

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**July 17, 2019
4:00 to 5:00 p.m.**

- 1. DR 2019-05: Consideration and action on a request for design review approval of a new Golden West Credit Union facility located at 2461 N Hwy 158, Eden, UT 84310 (Steve Burton, Presenter)**
- 2. AAE 2019-03: Consideration and action on an alternative access request to use a private right-of-way as the primary access for a lot of record in the AV-3 zone. (Steve Burton, Presenter)**
- 3. Adjournment**

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval of a new Golden West Credit Union facility located at 2461 N Hwy 158, Eden, UT 84310

Type of Decision: Administrative

Applicant: Golden West Credit Union

File Number: DR# 2019-05

Property Information

Approximate Address: 2461 N Hwy 158 Eden, UT, 84310

Project Area: 43,558 square feet (1 acre)

Zoning: CV-2

Existing Land Use: Vacant

Proposed Land Use: Commercial

Parcel ID: 22-098-0003, 22-046-0071

Township, Range, Section: Township 7 North, Range 1 East, Section 34 NW

Adjacent Land Use

North: Commercial	South: Commercial
East: Hwy 158	West: Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Weber County LUC Title 104, Chapter 21 – Commercial Valley Zone (CV-2) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards
- Weber County LUC Title 108, Chapter 16 – Ogden Valley Outdoor Lighting
- Parking
- Signage
-

Summary and Background

The applicant is requesting an administrative design review approval of a new Golden West Credit Union facility and the associated installation of a parking lot and access off of Hwy 158. The project area is approximately one acre.

Analysis

Design Review: The CV-2 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. LUC §108-1-2 states that design review applications for buildings in the CV-2 zone with a footprint of less than 75,000 square feet may be reviewed and approved by the Planning Director.

As part of a design review, the Planning Director shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
 - The proposal is not anticipated to increase traffic or to cause any traffic safety hazards. The proposed addition will include a customer parking lot. An access off of Hwy 158 will be deeded to the County, with the understanding that the applicant/owner will maintain this access until

such time as this connection is extended to Valley Junction Drive, after which the County will assume responsibility.

- **Outdoor advertising:**
 - The proposal will include the following signage:
 - A ground monument sign (103" x 93"), an entrance sign (36' x 30'), and a wall sign (9' 4.5" x 49").
 - A 4.3' x 10' wall sign on the west elevation, a 4' x 9.5' wall sign on the south elevation
 - A 36" x 30" entrance sign
- **Outdoor Lighting Plan:**
 - Proposed outdoor lighting will include recessed entryway lighting, lane lights, whose total lumen output doesn't exceed 7 lumens. All parking lot lighting shall be shielded, and contained within the boundaries of the parcel. No LED lighting has been proposed as part of this project. No light shall be sourced from the on-site ATM, that can be seen from off-premises. All exterior lighting shall comply with the Ogden Valley Outdoor Lighting Ordinance (LUC 108-16).
- **Landscaping:**
 - The site maintains the landscaping requirements outlined in LUC §108-2-5 through conservation of existing trees along the southern boundary and installation of both an irrigation system and landscaping of live plants (trees, shrubs, turf), as well as decorative wood mulch. Minimum landscaping area requirement is 8,712 square feet, proposed landscape area is 17,835 square feet (40% of project site). A parkstrip must be installed consisting of a native grass mixture that is low growing. Automatic irrigation of the parkstrip landscaping shall be located outside of the parkstrip. Parkstrip landscaping shall not be included in the total area and turf grass percentage requirements (LUC 108-2-5)
- **Building and site layout:**
 - The site plan shows that the project area is within an existing building footprint and is compliant with the following zoning site development standards:
 - Minimum lot area: None;
 - Minimum lot width: None;
 - Minimum front yard setback: None
 - Minimum side yard setback: None;
 - Minimum rear yard setback: None

The proposal meets the architectural standards with the use of muted earth tones. The front is a stone veneer and a hearty board vertical siding. Mirrored glazing is prohibited on the building. The metal window framing is clear anodized aluminum, which is allowed per LUC 108-2-4.

