Weber County Code. Commissioner Judkins seconded.

**VOTE:** A vote was taken and Chair Borklund indicated that the motion carried 6-0.

- 3. **Public Comment for Items not on the Agenda:** No comments from the public.
- 4. **Planning Commission Remarks:** No comments from the Planning Commission
- 5. **Planning Director Report:** Sean Wilkinson mentioned that the Planning Commission names and terms are on the Planning Division website. He also introduced Charles Ewert, the new Principal Planner.
- 6. **Legal Counsel Remarks:** No comments from Legal Counsel.
- 7. **Adjourn to a Work Session:**  
**WS1. Administrative Approval Process Discussion:**

Sean Wilkinson summarized the administrative approval handout and answered questions regarding the current administrative approval process. He stated that the intent of the discussion was to find the Planning Commission’s level of comfort with delegating more administrative approval authority to planning staff. A discussion on this issue followed, with the Planning Commission stating that they were comfortable with the current process. The main reason for this is that the Planning Commission wants to know what is happening in their community and have some buy-in. Mr. Wilkinson stated his desire for the Planning Commission was to have the ability to focus more on long-range planning such as zoning and general plans. Commissioner Andreotti acknowledged the need for this to occur and the Planning Commission discussed this issue, with the consensus being that they also recognize the need to focus on long-range planning, but still want to participate in current planning issues like subdivisions and conditional use permits. Mr. Wilkinson stated that he would speak with the Ogden Valley Planning Commission as well, and bring back draft recommendations for review. Any proposed changes would be small, with the ability to monitor how they are working and change back if necessary. A brief discussion followed regarding providing the Planning Commission with a report on administrative approvals that have taken place since their last meeting. Mr. Wilkinson stated that this could be done and the information could be put on the County website as well.

- 8. **Adjournment:** The meeting was adjourned at 6:00 p.m.

Respectfully Submitted,



Kary Serrano, Secretary,  
Weber County Planning Division



## Staff Report to the Western Weber Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Consideration and action on CUP 2014-02 – For a Transient Amusement Business (corn maze and zip line) on an annual basis at 2801 South 3500 West.
<b>Agenda Date:</b>	April 8, 2014
<b>Applicant:</b>	Don & Dea Ann Staker
<b>File Number:</b>	CUP 2014-02

#### Property Information

<b>Approximate Address:</b>	2801 South 3500 West
<b>Project Area:</b>	33.12 acres
<b>Zoning:</b>	Agricultural A-2 Zone
<b>Existing Land Use:</b>	Agricultural
<b>Proposed Land Use:</b>	Transient Amusement (corn maze and zip line)
<b>Parcel ID:</b>	15-088-0025
<b>Township, Range, Section:</b>	6N, 2W, Section 33

#### Staff Information

<b>Report Presenter:</b>	Steve Parkinson sparkinson@co.weber.ut.us 801-399-8768
<b>Report Reviewer:</b>	JG

### Applicable Codes

- Land Use Code Title 104 Chapter 7 (Agricultural Zone)
- Land Use Code Title 108 Chapter 1 (Design Review)
- Land Use Code Title 108 Chapter 4 (Conditional Uses)

### 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 proposing to operate a corn maze and zip line on an annual basis from September 19<sup>th</sup> until October 31<sup>st</sup>. Located at 2801 South 3500 West, the existing zoning is A-2, which allows such a use as a conditional use. The “hours of operation” are Monday – Thursday 4:00 – 9:00 PM; Friday 4:00 – 11:00 PM; Saturday 10:00 AM – 11:00 PM and closed on Sundays. The entire property is 35 acres with a residential home and two (2) large buildings, one of which is being used for a tumbling business and the other is a barn. Neither the home nor the building housing the tumbling business will be a part of the transient amusement business.

Attractions are to include: a nine (9) acre corn maze, which includes a kiddy maze with interactive games within the maze. There will also be a bounce house, corn box, two (2) slides, pumpkin patch, kiddy zip line, kids train and a fire pit. There will also be vendors providing food, snacks and drinks, which will be within the barn.

The applicants are planning on using an existing pasture, which they own, as their parking area. It can hold over 200 vehicles and there will be a single entrance/exit that will be from 3500 West.

As for signage, again staff has discussed with the applicant what is allowed by code regarding on-site and off-site signage. The applicant is putting together a plan for signage and it will be reviewed by staff once it has been submitted.

