



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for Design Review approval of a Community Church to be located at 9228 East 100 North in Huntsville.

**Agenda Date:** Tuesday, March 24, 2015

**Applicant:** Karl Lundin, Agent for Ogden Valley Community Church

**File Number:** DR 2014-12

### Property Information

**Approximate Address:** 9228 East 100 North Huntsville

**Project Area:** 3.02

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

**Existing Land Use:** Vacant

**Proposed Land Use:** Church

**Parcel ID:** 21-022-0005

**Township, Range, Section:** T6N R2E Section 16 NE 1/4

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Agricultural/Residential
<b>East:</b> Agricultural/Residential	<b>West:</b> Agricultural/Residential

### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
801-399-8765

**Report Reviewer:** SW

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (Agricultural Valley-3 Zone)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Standards Chapter 8 (Parking and Loading space, Vehicle Traffic, and Access Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 16 (Ogden Valley Lighting)
- Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs)

## 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 a site plan for a community church at 9228 East 100 North in Huntsville. The property is 3.02 acres in size and is located in the Agricultural (AV-3) Zone, which lists "church, synagogue or similar building used for regular religious worship" as a permitted use. The church will occupy approximately 1.5 acres. The new building will be 6,000 square feet in size. The proposal is to expand the parking area in the future as the membership of the church grows. The current design is to accommodate a membership of 100. The church is currently located in Huntsville Town and will be moved to this location.

- **Architecture and Design:** Sec. 108-2-4. – “Minimum standards; architectural: Exposed fronts and street sides of buildings. Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered acceptable materials unless it is specially colored and textured. Vinyl and/or aluminum siding shall not be acceptable.” The front of the building will be lap siding with a wood grain and will not be vinyl or aluminum. The siding will be painted to match the rest of the building. The proposal is to have exposed timbers above the doors with a natural stone veneer around the door and the bottom fourth of the building. The metal roof will be a copper brown color.
- **Parking/Access:** A church requires one space per five fixed seats. The applicant is providing 20 parking stalls which will serve a congregation of 100 members. The parking area will have to be hard surface such as asphalt or concrete.
- **Setbacks:** The proposed arrangement of buildings on this site does meet the minimum setbacks for the AV-3 zone.
- **Landscaping:** The landscape plan shows 6 evergreens planted across the front property line. The space between the road and the parking area will be left in natural grass. There will be 3 maple trees and shrubs planted around the building with a grass turf area to the east of the building. The building’s mechanical equipment has not been shown with the proposal so there is not a way of ensuring that it is screened adequately from the street view, though screening is required. There will not be a dumpster on site, just a garbage can for trash removal.
- **Lighting:** The site plan shows no lighting on this site. Any lighting must comply with the Weber County Land Use Code Title 108 Standards Chapter 16 (Ogden Valley Lighting). The lighting plan will be reviewed if future lighting is proposed.
- **Signs:** No signs are being proposed at this time. Any signs must comply with the Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs).
- **Water and Wastewater:** Septic feasibility has been issued for this property. A set of full size septic plans needs to be submitted to the Health Department for review and approval prior to issuance of a building permit. Culinary water will be provided by a well. The well has been approved if a 100 foot well protection easement is provided. The applicant has two shares of secondary water in the Huntsville Irrigation Company.

**Engineering Comments:**

- The applicant will need to get the access approved by UDOT. If UDOT requires a culvert under the access then it will need to be installed.
- The 100 ft. well protection zone must be shown on the plan.
- A grading and drainage plan needs to be submitted for review.
- The site will need to have detention or retention. Calculations must be submitted to the Engineering Division.
- There will need to be a Storm Water Maintenance Agreement with the development.
- A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a Utah Pollutant Discharge Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
- A Storm Water Activity Permit will need to be obtained through the Engineering Division before construction begins.

**Summary of Planning Commission Considerations**

Is the project layout and building design consistent with applicable Weber County Ordinances?

**Conformance to the General Plan**

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located.

**Conditions of Approval**

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

- Requirements of the Weber Fire District.
- Requirements of the Weber County Health Department.
- Staff will inspect the site to ensure compliance with approvals prior to the issuance of occupancy permits.