The proposal is located adjacent to the Mad Moose Cafe, and a vacant Wells Fargo Bank off of Highway 158 in Eden.

Parking – The proposed parking lot shall be paved with asphalt or concrete surface (LUC 108-8-7). There are a total of 28 total parking spaces included with this proposal.

Screening – Trash dumpsters shall be completely screened from the street or public view by a six foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials. The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six inches in thickness. The pad shall match the existing grade in paving and provide for positive drainage (LUC 108-2-7).

- **Utility easements, drainage, and other engineering questions:**

- The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by continuing commercial development within existing commercial and village areas (pg. 25 Ogden Valley General Plan, Commercial Development Goal 1).

Staff Recommendation

The Planning Division recommends approval of file# DR 2019-05, subject to all review agency requirements and the following conditions:

1. All proposed lighting must comply with the Ogden Valley Lighting requirements, as outlined in LUC§ 108-16, and will be verified at building permit review and prior to issuance of C of O.
2. Any proposed signage must comply with the Ogden Valley Sign Ordinance in LUC § 110-2, and will be reviewed at building permit review.
3. The paved pedestrian path to the east of the project site must remain undisturbed.
4. Installation of improvements will be done by the owner/applicant. An escrow will be required for any unfinished improvements and landscaping shall be received by the County Engineer prior to issuance of C of O.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project conforms to the Ogden Valley General Plan.

Administrative Approval

Administrative approval of DR 2019-05 is 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: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Site Plan.
- B. Images of Proposed Changes.