The applicant has been diligent in working with staff and all the Planning Division’s concerns have been addressed. The other reviewing agencies have responded with reviews and the applicant has been working with them to satisfy their concerns,

however if there are any remaining concerns the applicant will need to comply with those requirements prior to receiving a conditional use permit.

### Summary of Planning Commission Considerations

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed amended conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the existing use does comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Prior to the applicants making an actual application, staff sat down and discussed with them some potential concerns, including noise, light, and dust.

In the application the applicants addressed how they will to resolve those concerns.

- Noise – the operation is planning on closing at 9 PM during the work week
- Light – lighting will not flood into any of the neighbors properties
- Dust – the pasture that the parking lot will be on has pasture grass which will help prevent dust and when the grass is gone they will water the area down hours prior to opening up that day.

There may be issues that arise that weren't foreseen or anticipated with this use. An end of season review may need to occur between planning, engineering and code enforcement to determine if there was anything that came up and may need to be addressed for next year.

Staff feels that the applicants have addressed staff's concerns with either their initial application or with subsequent submittals.

### Conformance to the General Plan

This application conforms to the Western Weber General Plan by promoting and maintaining rural character by providing a crop and an enjoyable local and tourist attraction.

### Conditions of Approval

1. Requirements and recommendations of the County Engineering Division.
2. Requirements and recommendations of the Weber Fire District.
3. Requirements of the Weber County Health Department.
4. Requirements of the Weber County Building Inspection Division.
5. Requirements of the Utah Department of Transportation (UDOT).

### Staff Recommendation

Staff recommends *approval* of the transient amusement business (corn maze and zip line) and requires that all review agencies requirements are satisfied.

