



## **Weber County Planning Division**

### **Design Review Administrative Approval Blacksmith Village Phase 1 – Landscaping and Streetscape Amendments**

Site Plan Name: Blacksmith Village Phase 1 (DR 2011-01)

Amendment Submittal Date: October 22, 2013

Land Serial Number: 22-047-0040

Approximate Address: 2145 North 5500 East  
Eden, UT 84310

Planning Division Staff Review: Sean Wilkinson

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### **Background**

Blacksmith Village Phase 1 (DR 2011-01) was given design review approval from the Ogden Valley Planning Commission on March 22, 2011. A Land Use Permit was issued on June 8, 2011 and construction on the project commenced soon after. Minor architectural amendments were administratively approved on September 10, 2012. Recently, the project construction contractor met with the Planning and Engineering Divisions and proposed amendments to the landscaping and streetscape design located between the buildings and Highway 158. The proposed amendments consist of the following:

- Four 12 foot tall lamp posts will be added to the streetscape sidewalk as shown on the amended site plan.
  - One decorative clock, similar in size to the lamp posts, will be located in front of Building B on the streetscape sidewalk.
  - The streetscape sidewalk area will have benches, tables and chairs, and other features as shown on the new site and landscaping plans.
  - A 3 foot tall black wrought-iron fence will be located on the east side of the landscaping berm to provide a safer and more defined gathering area in front of the buildings. The fence has entrances on the north and south ends of the project.
  - The landscaping plan has been updated to include 6 trees and approximately 28 shrubs on the berm. The berm will now have sod rather than a wildflower/natural grass mix.
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## Planning Division Review

In reviewing the proposed design amendments, the Planning Division considered the following questions:

**1. Are the design amendments in conformance with the approved conceptual development plan?**

The proposed amendments are minor and do not affect any of the buildings. The landscaping changes and lamp post, clock, and fence additions enhance the functionality, safety and aesthetics of the streetscape while conforming to the approved conceptual development plan.

**2. Are the amendments in conformance with the conditions of the approved Zoning Development Agreement, especially regarding historic preservation?**

The proposed amendments are in conformance with the existing architectural and historical elements of the Blacksmith Shop project. The lamp posts, clock, and fence have been specifically designed to match the same time period as the building architecture and detail.

**3. Are the amendments in compliance with the requirements of the Weber County Land Use Code?**

The proposed amendments are in compliance with the height, area, setback, landscaping, safety, and other requirements of the land use code. The approval granted by the Planning Commission on March 22, 2011 and subsequent amendments approved on September 10, 2012 are still in force, excepting the amendments listed in this staff report.

**4. Are review agency conditions and requirements complete?**

Updated landscape and site plans have been submitted to the Planning and Engineering Divisions for review. The Engineering Division has approved the fence location and other improvements based on their compliance with ASSHTO Roadside Design Guidelines. Building permits may be required for the lamp posts, clock, and fence. All previous agency review comments remain in force.

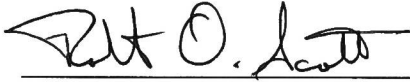
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## Planning Division Findings

- The proposed amendments are in compliance with the approved conceptual development plan, zoning development agreement conditions, and previous design review approvals as described above.
- The historic value of the Blacksmith Shop will not be affected by the proposed amendments.
- New site and landscape plans have been submitted to the Planning and Engineering Divisions for review. Construction of the proposed amendments cannot begin until approval of the plans has been granted. Final occupancy of the buildings cannot be granted until the landscaping and streetscape improvements are complete or a financial guarantee has been provided to guarantee their completion.

Based upon the findings listed above, the Blacksmith Village Phase 1 – Landscaping and Streetscape amendments are hereby approved:

Date of Administrative Approval: Friday, November 8, 2013



Robert O. Scott, AICP  
Weber County Planning Director

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### Exhibits

- A. Project Narrative
- B. Amended Site Plan and Rendering
- C. Amended Landscape Plan
- D. Lamp Post Detail
- E. Fencing Detail

The exhibits are considered the approved documents associated with this site plan.