Area Map



Exhibit A – Site Plan

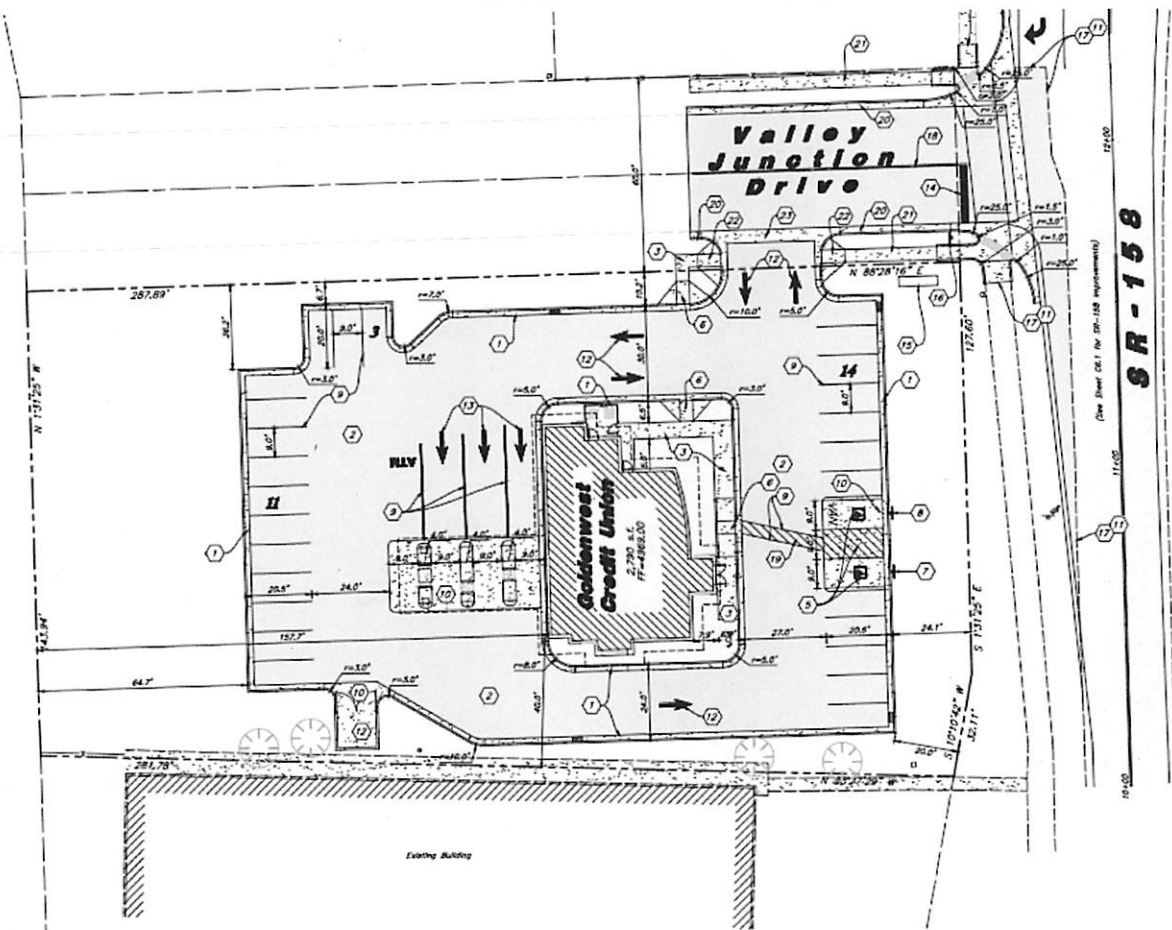
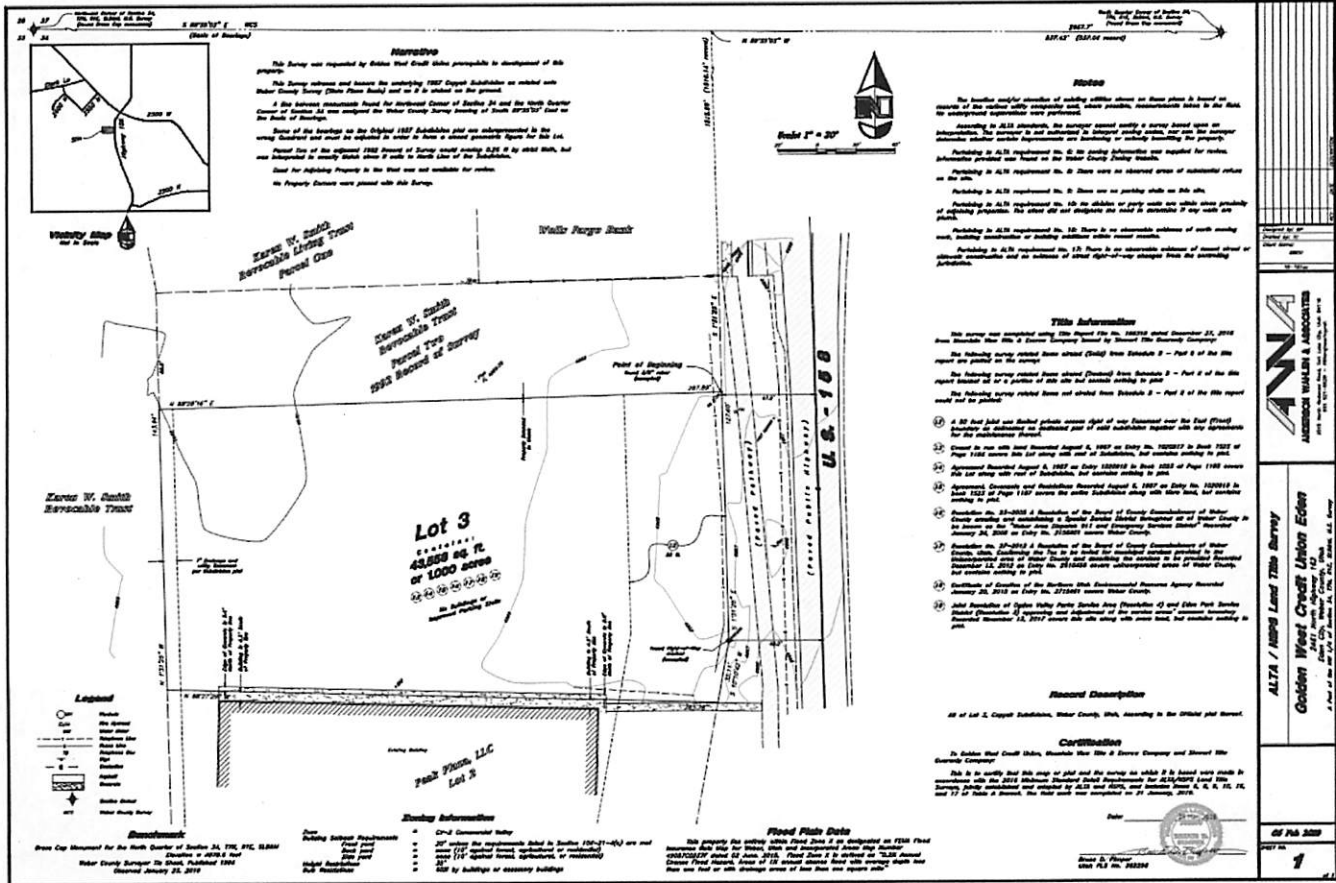
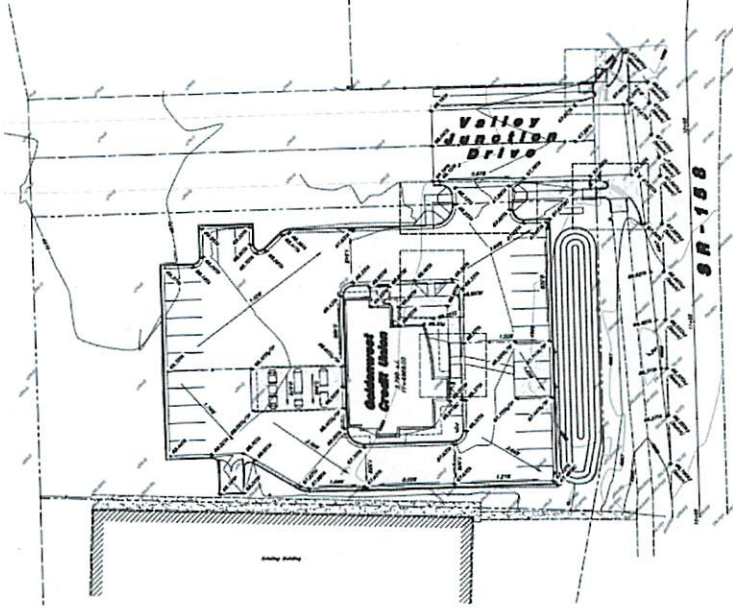