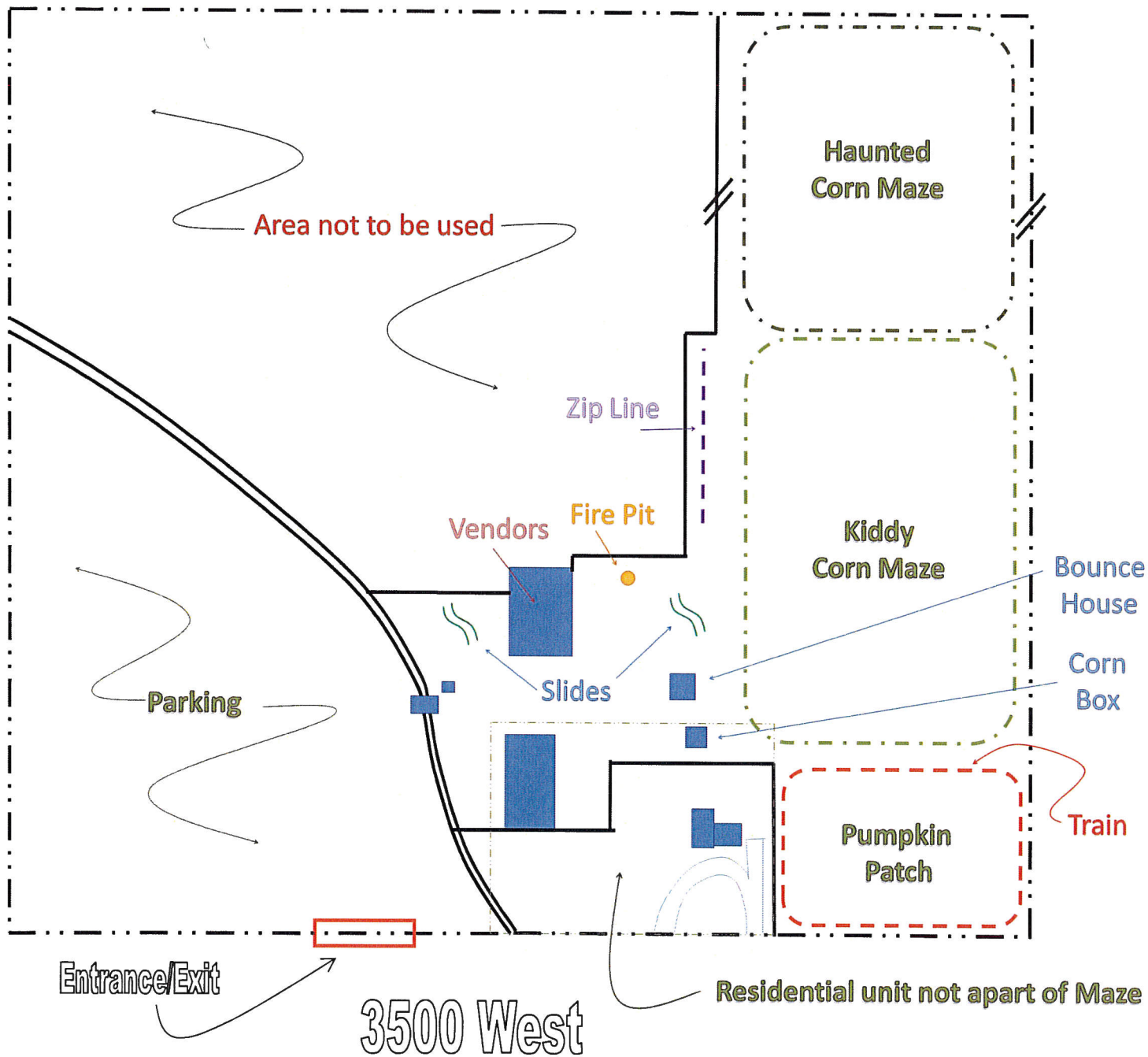
### Exhibits

- A. Proposed Site Plan

### Location Map



Exhibit A - Proposed Site Plan





# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and / or action on an administrative application, Conditional Use Permit (CUP) 2014-03 for a 120 foot cell tower at approximately 6061 West 900 South  
**Agenda Date:** Tuesday, April 08, 2014  
**Applicant:** Blaine Wade Owner, Daniel Thurgood Applicant  
**File Number:** CUP 2014-03

### Property Information

**Approximate Address:** Approximately 6061 West 900 South  
**Project Area:** 49 Acres  
**Zoning:** Agricultural (A-2)  
**Existing Land Use:** Farming  
**Proposed Land Use:** Cell tower site  
**Parcel ID:** 10-045-0062  
**Township, Range, Section:** T6N, R3W, Section 24

### Adjacent Land Use

<b>North:</b> Agriculture	<b>South:</b> Railroad tracks and Agriculture
<b>East:</b> Agriculture	<b>West:</b> Agriculture

### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
801-399-8767  
**Report Reviewer:** SW

## Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 7 (Agricultural A-2)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 7 (Supplementary and Qualifying Regulations) Section 12 (Towers)
- Weber County Land Use Code Title 108 Chapter 10 (Public Buildings and Public Utility Substations and structures)

## 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 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 a conditional use permit for a 120 foot cellular tower (public utility substation) at approximately 6061 West 900 South. Blaine Wade is the owner of the property. The Agricultural A-2 zone allows a "public utility substation" as a conditional use. The property is 49 acres in size and the 120 foot cell tower will be located 10 feet from the rear of the property. The lease area for the site is 32 feet by 34 feet in area. The site will be surrounded by a 6 foot chain link fence with barbed wire at the top with crushed rock on the ground.

The equipment shelter will be 12 feet by 26 feet (Exhibit C for rendering), will house the mechanical equipment for the site, and will be connected to the 120 foot tall monopole cellular tower. There are no lights associated with this cellular site. With the tower height of 120 feet it is possible for other providers to co-locate at this location.

Affixed to the pole will be an array of 12 antenna panels (8 foot) at a height of 120 feet. Two 6 foot microwave dishes will be added with the height to be determined at the time of construction.

The following is the applicant narrative concerning co-locating, landscaping, and site access:

“Collocation: Attached (Exhibit D) is a picture of our “search ring”. The two towers in the area fall outside of this ring so collocation is not an option for various reasons. Cell coverage is like a puzzle because of the different terrains and obstructions that are all around us. Towers are needed in many different locations to fill in the pieces of the puzzle. This particular proposed site is needed to fill in a gap of coverage in the area that the other two towers would not be able to fill. Verizon is looking at collocating on Little Mountain tower in the near future to fill a different gap of coverage. Even with this future collocation the coverage that it will provide will not reach our SAL Warren site. The 4700 S Tower is already within another coverage area of a Verizon tower so it wouldn’t be useful to collocate here. A new tower must be constructed in the “search ring” that I have attached in order for Verizon to extend its network coverage in an area that cannot be serviced by any other tower.”