### **Staff Recommendation**

Staff recommends approval of the site plan for the Community Church subject to staff and other agency requirements.

### **Exhibits**

- A. Applicant's Narrative describing the Community Church
- B. Location Map
- C. Renderings of the proposed buildings
- D. Site and landscaping plan

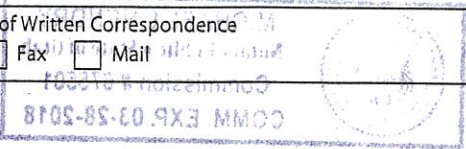
# Weber County Design Review Application

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) DR2014-12
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## Property Owner Contact Information

Name of Property Owner(s) OSDEN VALLEY COMMUNITY CHURCH		Mailing Address of Property Owner(s) PO BOX 291 HUNTSVILLE UT 84317	
Phone 801 920 6841	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address wilson@REinfo.org OVCCMAQUITY@GMAIL.COM			



## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) KARL KLUNDIN		Mailing Address of Authorized Person 2485 GRANT AVE #212 OSDEN, UT 84401	
Phone 801 395 1560	Fax 801 395 1561	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address KLUNDIN70@YAHOO.COM			

## Property Information

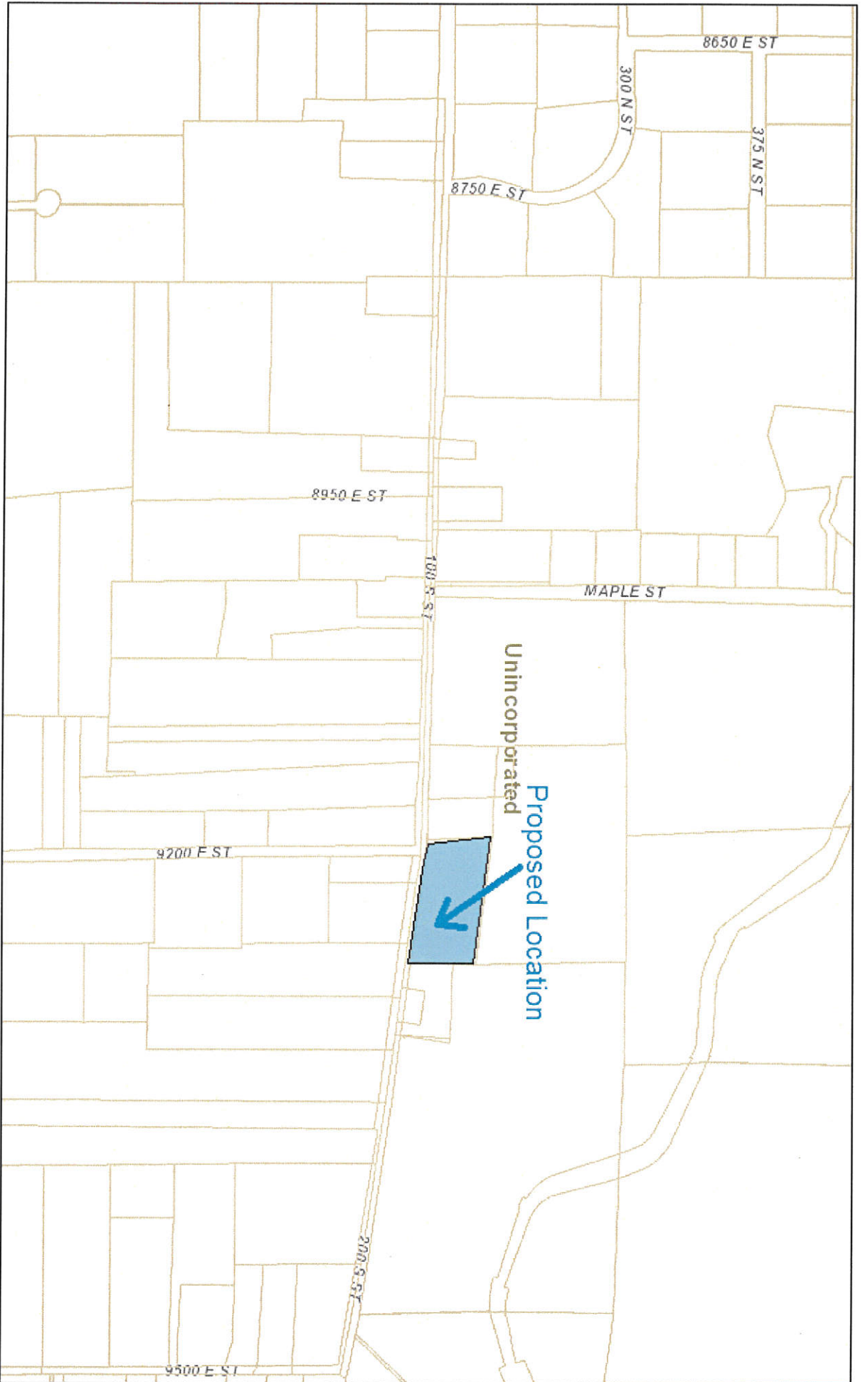
Project Name OSDEN VALLEY COMMUNITY CHURCH	Current Zoning
Approximate Address 100 N 9228 E HUNTSVILLE, UT 84317	Land Serial Number(s) 21-022-0005

