



## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on an amendment to a conditional use permit (CUP 2010-07) to expand a private campground (Pioneer Bible Camp).  
**Agenda Date:** Wednesday, May 21, 2014  
**Applicant:** Steve Ransom (agent)  
**File Number:** CUP 2014-09

#### Property Information

**Approximate Address:** 3165 E 3350 N  
**Project Area:** 66 acres  
**Zoning:** Forest Valley 3 (FV-3)  
**Existing Land Use:** Private campground  
**Proposed Land Use:** Private campground  
**Parcel ID:** 22-025-0057  
**Township, Range, Section:** T7N, R1E, Section 30

#### Adjacent Land Use

<b>North:</b> Residence	<b>South:</b> Private Campground
<b>East:</b> Forest	<b>West:</b> Forest

#### Staff Information

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

### Applicable Codes

- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 104 Chapter 14 ( Forest Valley 3 Zone)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscaping and Design Standards)
- Weber County Land Use Code Title 108 Chapter 20 (Forest Campgrounds)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

### Type of Decision

**Administrative Decisions:** When the Planning Director is acting as the land use authority, he 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 administrative approval to a site plan amendment of a conditional use permit (CUP 2010-07) for a private recreation area (forest campground). The FV-3 Zone allows a "private recreation area" as a conditional use. The existing Pioneer Bible Camp has operated for many years and periodically has amended its site plan to include cabins and structures for the camp. The amendment would allow an existing 12 foot by 16 foot bunkhouse used by adult leaders to expand an additional 98 square feet (7 feet by 14 feet). This expansion is needed to add a bathroom for the cabin. The addition will be sided with wood siding and roofing to match the rest of the cabin. A set of site plans has been included as an exhibit.

### Summary of Considerations

- Does the proposed use meet the requirements of applicable County Codes?
- 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 cabin addition at the private recreation area meets these requirements.

#### **Section 108-4-4 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 Land Use Code 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 proposed cabin bathroom addition will not produce any of the detrimental effects listed previously.
2. The proposed upgrade of facilities does comply with the applicable requirements within the Land Use Code.

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

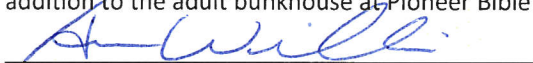
As a conditional use, this operation is allowed in the FV-3 Zone. With the establishment of appropriate conditions as determined within this review, this proposal will not negatively impact any of the goals and policies of the General Plan.

#### **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**

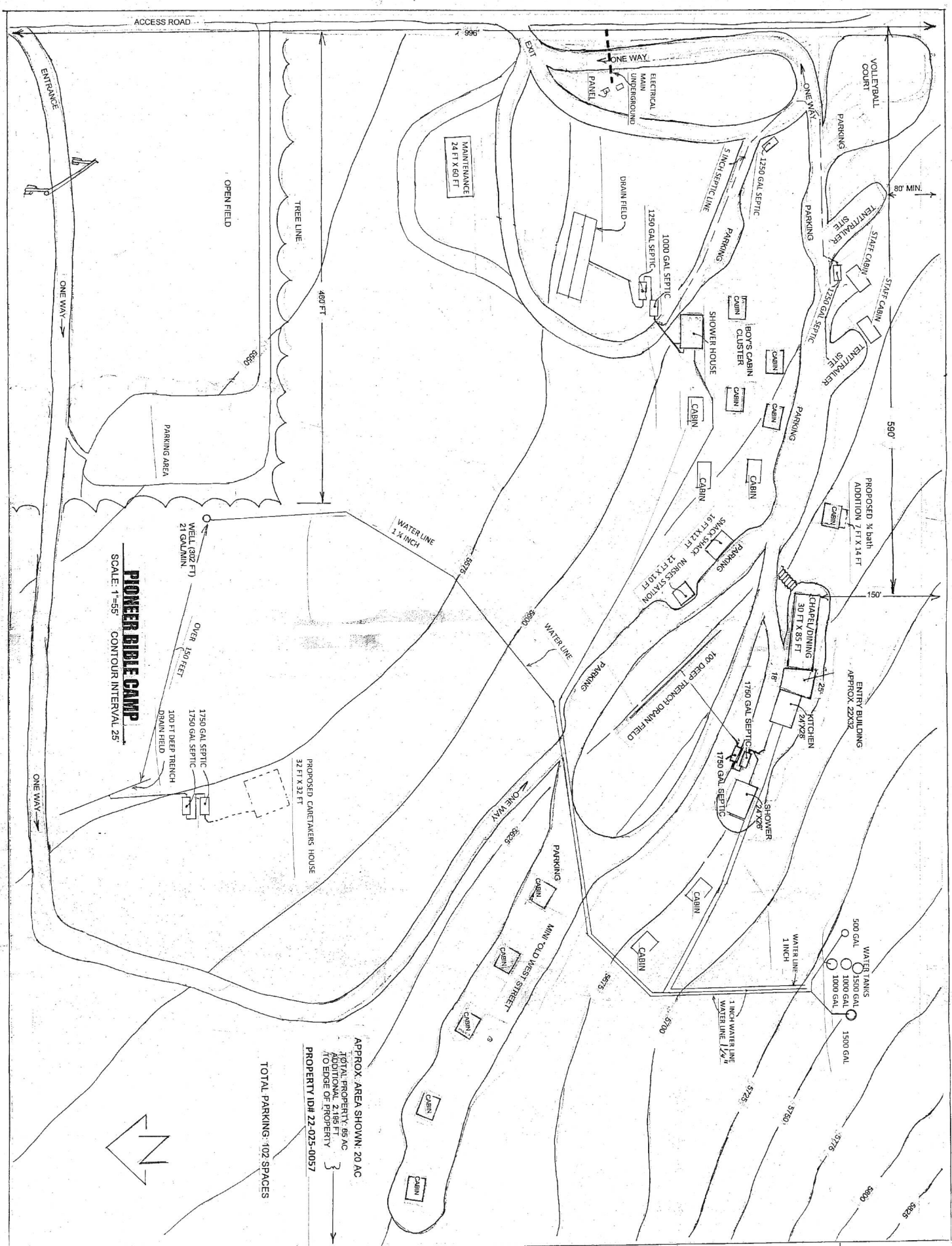
Based upon the findings listed above, administrative approval for CUP 2014-09 (amendment to CUP 2010-07), a bathroom addition to the adult bunkhouse at Pioneer Bible Camp is hereby approved this 21<sup>st</sup> day of May, 2014.