“Landscaping: We are asking the planning commission to allow Verizon Wireless an exception to the landscaping requirement. This site is located at the rear of the property in the middle of the field. Irrigation lines to provide water to maintain landscaping would interfere with surrounding farming and any type of landscaping could be a wind trap for noxious weeds that could harm the cattle in the area. The site is hidden from view looking north by a set of train tracks elevated on a gravel berm, trees block the view of the site from the east, and the nearest residential structure to the west is over a mile away. Visibility of the site is extremely limited from the north on 12<sup>th</sup> street because of trees, accessory buildings, and farm equipment. Moreover, the two towers in the area do not have landscaping surrounding it so we are asking to receive the same exception that was given to them.”

“Site Access: The attached (Exhibit E) drawing shows the proposed site access. We will be traveling solely over the property owner’s parcel. We will not be accessing the site through county property. We will be coming off of the 12<sup>th</sup> street public right of way and immediately turn South onto the private parcel.”

### **Summary of Planning Commission Considerations**

Chapter 5 of Section 108 of the Land Use Code lists the following considerations the Planning Commission needs to consider when approving a Conditional Use.

Conditional uses shall be approved on a case-by-case basis. The planning commission shall not authorize a conditional use permit unless evidence is presented to establish:

- (1) Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
- (2) That the proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards for such use.

The Planning Staff finds:

1. There are no anticipated detrimental effects
2. The proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards

The planning commission may wish to consider the following questions:

- Are there any potential negative or detrimental effects that have not been considered and need to be addressed with this conditional use permit approval?
- Does the Planning Commission have other questions that have not been addressed?

### **Conformance to the General Plan**

The proposed site plan conforms to the Western Weber County General Plan and complies with all applicable land use codes.

### **Conditions of Approval**

- Requirements of the Weber County Land Use Code
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division



## **Staff Recommendation**

Staff recommends the Planning Commission approve the Conditional Use Application (CUP 2014-03) for a 120 foot cell tower at approximately 6061 West 900 South subject to staff and other agencies comments. This recommendation is based on the following findings:

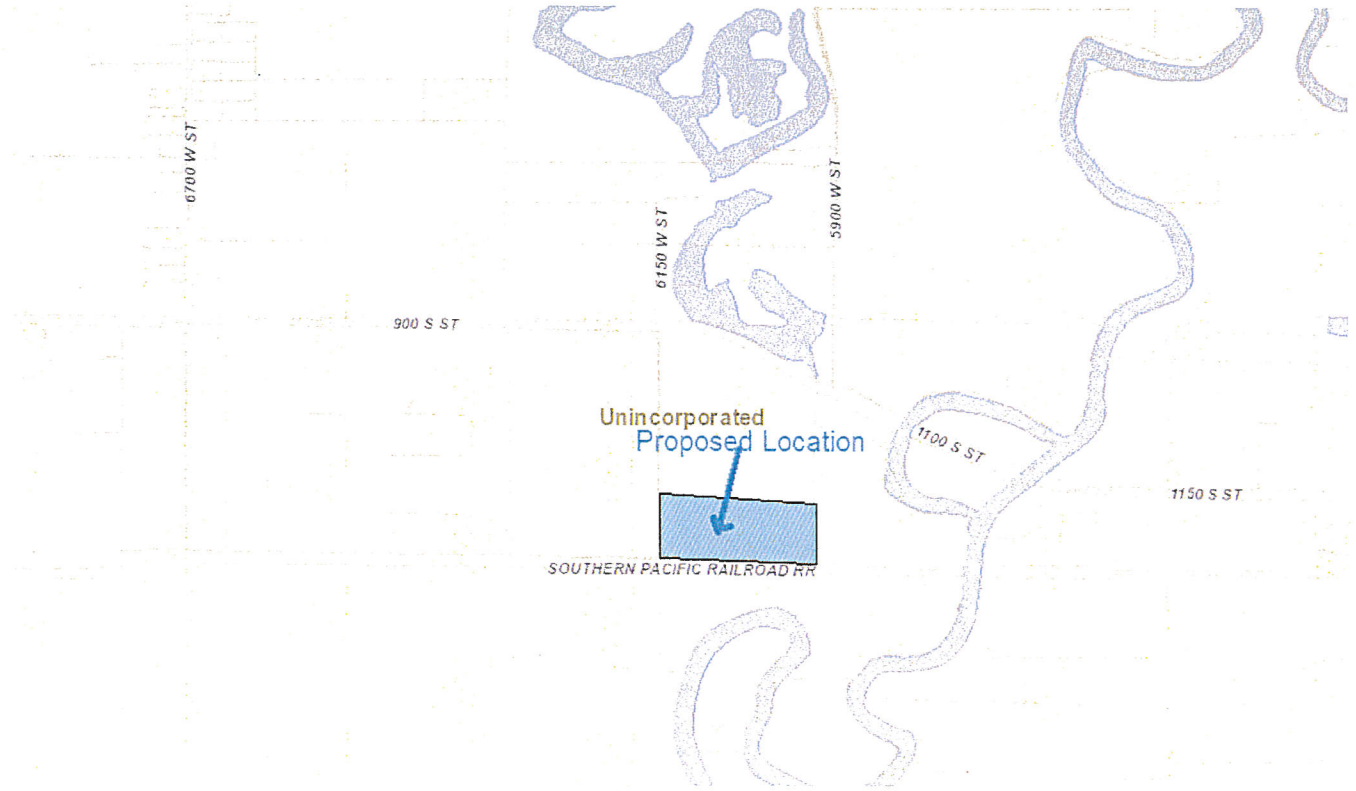
- There are no anticipated detrimental effects
- The proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards

