



Design Review (Commercial, Manufacturing, and other Main Uses)

Design review allows the Planning Division an opportunity to review specified proposed developments, with the goals established by the General Plan and standards listed in Weber County Land Use Code, which implement the goals of the General Plan.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: _____ Time: _____

- Staff member assigned to process application: _____

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

First Determination

Is this a small building with a total footprint of less than 10,000 sq ft and a project area of less than one acre

If **Yes**, the application can be approved administratively without Planning Commission review.

If **No**, the application will be reviewed by the Planning Commission.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

Complete Application Form

A non-refundable fee made payable to Weber County (see *Fee Schedule*)

Obtain signature of the owner(s) on the application and any authorized representatives

All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc.), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.

Culinary water and waste water letter

N/A



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

- ✕ All applications for occupancy permits or building permits for all multi-family (over 8) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the Planning Commission with the exception that small buildings with a total footprint of less than 10,000 sq. ft. and a project area of less than one acre shall be reviewed and approved by the Planning Director after meeting the requirements of all applicable ordinances. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.

Other Land Use Code chapter requirements may apply as determined in the pre application meeting

Fee Schedule

Property Zoning M-3 Fee Required \$100.00

- Design Review \$225
- Design Review Over 5000 sq. ft. \$225 plus \$15 per 1000 sq. ft.
- Administratively approved over 1000 sq. ft. \$100 plus \$15 per 1000 sq. ft.
- Administratively approved less than 1000 sq. ft. **\$100**

Purpose and Intent of Design Review

The purpose and intent of design review by the Planning Commission is to secure the general purposes of this ordinance and the general plan and to insure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.

Approval Criteria

The Planning Commission and/or the Planning Director shall consider the following matters under The Weber County Land Use Code Title 108 Chapter 1 and/or Title 108 Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Design Standards) and others when applicable, in their review of applications and where the plan is found deficient, the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

1. Considerations relating to traffic safety and traffic congestion
2. Considerations relating to outdoor advertising
3. Considerations relating to landscaping
4. Considerations relating to buildings and site layout
5. Considerations relating to utility easements, drainage, and other engineering questions



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6. Considerations relating to prior development concept plan approval associated with any Rezoning Agreement, Planned Commercial or Manufacturing Rezoning or Planned Residential Unit Development Approval.

Appeal Process

Appeals of Staff administrative approvals are made to the Planning Commission within 15 days of the decision.

Appeals of the Planning Commission decision are made to the County Commission within 15 days of the decision.

For Your Information

If construction of any development for which design approval has been granted has not been commenced within eighteen months from date of Design Review approval, the approval shall be deemed automatically revoked. Upon application, the Planning Commission may grant an extension of time.

This application can be found at the following Planning Division web site: www.co.weber.ut.us/planning
Copies of the applicable Weber County Land Use Code and other helpful information are also available at this web site.

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 03/13/2017	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Weber Basin Water Conservancy District		Mailing Address of Property Owner(s) 2837 East Highway 193 Layton, UT 84040	
Phone 801-771-1677	Fax		
Email Address (required) rolsen@weberbasin.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Darren Hess		Mailing Address of Authorized Person 2837 East Highway 193 Layton, UT 84040	
Phone 801-771-1677	Fax		
Email Address dhess@weberbasin.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name AMI Antenna Installation Project	Current Zoning M-3	Total Acreage 2.08
Approximate Address 10000 West 900 South Ogden, UT 84404	Land Serial Number(s) 10-039-0008	

Proposed Use
Quasi Public

Project Narrative
The Weber Basin Water Conservancy District is proposing the installation of a 50-foot tall antenna (see attached site plan) at its property located at Little Mountain, where it currently has two water storage tanks. The antenna is part of the District's Advanced Metering Infrastructure (AMI) and would transmit meter read data from secondary water meters throughout the District's secondary water system in Weber County, back to District Headquarters for processing.

Property Owner Affidavit

I (We), Weber Basin Water, 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.

Danner Hess
(Property Owner)

(Property Owner)



Subscribed and sworn to me this 10 day of March, 20 17

Rebecca Daniela Delius
(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)