



Design Review Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a sign change located at 1770 E 6200 S, Ogden, 84405.
Type of Decision: Administrative
Applicant: G & H Ben Lomond Properties, LLC, Owner
Authorized Agent: Ashley Robison
File Number: DR 2019-07

Property Information

Approximate Address: 1543 W 2700 N, Ogden, UT, 84401
Project Area: 300 sq. ft., on the ground, on a 0.77 acre parcel
Zoning: Manufacturing (M-1)
Existing Land Use: Commercial Development
Proposed Land Use: Commercial Development
Parcel ID: 19-138-0002

Adjacent Land Use

North: 2700 North St
East: Vacant
South: Vacant
West: Vacant Weber Industrial Park

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
Report Reviewer: RG

Applicable Ordinances

- Title 104, Chapter 22 Manufacturing (M-1) Zone
- Title 108, Chapter 1 Design Review, Application and Review
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 110, Chapter 1 Signs, Western Weber Signs

Summary and Background

The applicant is requesting final approval of de minimus changes to an existing sign located at 1543 W 2700 N, Ogden, UT. The proposed changes include removal of an existing pole sign, and replacing/relocating with an updated sign with a 64 square foot single cabinet sign, atop a 12 foot pole, with a 4' x 8', double-sided high res LED full color display. There is no adjacent residential development that could be adversely affected by the proposed LED sign. The applicant has submitted that the proposed sign will include a capability to control brightness. The sign will be shut off between the hours of 10pm and 6am. The lighting must be modified, after dusk, to 30% of maximum brightness, to minimize invasive light. The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC) and appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The proposed use conforms to the Western Weber General Plan by encouraging commercial development within established commercial areas and enforcing the adopted "quality development standards" to ensure compatibility with surrounding development.

Design Review: The manufacturing zone mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable to the current amendment application, such as the signage, landscaping and site layout. As part of this review, consideration has taken into account the applicable matters based on the proposed amendment and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to buildings and site layout. The proposal includes removal of the existing sign, installation of a new, upgraded sign at a different location on the parcels well as a fresh coat of paint on the pole of an existing sign. The height will remain unchanged, and the lighting conditions are outlined above. The

existing sign location meets all setback requirements, including those required for an animated sign (minimum of 75' from the nearest residential zone).

Staff Recommendation

The Planning Division recommends approval of file# DR2019-07, design review for the sign at Ben Lomond Car Wash, located at 1543 W 2700 N, Ogden, 84401. This recommendation for approval is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposal, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
3. The proposal, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed design implements quality development standards and will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

This recommendation for approval is subject to all review agency requirements, and subject to the following conditions:

1. Lighting of the LED cabinet of the sign will occur only between the hours of 6am-10pm. Between the hours of 10pm and 6am, the sign will be shut off, to minimize light pollution in the surrounding areas.
2. The new cabinet will not exceed the current sign area in square footage.
3. The pole will be painted black, with a red vertical strip down the middle, to coordinate with the sign font and design.

Administrative Approval

Administrative Design Review approval of the Ben Lomond Car Wash sign is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 6/19/19


Rick Grover
Weber County Planning Division Director

Exhibits

- A. Design Review Application
- B. Site Plan
- C. Sign Details

Map 1



Exhibit A – Design Review Application

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 5/13/19	Fees (Office Use) 300 ⁰⁰	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) G + H Ben Lomond Properties, LLC		Mailing Address of Property Owner(s)	
Phone	Fax		
Email Address Gnorman@george@gmail.com		Preferred Method of Written Correspondence <input 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) Ashley Robison		Mailing Address of Authorized Person Baker Sign & Service 3555 So. 700 W. Ste C Salt Lake City, UT 84119	
Phone 801-808-8701	Fax		
Email Address ashley@bakersign.net		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Ben Lomond Car Wash		Current Zoning	Total Acreage .77
Approximate Address 1543 W. 2700th N.		Land Serial Number(s) 19-138-0002	
Proposed Use pole sign modification / upgrade			
Project Narrative property already has permitted pole sign. we want to update it and move it to a new locatin on property.			

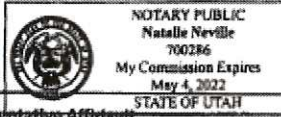
Property Owner Affidavit

I (We) G. NORMAN GEORGE 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.

G. Norman George
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 14 day of MAY 20 19



Natalie Neville
(Notary)

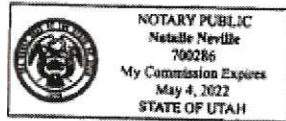
Authorized Representative Affidavit

I (We) _____, the owner(s) of the real property described in the attached application, do authorize 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.