The planning Commission motion needs to include a decision on the landscaping.

## **Exhibits**

- A. Applicant's Narratives
- B. Site Plan
- C. Picture of Equipment Shelter
- D. Search Rings
- E. Access to Site

Map 1



## 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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) CUP2014-3
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### Property Owner Contact Information

Name of Property Owner(s) Blaine H. Wade and Ilene Wade and their successors as Trustees of the Blaine an		Mailing Address of Property Owner(s) 5545 West 1400 North, Ogden, UT 84404	
Phone 801-330-4384	Fax		
Email Address (required) ctwade@rocketmail.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Technology Associates EC, INC		Mailing Address of Authorized Person 5170 S Green Street Murray, UT 84123	
Phone 801-463-1020	Fax		
Email Address nefi.garcia@taec.net		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Property Information

Project Name SAL Warren	Total Acreage 43.88	Current Zoning A-2
Approximate Address 6061 W 900 S Weber County, Ogden, UT 84404	Land Serial Number(s) 10-045-0062	

Proposed Use  
Wireless Communications Facility

**Project Narrative**  
Verizon Wireless is currently seeking to construct a new wireless communications facility on the described property. This new facility will enhance communication and 911 coverage to the surrounding area. The wireless communications facility meets all zoning regulations in the A-2 zone through a conditional use permit. The proposed project area is 32' x34' with a 120' monopole design and is located to the rear of the property near the existing railroad tracks and a significant distance from any existing residential structure. The site location meets all zoning setbacks and height requirements. The site will be constructed to allow for future colocation of other entities if desired. An enclosed equipment shelter will be located inside the project area that will be built in a way that is not detrimental to the design and character of the surrounding area. This equipment shelter will house all necessary operating equipment as well as a backup generator so that the site is entirely self sustaining. Because all operating equipment is located inside the shelter noise impact will be minimal. The site will be surrounded by a 6' chainlink fence with barbed wire and finished with crushed rock for safety. Access to the area will be through a locked gate by a road that runs parallel to and located east of the property. This road is located on county property (parcel# 15-053-0026). Traffic caused by this site will be minimal.

Attached is a picture of our "search ring". The two towers in the area fall outside of this ring so collocation is not an option for various reasons. Cell coverage is like a puzzle because of the different terrains and obstructions that are all around us. Towers are needed in many different locations to fill in the pieces of the puzzle. This particular proposed site is needed to fill in a gap of coverage in the area that the other two towers would not be able to fill. Verizon is looking at collocating on Little Mountain tower in the near future to fill a different gap of coverage. Even with this future collocation the coverage that it will provide will not reach our SAL Warren site. The 4700 S Tower is already within another coverage area of a Verizon tower so it wouldn't be useful to collocate here. A new tower must be constructed in the "search ring" that I have attached in order for Verizon to extend its network coverage in an area that cannot be serviced by any other tower.