Sean Wilkinson  
Weber County Planning Director

#### **Exhibits**

- A. Site Plan



**SITE PLAN**

**PIONEER BIBLE CAMP**  
 SCALE: 1"=55' CONTOUR INTERVAL: 25'



APPROX. AREA SHOWN: 20 AC  
 TOTAL PROPERTY: 66 AC  
 465 FT TO EDGE OF PROPERTY  
 PROPERTY ID# 22-025-0057

TOTAL PARKING: 102 SPACES

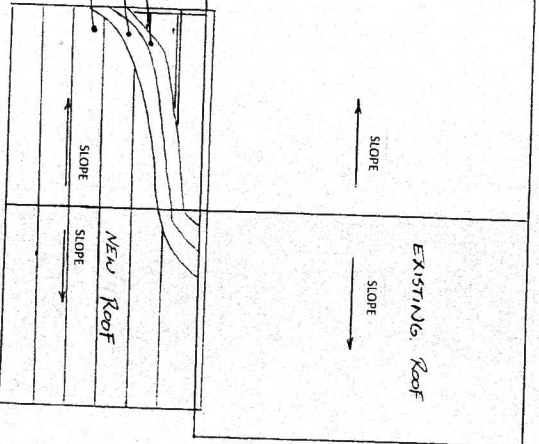
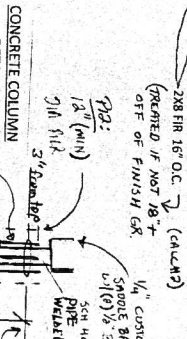
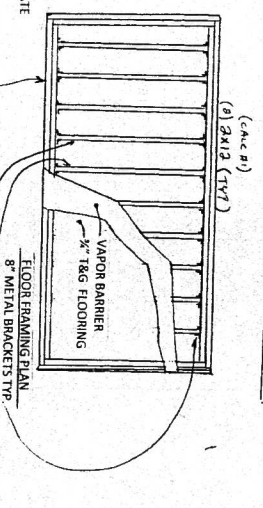
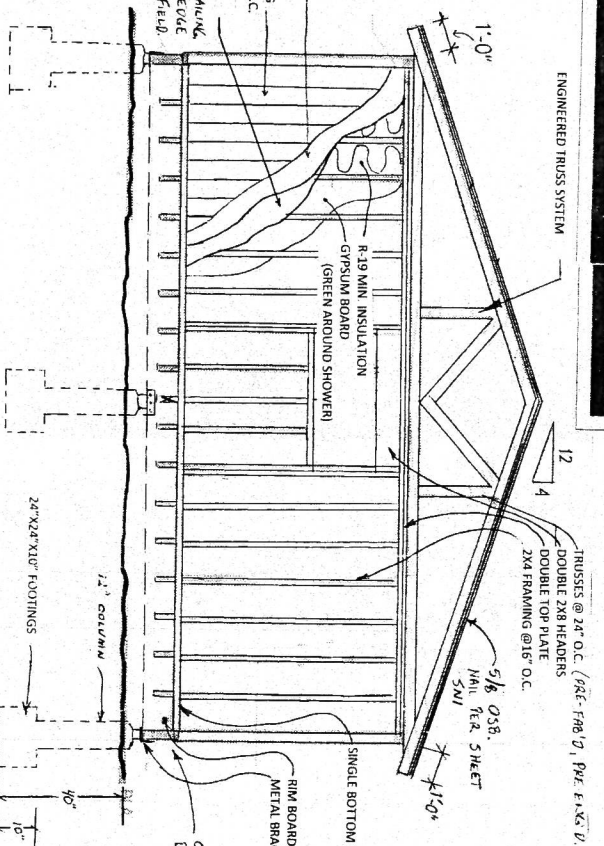
MAR. 2011  
 A3