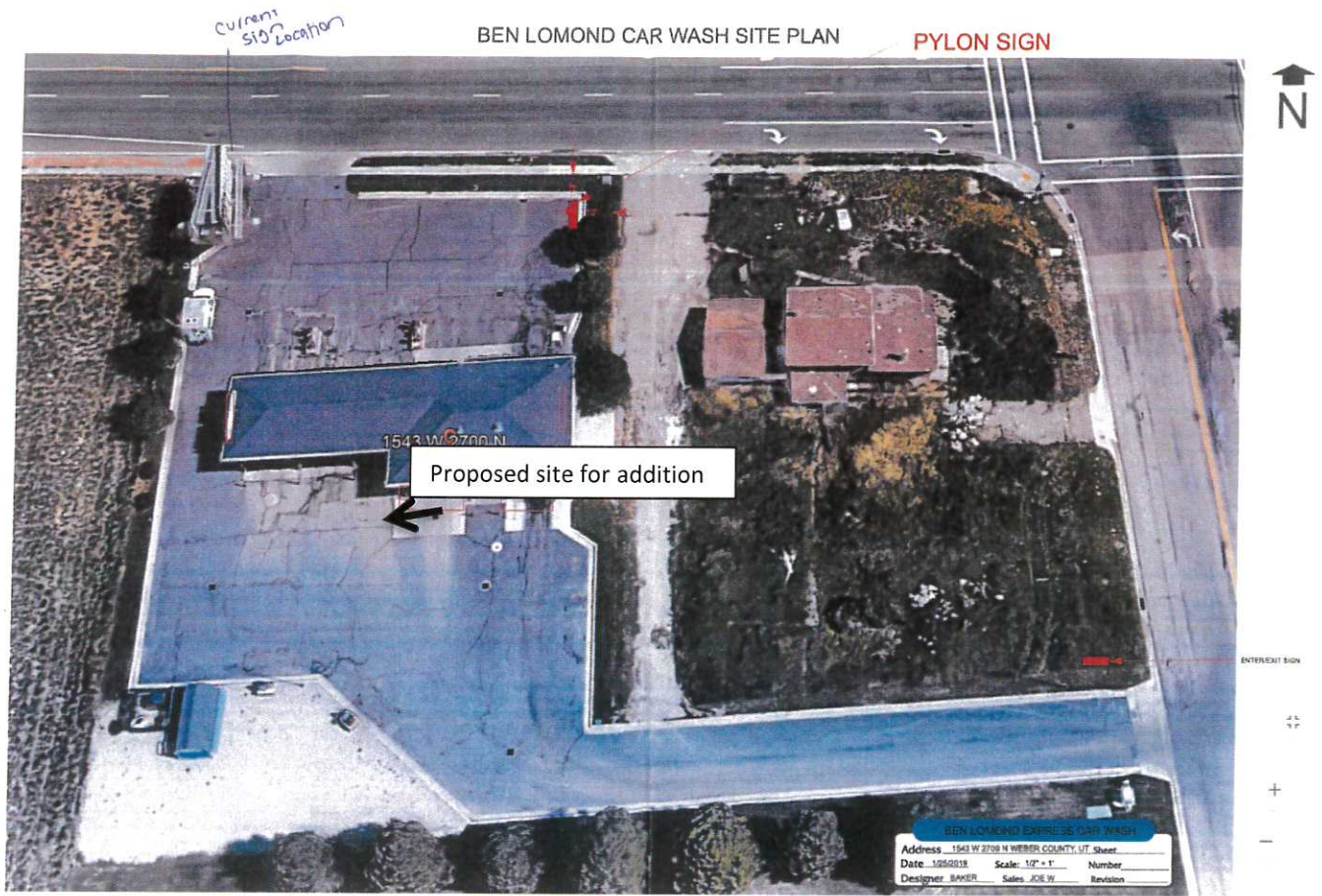
[Signature]
(Property Owner)