#### Site Access:

The attached drawing shows the proposed site access. We will be traveling solely over the property owner's parcel. We will not be accessing the site through county property. We will be coming off of the 12<sup>th</sup> street public right of way and immediately turn South onto the private parcel. The access road is purple in color.

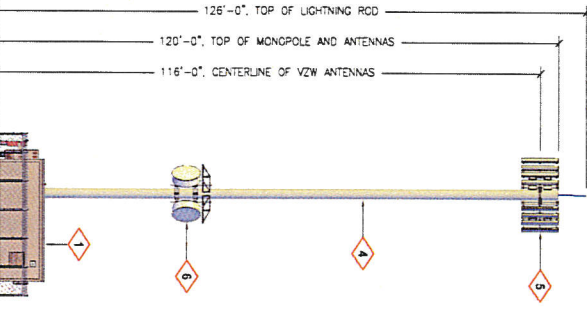
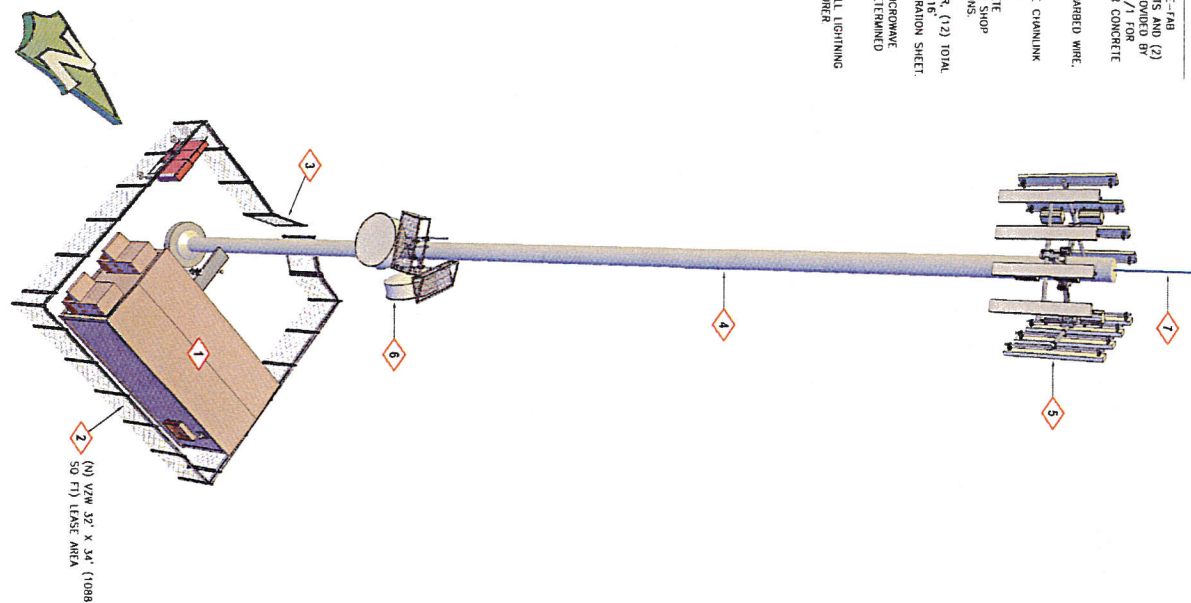
#### Landscaping:

We are asking the planning commission to allow Verizon Wireless an exception to the landscaping requirement. This site is located at the rear of the property in the middle of the field. Irrigation lines to provide water to maintain landscaping would interfere with surrounding farming and any type of landscaping could be a wind trap for noxious weeds that could harm the cattle in the area. The site is hidden from view looking north by a set of train tracks elevated on a gravel berm, trees block the view of the site from the east, and the nearest residential structure to the west is over a mile away. Visibility of the site is extremely limited from the north on 12<sup>th</sup> street because of trees, accessory buildings, and farm equipment. Moreover, the two towers in the area do not have landscaping surrounding it so we are asking to receive the same exception that was given to them.