Exhibit B - Proposal



Scale 1" = 30'



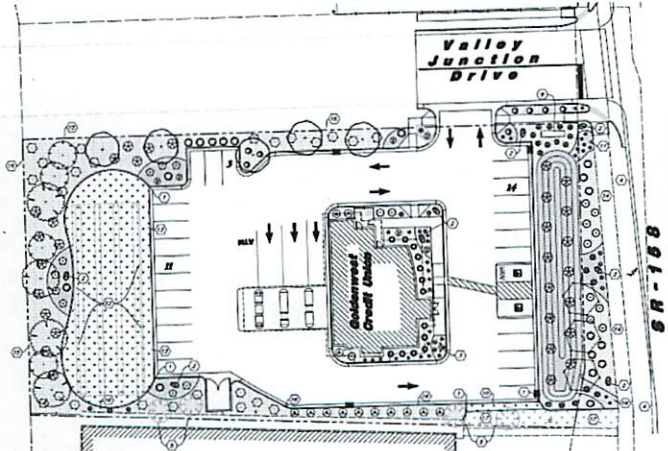
- General Grading Notes: 1. All grading shall be in accordance with the present general plan...

- Deck and Entry Construction Notes: 1. Deck area shall be constructed above existing or finished grade...

- Retaind Construction Notes: 1. Retaind shall be constructed with a maximum height of 12.0'

Professional seal and title block for Goldenwest Credit Union - Eden, including ANA logo and date 3 Apr 2020.

Scale 1" = 30'



SR-158 Tree Retained - 3 Trees (2 Deciduous) Valley Junction Drive Trees Retained - 8 Trees (6 Deciduous) Total Area = 6287 sq. FT.