Proposed Use  
CHURCH

Project Narrative

PROJECT WILL BE THE NEW LOCATION OF THE OSDEN VALLEY COMMUNITY CHURCH CURRENTLY LOCATED IN CITY OF HUNTSVILLE. PROJECT BEING SUBMITTED WILL BE PHASE #1 BASED ON MEMBERS. BUILDING WILL BE AS IS THROUGH THE PHASES BUT AS MEMBERSHIP GROWS ADDITIONAL PARKING MAY BE ADDED. PHASES ARE BASED ON OCCUPANCY AND HAVE NO SET START OR COMPLETION DATES.

# Location Map

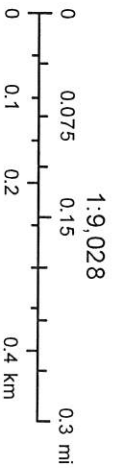


March 12, 2015

Parcels

Street Labels

City Labels



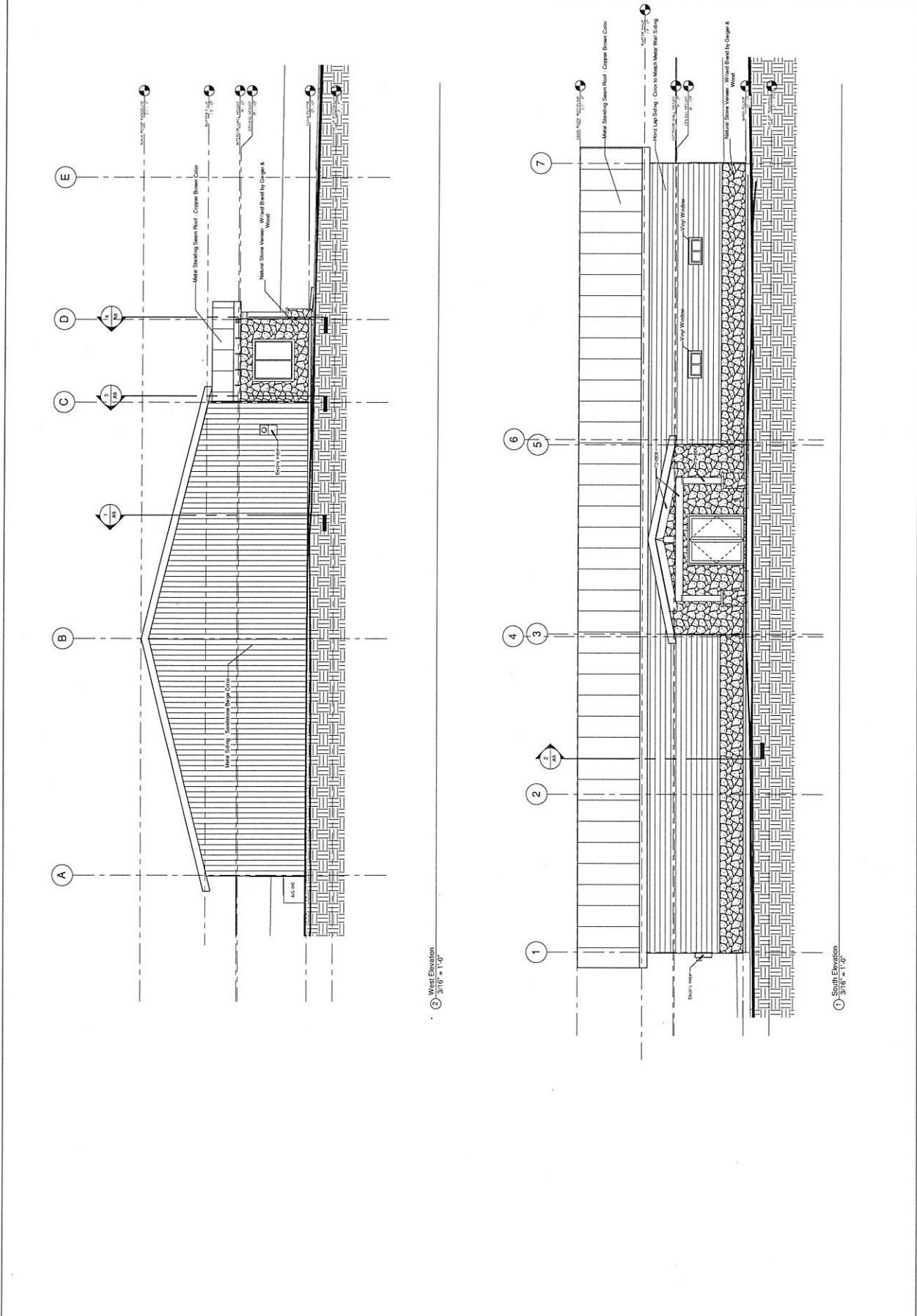


Elevations	
Huntsville, UT	
The Ogden Valley Community Church	
Project number	2014-05
Date	03/12/2015
Drawn by	Karl Lundin
Checked by	Chapco
Scale	3/16" = 1'-0"

**ARCHITECT**  
**LAMES O. CALMBERLIN & ASSOCIATES**  
 ARCHITECTS  
 1100 S. 1000 WEST, SUITE 200  
 HUNTSVILLE, UT 84401  
 PHONE: (435) 942-1100  
 FAX: (435) 942-1101