PROPOSED HOUSE & CABIN ADDITION

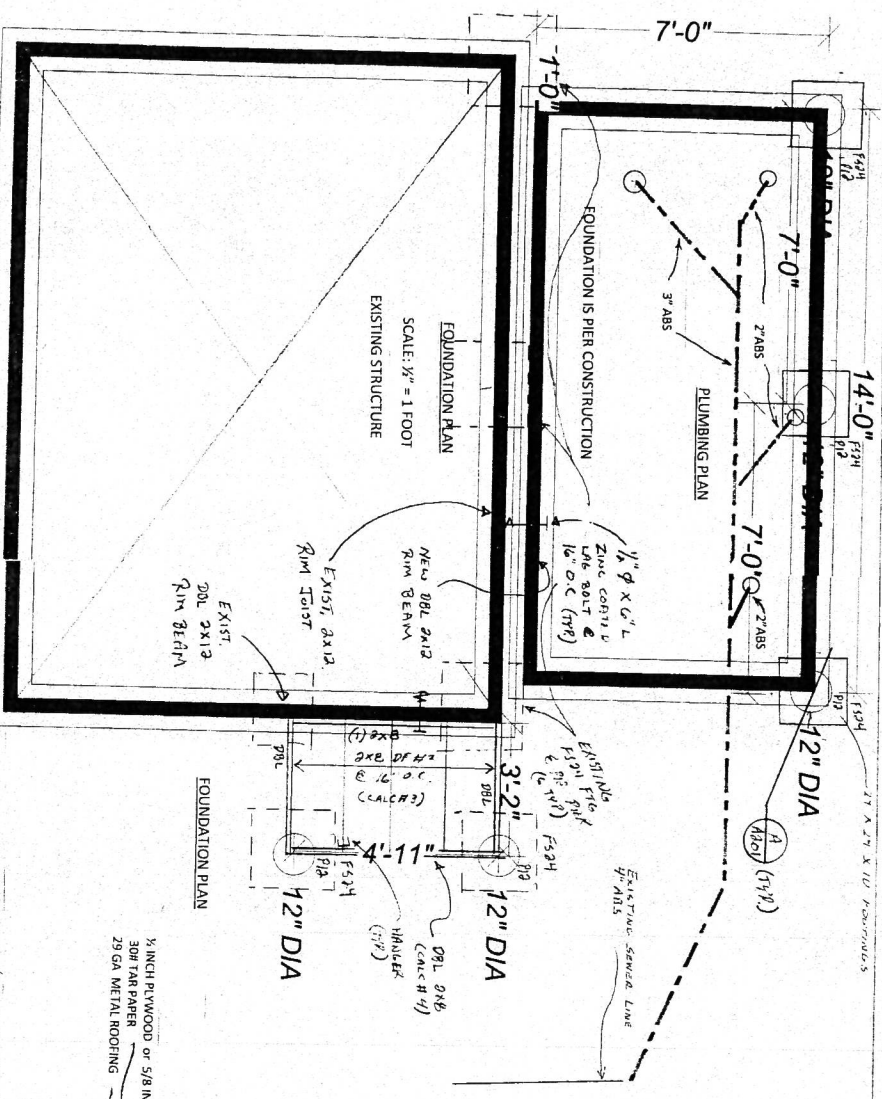
**PIONEER BIBLE CAMP**

NO SCALE  
 1/2" x 1/2" OSB  
 1/4" o.c. EVUC  
 1/2" o.c. Field

TYVEK  
 T1-11 SIDING  
 W/RIBS 8" O.C.



SEE SHEET SNI FOR ALL FRAMING STECS & DESIGN CRITERIA NOT SHOWN HERE. DESIGN SHOW LEAD: 9' 100 PSI 9'-13: TO PSI



**A201**

SHEET NUMBER: A201

PROJECT: #Pb ORIGINAL ISSUE: Preliminary

DATE: APR. 13 2016

REVISIONS:

1. 12-13-16

2. 12-13-16

3. 12-13-16

4. 12-13-16

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20. 12-13-16



**PIONEER BIBLE CAMP**

**GENERIC CABIN**

PO BOX 644  
 EDEN, UTAH 84310

**BATHROOM ADDITION**

REV	DATE	DESCRIPTION

**SHEET 1 OF 4**

**CABIN 2**

**3165 E. 3950 N. EDEN, UT**