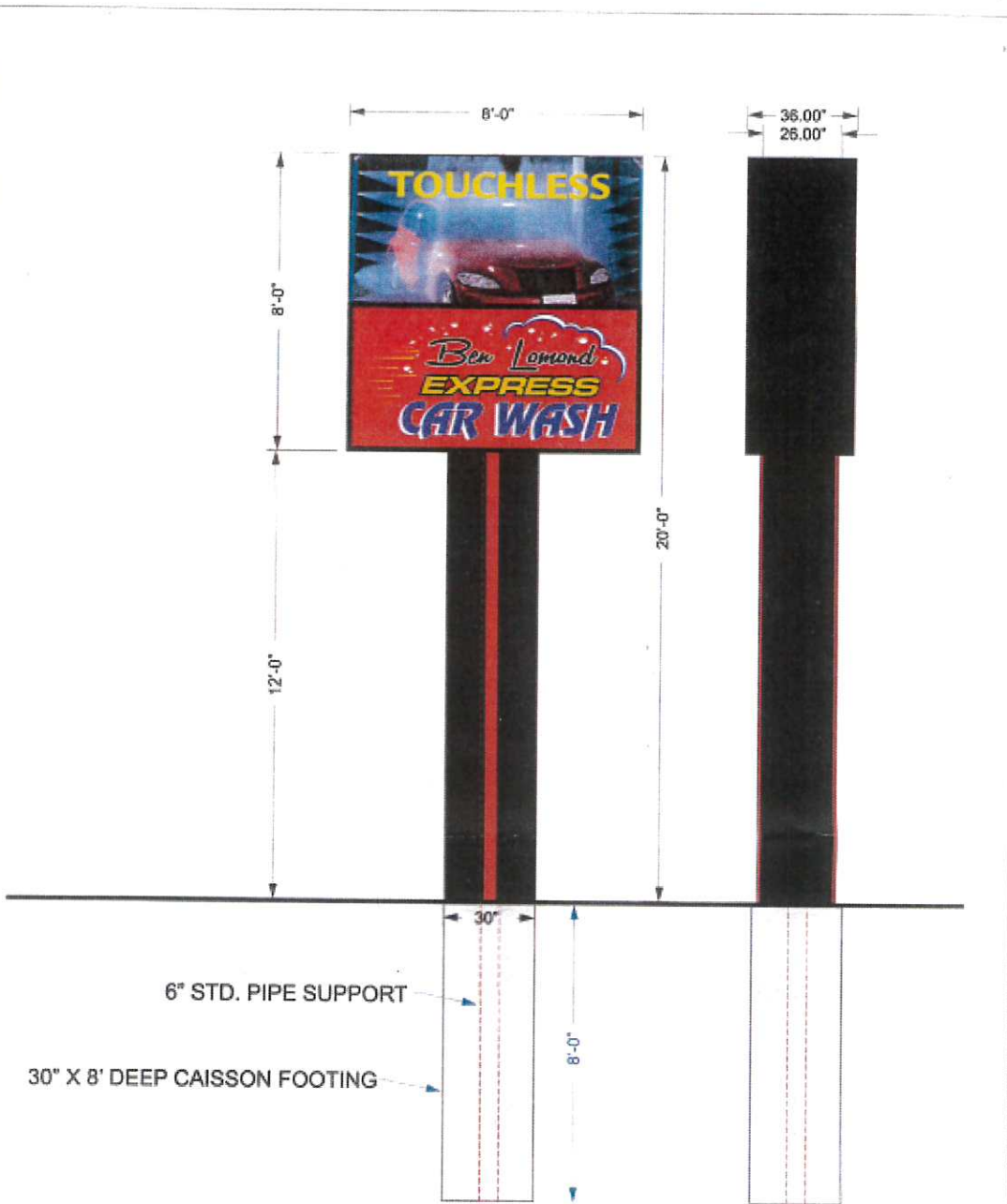
(Property Owner)

Dated this 14 day of May, 20 19, personally appeared before me G. Norman George, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Natalie Neville
(Notary)





4' X 8' DWF EMC & 4' X 8' ID CABINET WITH 6" PIPE "DIRECT BURIAL" AND POLE COVER

I.D. CABINET LED ILLUMINATED WITH WHITE LEXAN FACES AND VINYL GRAPHICS
 10MM EMC 4' X 8' DOUBLE SIDED HIGH RES DIGITAL BOARDS.
 ALUMINUM POLE COVER WITH RAISED ALUMINUM RED STRIPE.
 INSTAL WITH 6" DIRECT BURIAL PIPE SUPPORT.



MOVE TO NEW LOCATION AND MODIFY



4' X 8' DJF EMC & 4' X 8' ID CABINET WITH 6" PIPE "DIRECT BURIAL" AND POLE COVER

I.D. CABINET LED ILLUMINATED WITH WHITE LEXAN FACES AND VINYL GRAPHICS
 10MM EMC 4' X 8' DOUBLE SIDED HIGH RES DIGITAL BOARDS.
 ALUMINUM POLE COVER WITH RAISED ALUMINUM RED STRIPE.
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