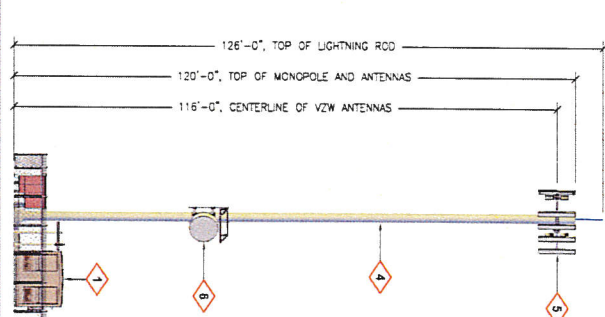
Exhibit B

**KEYED NOTES**

- 1 VZW FIBERGROUND 11'-6" x 25'-5.5" PRE-CAST CONCRETE SLAB WITH (2) MANHOLES AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C201/1 FOR EQUIPMENT LAYOUT AND 5106/5101 FOR CONCRETE FOUNDATION.
- 2 VZW 6" TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C202/1.
- 3 VZW 12' WIDE SITE ACCESS, (2) 6" WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C202/2.
- 4 VZW 120' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 5 VZW 8' TALL ANTENNAS, (4) PER SECTOR, (12) TOTAL ANTENNAS, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. CENTERLINE, REFER TO VZW RF CONFIGURATION SHEET.
- 6 VZW CONTRACTOR TO INSTALL (2) 6" MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 7 VZW CONTRACTOR TO INSTALL THE 6" TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER



**SITE ELEVATION**  
LOOKING NORTH



**SITE ELEVATION**  
LOOKING WEST

**verizon**  
wireless  
VERIZON WIRELESS  
5710 SOUTH OGDEN STREET  
WEST OGDEN, UTAH 84406

**TAVEC**  
Technology Associates Engineering Corporation Inc.  
TECHNOLOGY ASSOCIATES  
UTAH MARKET OFFICE  
5710 SOUTH OGDEN STREET  
SALT LAKE CITY, UTAH 84123  
CORPORATE OFFICE  
5413 HERRING ROAD, SUITE 300  
SAN DIEGO, CALIFORNIA 92123

DRAWN BY: JAY C  
CHECKED BY: BLAINE S

REV	DATE	DESCRIPTION
4	07/24/2013	UPDATED TO 2013
3	08/13/2009	REVISIONS PER GB
2	08/05/2009	REVISIONS PER NG
1	06/26/2009	REVISIONS PER NG
0	06/18/2009	ZONING DRAWINGS

SAL - WARREN  
NE SEC 24, T6N, R3W  
6061 WEST 900 SOUTH  
OGDEN, UTAH 84404  
-- RAWLAND SITE --

SHEET TITLE  
**SITE ELEVATIONS**

SHEET NUMBER  
**C200**

**SITE ELEVATION**  
NORTHEAST VIEW

5/20/07 T 06



12  
2:51 PM

tain Collocation Tower

SAL Warren

Collocation

S 4700 W

N 4700 W

N 4250 0 0

255









# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request to amend the Weber County Land Use Code Title 104 (Zones) Chapter 9 (Forest Zones F-5, F-10, and F-40) Section 2 (Permitted Uses) by increasing the allowed size of a shed from 100 square feet to 200 square feet.

**Agenda Date:** Tuesday, April 08, 2014

**Applicant:** Sunridge Property Owners Association Board Members

**File Number:** ZTA 2014-04

### Property Information

**Approximate Address:** Not Applicable

**Project Area:** Not Applicable

**Zoning:** Not Applicable

**Existing Land Use:** Not Applicable

**Proposed Land Use:** Not Applicable

**Parcel ID:** Not Applicable

**Township, Range, Section:** Not Applicable

### Adjacent Land Use

<b>North:</b>	Not Applicable	<b>South:</b>	Not Applicable
<b>East:</b>	Not Applicable	<b>West:</b>	Not Applicable

### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
(801) 399-8767

**Report Reviewer:** SW

## Applicable Land Use Code

- Weber County Land Use Code Title 104 (Zones) Chapter 9 (Forest Zones F-5, F-10, and F-40) Section 2 (Permitted Uses)

## Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. Typically the criteria for recommending in a legislative matter require compatibility with the general plan and existing ordinances.

