



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 physical therapy clinic located at 2487 N Hwy 162, Eden, UT 84310

Type of Decision: Administrative

Applicant: Ben & Candace Nicholls

File Number: DR# 2019-18

Property Information

Approximate Address: 2487 N Hwy 162 Eden, UT, 84310

Project Area: 1,025 square feet

Zoning: CV-2

Existing Land Use: Vacant

Proposed Land Use: Commercial

Parcel ID: 22-046-0076

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 16 – Ogden Valley Outdoor Lighting
- Parking
- Signage

Summary and Background

The applicant is requesting an administrative design review approval of physical therapy clinic. There are no proposed changes to the exterior of the existing building and its site footprint. Applicant is leasing approximately 1,025 square feet of existing space, with no modifications to the interior. Applicant will be installing some signage, and bringing some of the exterior lighting into compliance with the Ogden Valley Outdoor Lighting ordinance (LUC 108-16).

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 existing access off of Highway 158 will be used, as well as the existing parking lot.

- *Outdoor advertising:*
 - The proposal will includes the following signage:
 - A 4' x 8' wall sign on the east elevation
 - (2) 2' x 3' wall signs, 1 each on the east and south windows
 - A portable sign displayed during business hours
- *Outdoor Lighting Plan:*
 - Existing outdoor lighting will be brought into compliance with the Ogden Valley Outdoor Lighting Code. There are restrictions place on the tenant, due to a non-compete clause in the recent sale of the building, which disallows alterations of any kind to the exterior, as well as any modifications to the interior of the existing building. As such, the Planning Department will require compliance with the lighting that the applicant is allowed to modify, in order to obtain at least a partial compliance. Parking lot lighting shall be shielded, and contained within the boundaries of the parcel. There are there is existing lighting on three of the exterior walls that must be shielded, as well. All exterior lighting, to the extent possible by the applicant, shall comply with the Ogden Valley Outdoor Lighting Ordinance (LUC 108-16).
- *Landscaping:*
 - There are no changes to any existing landscaping, however, the applicant shall keep the site maintained so as to not become unsightly.
- *Building and site layout:*
 - The site plan shows that the project area is within an existing building is already 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 generally meets the architectural standards with the use of muted earth tones. Any aspects of the existing site that are not in compliance with the Land Use Code, shall be brought into compliance when the restrictions on modification are lifted (2 years).

The proposal is located adjacent to both the New Goldenwest and Maverick off of Highway 158 in Eden.

Parking – The existing parking lot is be paved with asphalt (LUC 108-8-7). There are a total of 24 total parking spaces.

Screening – Trash dumpsters shall continue to 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 2019-18, subject to all review agency requirements and the following conditions:

1. All existing exterior lighting, that may be modified by the applicant (lessee) must comply, with the Ogden Valley Lighting requirements, as outlined in LUC§ 108-16, and will be verified at occupancy.
2. All proposed signage will be reviewed when a detailed signage plan is submitted for request of a land use permit. The following are just some of the standards that will be applied from LUC 110-2 (Ogden Valley Signs):

Regarding wall signs: (LUC 110-2-12(a)) "Any proposed signage must comply with the Ogden Valley Sign Ordinance in LUC § 110-2, and will be reviewed at land use permit review. Signs may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass (including plexi-glass), metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina."

"...Support structures may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass, metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina. Support structures shall use natural, muted earth-tone colors including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent."

Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent).

Regarding Window Signs: (LUC 110-2-7): "The cumulative sign area for window signage shall occupy no more than 25 percent of the area of the window in which the signage is displayed."

Regarding Portable Signs: (LUC 110-2-9): "The maximum sign area shall be nine square feet with a width and height when folded of no greater than three feet each. Both sides of the sign shall have a four-sided frame of natural, stained, rustic, or antiqued-painted wood or similarly appearing faux wood, or natural antiqued metal; and the same applies to the sign supports. The sign background shall be at least 50 percent darker than the sign message, as discerned using industry best practices, and shall only use earth-toned colors that are clearly visible, without instruments, from the sign location."