PLANT SCHEDULE

Table with columns for tree symbols, quantity, and plant names like '1. Live Juniper / 2. Blue Olive Tree'.

General Landscape Notes

- 1. All plantings shall be in accordance with the present general plan...

Landscape Elevation

- 1. Elevation shall be in accordance with the present general plan...

Material Schedule

Table with columns for material symbols and descriptions like '1. 1/2" Gravel'.

Landscape Notes

- 1. All plantings shall be in accordance with the present general plan...

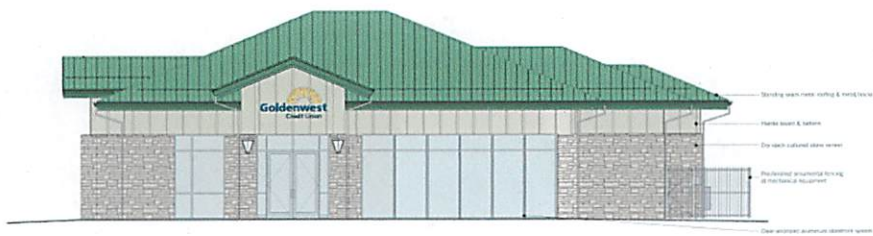
- 2. All grading shall be in accordance with the present general plan...

Professional seal and title block for Goldenwest Credit Union - Eden, including ANA logo and date 3 Apr 2020.





NORTH ELEVATION
 01 3/8" = 1'-0"



EAST ELEVATION
 02 3/8" = 1'-0"



SOUTH ELEVATION
 01 3/8" = 1'-0"



WEST ELEVATION
 02 3/8" = 1'-0"

· *Scope of Work* · · · · ·

Wall Signs



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FREEDOM LED SIGNS INC. IN WRITING.

· *Scope of Work* · · · · ·

Wall Signs

South and East elevations to be same size



THIS DRAWING IS DESIGNED BY AND IS THE SOLE PROPERTY OF FREEDOM LED SIGNS. SAID DRAWING IS NOT TO BE EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION, REPRODUCED, OR COPIED BY ANYONE UNLESS AUTHORIZATION IS OBTAINED FROM AN OFFICER OF

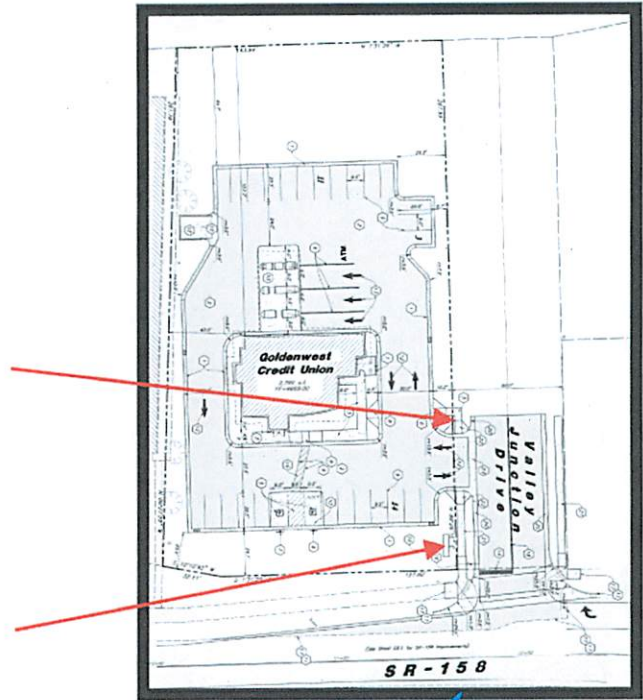
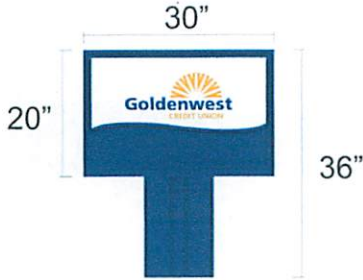


FREEDOM LED SIGNS INC. IN WRITING.

Scope of Work

Monument Sign to go near north entrance of property

Directional to be non lit
Plex faces with vinyl graphics.