## Background

The applicant is proposing to amend the Weber County Land Use Code Title 104 (Zones) Chapter 9 (Forest Zones F-5, F-10, and F-40) Section 2 (Permitted Uses) by increasing the allowed size of a shed from 100 square feet to 200 square feet. Property owners in the Forest Zones F-5, F-10, and F-40 can have a recreational vehicle or trailer on their lot and are allowed to have one shed not exceeding 100 square feet if all following conditions are met:

- (6) One recreational vehicle, temporarily parked on a lot or parcel for periodic short-term intervals of less than 180 days for recreational use only and not for longer term placement nor for full time living. The following additional conditions shall apply:
- a. The lot has a minimum area of five acres in the F-5, ten acres in the F-10, and 40 acres in the F-40 Zone or is determined to be a legally approved or legal non-conforming lot or parcel or cluster subdivision and meets the minimum lot size, frontage, and setback requirements for all zones in this chapter.
  - b. County environmental health department approval as to waste disposal by an approved septic tank and drain field with approved connection to the R.V., and a land use permit from the county planning commission for each unit, which shall expire after 180 days from date of issue, and including only the following accessory uses: not more than one storage shed

of not more than 100 square feet per lot, not to include electrical or plumbing connections; prepared R.V. parking pad; raised deck of not more than two feet in height adjacent to the R.V. parking pad; one outdoor camp fireplace; picnic table and chairs and tent type screens.

c. A second recreation vehicle may be placed on any lot, parcel, legal nonconforming lot, or parcel as qualified in subsection (6) b of this section containing a minimum area of two acres excluding land known as common land and/or open space.

d. The following state and local division of health codes and requirements are complied with:

1. International Utah Plumbing Code.
2. Rules and regulations relating to public water supplies.
3. Code of Waste Disposal Regulations.
4. Code of Solid Waste Disposal Regulations.
5. Recreation regulations.

In 1983 an amendment to the zoning ordinance was approved to allow temporary trailers in the Forest Zones as well as 100 square foot sheds. At that time the County Commission was debating between 100 and 150 square foot sheds. The County Commission at that time went with 100 square foot sheds, but no reasons were given for why they chose that size. The amendment was added to allow lot owners a place to store tools and other equipment they needed to work on their lots. Today, lot owners need a place to store and lock up costly ATV's and support equipment and not have to transport their equipment each time they visit the site. The size increase will allow property owners a place to store the modern side by side and the larger ATV's (see applicant's narrative).

The other change to this is chapter to Section 104-9-3 Conditional Uses by removing number (16) Recreation Resort and renumbering to reflect that change. The recreation lodge definition is more focused on the recreation uses versus the commercial uses and is more appropriate in the Forest Zones. With Recreation Resort, commercial type uses are wide open in the Forest Zones.

### **Summary of Planning Commission Considerations**

Does the increase in shed size make sense?

Is the Planning Commission comfortable with removing Recreation Resort from the Land Use Code?

### **Conformance to the General Plan**

The proposal conform to the goals and policies of the Western Weber County for recreation opportunities.

### **Conditions of Approval**

Not Applicable

### **Staff Recommendation**

Staff recommends approval of ZTA 2014-04 to increase the size of sheds in the Forest Zones F-5, F-10, and F-40 to 200 square feet as this proposal complies with the Western Weber County General Plan. The recommendation should include removing recreation resort. The Planning Commission's decision should be made as a recommendation to the County Commission.

### **Exhibits**

- A. Applicant's proposal.
- B. Definition of Recreational Resort and Recreation Lodges

A Recreational Resort means a planned development which may consist of a combination of nightly or weekly lodging facilities and/or rental units and/or owner occupied dwelling units, and may include such support facilities as restaurants, gift shops, and personal service facilities (e.g., beauty shop, barbershop, boutique, massage salon), all development of which is designed around a recreational theme and shall offer a variety of outdoor and/or indoor recreation facilities and activities on-site which are designed to attract visiting, as well as local vacationers as a site destination because of the recreational attractions, both on- and off-site, as well as offering an attractive, vacation-type atmosphere”.

This chapter also allows Recreation Lodges which is defined as a lodge constructed in a mountainous or forested location, which may include up to 16 guest sleeping rooms, and facilities for guest's meals, providing on-site winter sports amenities such as cross country ski trails, snowmobile trails, ice skating and/or similar activities, and, if open year round, offers summer recreation amenities such as equestrian trails, mountain biking trails, hiking trails, rock climbing training stations, golf course, putting green, and/or tennis courts. Accessory uses, such as sports equipment rental and repair may be included. The number of horses allowed, in the case of a riding stable, shall be calculated and may be permitted based upon acreage and site plan review, and recommended by the planning commission. Limited day use may be allowed based upon site plan review and approval of the overall project as a conditional use by the planning commission.