



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

PLANNING REGULAR AND WORK SESSION AGENDA

September 02, 2014

5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Consent Agenda:

- 1.1. CUP 2014-21** Consideration and action on a conditional use permit application for Saddlebag Saloon a tavern, beer pub located at approximately 2612 N Highway 162 Unit 7, in the Commercial Valley -2 (CV-2) Zone (Tiffany Brennan; Agent for the Saddlebag Saloon)

2. Communication Policy

3. Public Comment for Items not on the Agenda

4. Remarks from Planning Commissioners

5. Report of the Planning Director

6. Remarks from Legal Counsel

7. Adjourn to a Work Session

WS1. Training: Administrative Approval Discussion

WS2. Adjournment

*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)



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and/or action on a conditional use permit for Saddlebag Saloon a tavern, beer pub in the Commercial Valley 2 Zone.
Agenda Date: Tuesday, September 02, 2014
Applicant: Tiffany Brennan, agent for the Saddlebag Saloon
File Number: CUP 2014-21

Property Information

Approximate Address: 2612 N Hwy 162 Unit 7, Eden, UT
Project Area: 400 square feet
Zoning: Commercial Valley - 2 Zone (CV-2)
Existing Land Use: Condo Unit
Proposed Land Use: Tavern, beer pub
Parcel ID: 22-320-0007
Township, Range, Section: T7N, R1E, Section 34

Adjacent Land Use

North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 21 (CV-2 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 2 (Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

Background

The applicant is requesting approval of a conditional use permit for the Saddlebag Saloon (tavern, beer pub) at 2612 Hwy 162 Unit 7 in Eden. The CV-2 Zone allows a "tavern, beer pub" as a conditional use. The proposed location is in one of the small cabin units in the Eden Center commercial development (Unit 7 of the Little Bear Condominium). The site was designed with an outdoor area around Unit 7 which will be used by the tavern. An amendment to the condominium plat has been proposed which will limit access in the common areas. Outdoor signage, lighting, parking, landscaping and design of the site were approved with the design review of the Eden Center and meet the requirements of the Weber County Land Use Code. This development is not yet complete, but the County has withheld funds for the unfinished portion of landscaping and improvements.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed application meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

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 Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The tavern will have minimal negative impacts from smoke, dust, vibration, etc. As the site is centrally located with a large commercial area, impacts such as traffic and noise are already reasonably anticipated. The site is approximately 600 feet from any residence and 1,000 feet from the school.
2. The CV-2 Zone allows a "tavern, beer pub" as a conditional use and the site meets all site standards such as architectural style, setback and height regulations. The conditions established by the applicable review agencies must be complied with in order for this conditional use permit to be granted.

Conformance to the General Plan

As a conditional use, this operation is allowed in the CV-2 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Amendment to the plat limiting access in the common area around Unit 7
- Requirements of the Weber County Planning Division
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the CV-2 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Application
- B. Site Plans

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 9-27-14	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) CUP2014-21
---------------------------------------	-------------------	-----------------------------	--

Property Owner Contact Information

Name of Property Owner(s) Patrick Brennan	Mailing Address of Property Owner(s) PO Box 1074 Eden, UT 84310
Phone 801-430-7217	Fax
Email Address (required) pats2400@hotmail.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Dig-it @ ovalley-net

Name of Person Authorized to Represent the Property Owner(s) Tiffany Brennan	Mailing Address of Authorized Person PO Box 774 Eden, UT 84310
Phone 801-430-7214	Fax
Email Address pats2400@hotmail.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name	Total Acreage	Current Zoning
Approximate Address 2612 N. Hwy 162 Eden, UT 84310	Land Serial Number(s)	

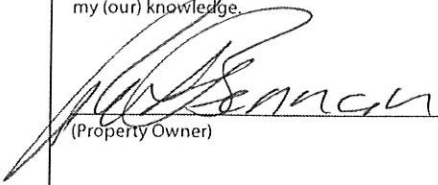
Proposed Use

Project Narrative

Saddleshag
Saloon
Beer Tavern

Property Owner Affidavit

I (We), _____, 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.



(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____.

(Notary)

Authorized Representative Affidavit

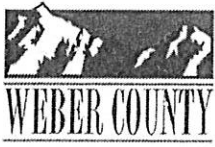
I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering 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)



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 27-AUG-2014

Receipt Nbr: 3289

ID# 22938

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: PLANNING
Template: PUBLIC WORKS
Description: CUP

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	125.00
Grand Total	\$	=====	125.00

Account Number	Account Name	Comments	Total
2014-08-4181-3419-0550-000	ZONING FEES		125.00
		TOTAL \$	125.00

Check Amounts

125.00

Total Checks: 1

Total Check Amounts: \$ 125.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***

ire

Coona LIGHT

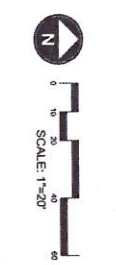
SADDLEBAG

SALOON

Coona

BLUE M

REGISTRATION STATE: UTAH
 AN AUTOMATIC SYSTEM HAS BE PROGRAMMED TO ASSESS THE QUALITY OF THE DESIGN AND TO CHECK FOR THE PRESENCE OF ALL REQUIRED INFORMATION. THE DESIGNER IS RESPONSIBLE FOR THE ACCURACY OF THE DESIGN AND FOR THE PRESENCE OF ALL REQUIRED INFORMATION. THE DESIGNER IS RESPONSIBLE FOR THE ACCURACY OF THE DESIGN AND FOR THE PRESENCE OF ALL REQUIRED INFORMATION.



LANDSCAPE DATA

LANDSCAPE AREA	89 ACRES - 38,768 SF
TOTAL PROJECT AREA	20,831 SF - 53.7% <small>(includes 100% of the project area)</small>
TOTAL GRASS AREA	3,500 SF - 9.03% <small>(includes 100% of the project area)</small>

PLANTING LIST

QUANTITY	SYMBOL	COMMON NAME	SIZE
3		NUTS LANDSCAPE	6"-8"
3		ASH TREE	3 1/2" DIA.
14		OAK SHRUB	3 1/2" DIA.
27		PICEA MILL	3 DIA.
16		CORNUS SP.	3 DIA.
16		FORSYTHIA SP.	3 DIA.
16		SPIRAEA SP.	3 DIA.
16		SHRUB	3 DIA.
3		CAREX SP.	1 GAL.
4		POTTED PLANT	1 GAL.
1		POTTED PLANT	1 GAL.
43		POTTED PLANT	1 GAL.

PERENNIAL MIXTURE

100 - BROAD LEAF GRASS
 100 - BROAD LEAF GRASS
 100 - BROAD LEAF GRASS

NATIVE GRASS MIXTURE

100 - BROAD LEAF GRASS
 100 - BROAD LEAF GRASS
 100 - BROAD LEAF GRASS

BIONEADRY SOOD

100 - BROAD LEAF GRASS
 100 - BROAD LEAF GRASS
 100 - BROAD LEAF GRASS

3
5



WOP WOM LLC
 EDEN CENTER
 LANDSCAPE PLAN
 EDEN CITY, WEBER COUNTY, UTAH

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 20'
 DATE: AUGUST 2012
 DESIGN: EL
 DRAWN: EL
 CHECKED:

DWG:

Gardner Engineering
 1875 South Adobe Ave. Parkway, Suite 200 • Ogden, UT 84405
 Phone (801) 478-0228 • Fax (801) 478-0288