PRODUCT ID: 4942
Outdoor Blank-out LED Direct-view Sign

MODEL
TCL1026GR-100
DIMENSIONS
10" H x 26" W x 2.5" D (est. 6.509 lbs)



CLASS
CLASS: TCL Series
Control Method: Switch (not included) or external relay.

CONSTRUCTION
Cabinet: 1-piece, corrosion resistant, extruded aluminum frame, 2.5" deep
Face Material: 1/8" impact resistant, smoke-tinged polycarbonate (5109)
Faces: Single Faced Sign
Finish: Dura-nodic Bronze
Mounting Channel:

ELECTRICAL
Flashing: Not Included
Input Voltage: 120-277 VAC
UL/cUL Listed: Listed for wet locations

MESSAGE
Illumination: Super bright direct view LEDs. Message blanks out when off.
Sign Messages: See message table below

MESSAGE	LED/COLOR	HEIGHT	AMPS
OPEN	Green Wide Angle LED	6.0"	0.074/0.031
CLOSED	Red Wide Angle LED	6.0"	0.051/0.022

NOTE: Above messages are independently controlled.

Signal-Tech
4985 Pittsburgh Ave.
Erie, PA 16509
Phone: (877) 547-9900
Fax: (814) 835-2300
Email: sales@signal-tech.com
Website: www.signal-tech.com

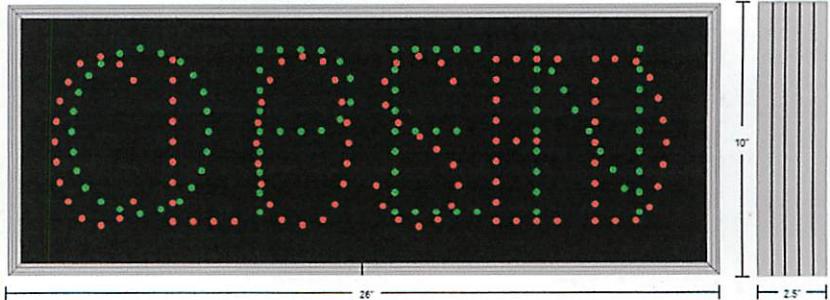


Proudly Made in the USA

Copyright (C) 2019 Signal-Tech

Product View

NOTE: Sign image may not exactly represent the finished product. For illustration purposes only.



Sample Display Options



07122019 L1 DP



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an alternative access request to use a private right-of-way as the primary access for a lot of record in the AV-3 zone.

Agenda Date: Wednesday, July 17, 2019

Applicant: Dennis Shaw

File Number: AAE 2019-03

Property Information

Approximate Address: 2150 N 6175 E, Eden, UT, 84310

Project Area: 9.82 Acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Agricultural

Proposed Land Use: Agricultural/Residential

Parcel ID: 22-049-0010

Township, Range, Section: T7N, R1E, Section 35SE

Adjacent Land Use

North: Agricultural	South: Residential/Agricultural
East: Agricultural	West: Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
 801-399-8794

Report Reviewer: SB

Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (Agricultural Valley AV-3 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 Flag lot access strip, private right-of-way, and access easement standards
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 Access to a lot/parcel using a private right-of-way or access easement
-

Background

The Planning Division is recommending approval of the request for an alternative access for a future residence on a legal lot of record.

The property is in the Agricultural A-1 Zone located at approximately 2150 N 6175 E, in Eden, and is 9.82 acres. The existing easement is located off of 2150 North St, which has been continuously used as a public thoroughfare for a period of greater than 10 years (see Utah State Code 72-5-104 (1)).

Alternative access applications such as this are reviewed and approved administratively by the Weber County Planning Director. It is essential to note that this request is an administrative application and is not a variance or an exception to the standards and criteria outlined in the Uniform Land Use Code of Weber County (LUC). The request conceptually meets the standards as outline in LUC §108-7-29 and meets the criteria for the request as required in LUC §108-7-31.

Alternative access applications should be approved as long as the design standards can be implemented during the development process. The application meets the criteria in LUC §108-7-31(1)(b) which states:

"Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions."