**DESIGN**  
**LUNDIN DESIGN GROUP**  
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 FAX: (435) 942-1101

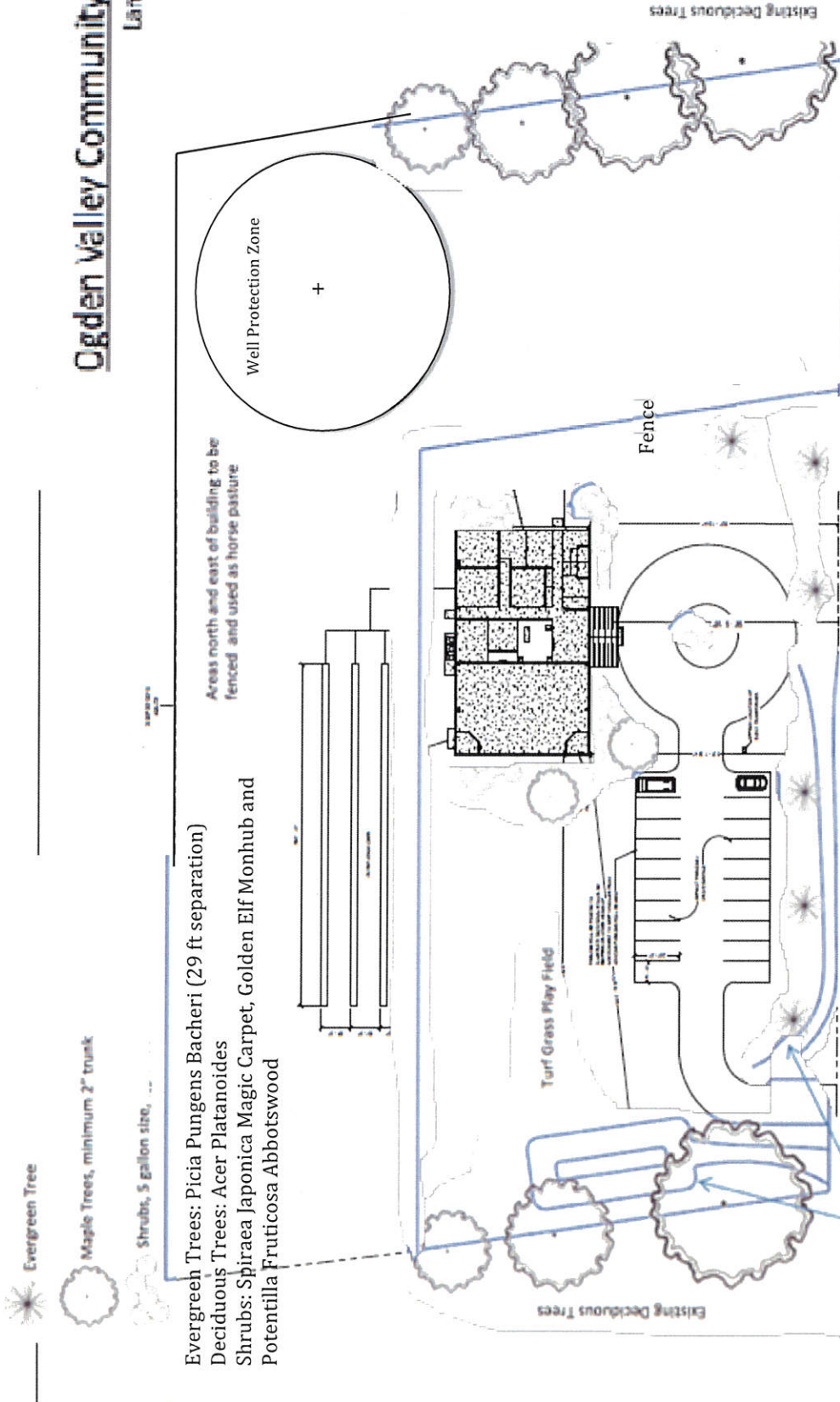
**GENERAL CONTRACTOR**  
**LUNDIN HOMES, LLC**  
 1100 S. 1000 WEST, SUITE 200  
 HUNTSVILLE, UT 84401  
 PHONE: (435) 942-1100  
 FAX: (435) 942-1101



② West Elevation  
 3/16" = 1'-0"

① South Elevation  
 3/16" = 1'-0"

# Ogden Valley Community Church Landscape Plan



Evergreen Trees: Picia Pungens Bacheri (29 ft separation)  
 Deciduous Trees: Acer Platanoides  
 Shrubs: Spiraea Japonica Magic Carpet, Golden Elf Monhub and  
 Potentilla Fruticosa Abbotswood

Areas north and east of building to be  
 fenced and used as horse pasture

- \*All areas where shrubbery is shown will have mulch ground cover and decorative river rock borders when not otherwise separated by a walkway or driveway.
- \*Walkways will be poured concrete or concrete pavers.
- \*Irrigation for shrubs and trees will be via above-ground drip lines connected to secondary water pump.
- \*Irrigation for turf grass will be via impact-rotary sprinklers fed by above-ground hoses connected to secondary water pump.
- \*Area between the road and the parking lot/driveway to be seeded with natural grass.

Total Lot Area (approx. excluding road)	138884	sq ft
Non-developed area (horse pasture)	70379	sq ft
Developed area	68132	sq ft
Pavement Area	11219	sq ft
Building Area	6250	sq ft
Landscaped Area	50663	sq ft
Turf Grass Area	23115	sq ft
% Total Lot Landscaped	36.5	%
% Developed Area Landscaped	74.4	%
% Landscaped Area Turf Grass	45.6	%

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