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the area. This proposal conforms to the Ogden Valley General Plan.

Zoning: The subject property is located in the Agricultural Valley Zone more particularly described as the AV-3 zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-5-1 as:

"The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

The application has been forwarded to the applicable review agencies and based on the limited criteria and conditions that govern alternative access application and after a thorough review of the applicant's proposal, staff feels that the applicant has provided adequate evidence to show that it is unfeasible or impractical to extend a street to serve such parcel due to topographic, or property boundary conditions. This determination is based on the review and analysis of the information provided by the applicant.

Prior to any further development considerations on this site, the applicant will have to provide a complete application that adheres to all Federal, State and County ordinances.

Review Agencies: To date, the proposed alternative access has been approved by the Weber County Engineer as well as Weber Fire District. All review agency requirements must be addressed and completed prior to this alternative access being recorded.

Tax Clearance: The 2018 property taxes have been paid in full. The 2019 taxes are will be due in full November 30, 2019.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Summary of Administrative Considerations

- Based on substantial evidence, has it been shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions

Staff Recommendation

Staff recommends approval of the request for an alternative access for a 20' x 220' private right-of-way as the primary access for a future residence on a legal lot of record:

1. That approval is based on the concept layout list as Exhibit C of the July 17, 2019 staff report.
2. That the future use of the land is in compliance with all relevant Weber County Land Use and Development ordinances.
3. That in the event evidence is presented that would prohibit the further development of land (not otherwise listed in the Weber County Land Use and Development ordinances), this approval is void.
4. That this approval offers no explicit or implicit rights of access along any connected private streets, roads or rights of way serving access to the property.

This recommendation is based on the following findings:

1. Based on substantial evidence, it has been found that it is unfeasible or impractical to extend a street to serve such lot/parcel based on topographic, and property boundary conditions which limits typical access requirements in a unique way.

Administrative Approval

Administrative final approval of an alternative access as the primary access for parcel # 23-007-0003 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: Wednesday, July 17, 2019

Charlie Ewert
Weber County Principal Planner

Exhibits

- A. Map of Location
- B. Application and Narrative
- C. Site Plan

Exhibit A-Location map

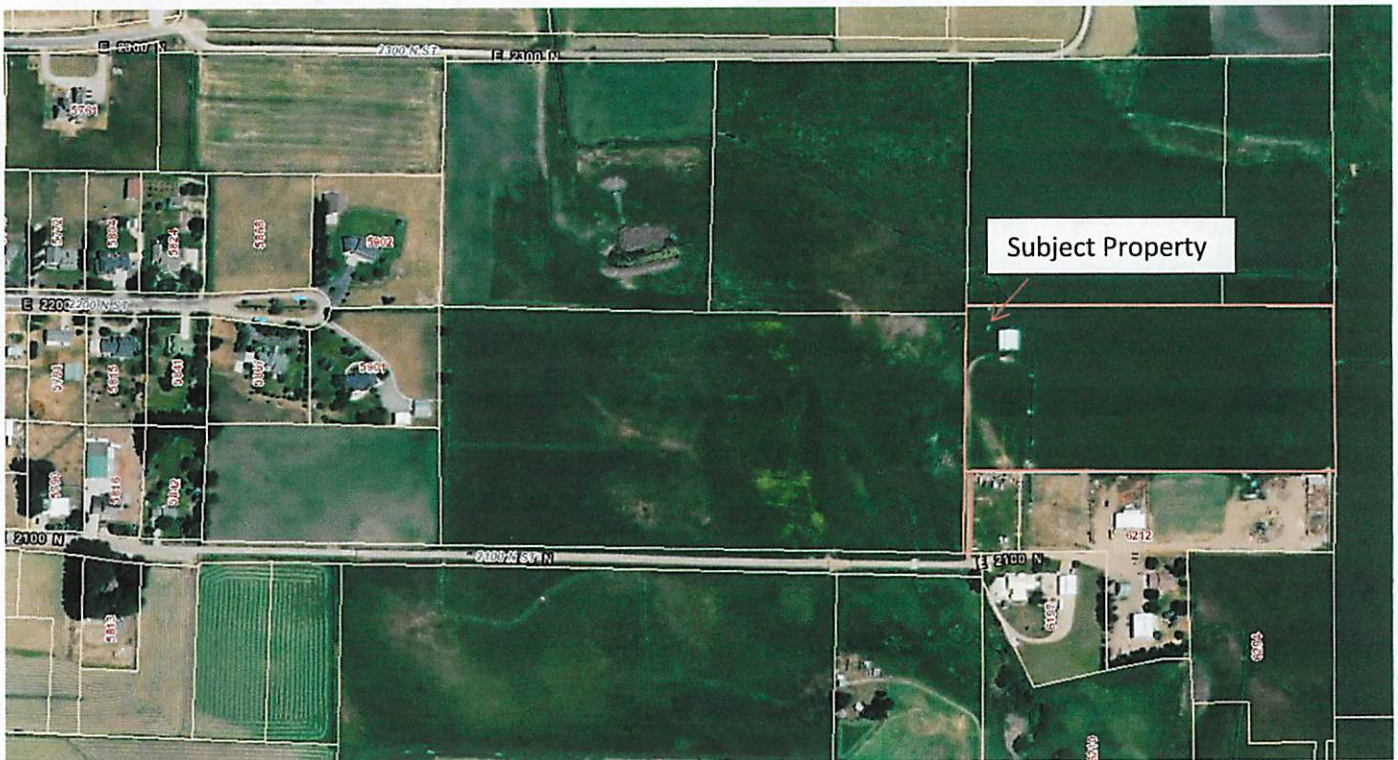


Exhibit B-Application & Narrative

Weber County Alternative Access Application			
Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted /Completed	Application Fee: \$350.00	Receipt Number (Office Use)	File Number (Office Use)
Application Type			
<input type="checkbox"/> Flag lot access strip <input checked="" type="checkbox"/> Access by Private Right of Way <input type="checkbox"/> Access at a location other than across the front lot line			
Property Owner Contact Information			
Name of Property Owner(s) DENNIS SHAW TRUSTEE		Mailing Address of Property Owner(s) 8080 E 1000 N HUNTSVILLE, UT 84317	
Phone 8017911036	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) denniscshaw@msn.com			
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) DENNIS SHAW		Mailing Address of Authorized Person 8080 East 1000 North HUNTSVILLE, UT 84317	
Phone 801-791-1036	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) denniscshaw@msn.com			
Property Information			
Project Name SHAW SUBDIVISION		Total Acreage 9.9	Current Zoning
Approximate Address 2150 N 6197 E EDEN UT		Land Serial Number(s) 22-049-0010	
Proposed Use Single Family Home AND AGRICULTURE			
Project Narrative Build a single Family home on property			

Exhibit B-Application & Narrative

Basis for Issuance of Access to a lot/parcel at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

Sec. 108-7-32. - Access to a lot/parcel at a location other than across the front lot line.

- (1) The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.
- (2) It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

Please provide the following information to support your request for Access to a lot/parcel at a location other than across the front lot line:

- Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.
- The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Property Owner Affidavit

I (We), DENNIS SHAW, 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. I (We) understand that an approval of an alternative access application does not grant a legal right to access property that I(we) currently do not own.

Dennis Shaw

Property Owner

Property Owner

Subscribed and sworn to me this 22 day of April, 2019.

Annette Petersen

Notary



ANNETTE PETERSEN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 685396
COMM. EXP. 9-17-2019

Authorized Representative Affidavit

I (We), DENNIS SHAW, 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.

Dennis Shaw

Property Owner

Property Owner

Dated this 22 day of April, 2019, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Annette Petersen

Notary



ANNETTE PETERSEN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 685396
COMM. EXP. 9-17-2019

Exhibit C-Site Plan



SHAW SUBDIVISION - SINGLE HOUSE
PARCEL # 22-049-0010
Approx Address 2150N 6197E
EDEN UT

EXISTING RIGHT OF WAY
ROAD

0 0.0