**Additional standards contained in LUC 110-2 will be examined when a detailed signage plan is submitted for a land use permit.

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 2019-18 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: 1/15/20


Rick Grover
Weber County Planning Director

Exhibits

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

Area Map



Exhibit A - Site Plan

Google Maps

2487 UT-158

Site plan- Valley Physical Therapy- Health Clinic CV-2



NORTH Imagery ©2019 State of Utah, Map data ©2019 20 ft



Parking Stalls- 21

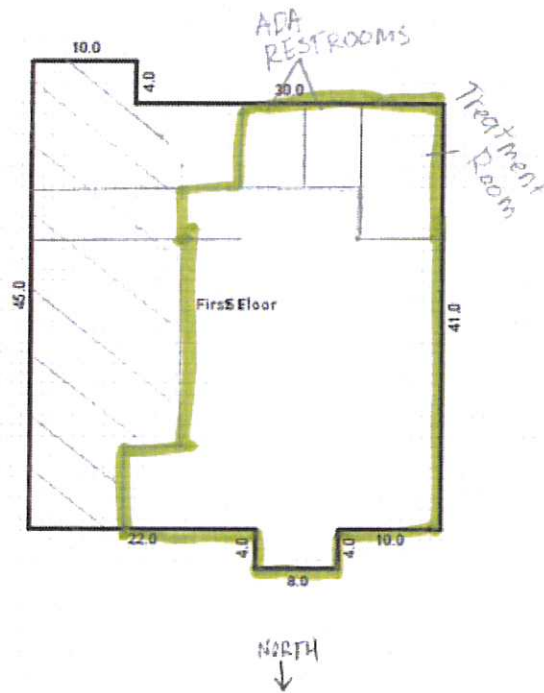
1 Handicap Accessible parking

Existing Landscaping

Exhibit B - Proposal

2487 N UT-158
Eden, UT 84310

VALLEY PHYSICAL THERAPY



Sketch by Azim Medina TM

1,025 sq ft LEASED SPACE

Exhibit C- Application and Narrative

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 12/17/19	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) ZIONS Bancorporation - ERICA BEAL		Mailing Address of Property Owner(s) ZIONS BANK FIRST NATIONAL BANK 1 SOUTH MAIN Atn Erica Beal SLC, UT 84133 UT 2B-8094	
Phone 801-844-7027	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address Erica.Beal@zionsbank.com			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Ben Nicholls - Candace Nicholls		Mailing Address of Authorized Person 1421 N 7275 E Huntsville, UT 84317	
Phone 801-668-0936	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address Bennicholls@hotmail.com			

Property Information

Project Name VALLEY PHYSICAL THERAPY	Current Zoning CV-2	Total Acreage 0.61
Approximate Address 2487 N Hwy 158 Eden, UT 84310	Land Serial Number(s) Parcel # 220460076 220460070	

Proposed Use
Medical/Health Clinic

Project Narrative
physical therapy medical/health clinic treat outpatient clients recovering from surgery or injury. Rehabilitation emergency and wellness treatment.

Property Owner Affidavit

I (We), _____, 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____.

(Notary)

Authorized Representative Affidavit

I (We), BEN & CANDICE Nicholls 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.

[Signature]

(Property Owner) Leasee

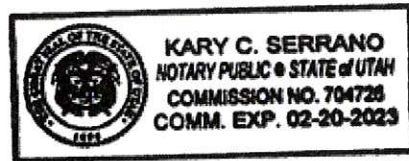
[Signature]

(Property Owner) Leasee

Dated this 17 day of December, 20 19, personally appeared before me Kary C. Serrano, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature]

(Notary)



Name: Valley Physical Therapy
Owner: Zions Bancorporation
Zions First National Bank
1 South Main
SLC, UT 84133

Plan Preparer: Candace Nicholls
1421 N 7275 E
Huntsville, UT 84317

Intended Use: Physical Therapy Medical/ Health Clinic
Treat outpatient clients recovering from surgery or injury.
Rehabilitation and wellness treatment.

Tax ID #:22-046-0076

Zoning: CV-2

Adjacent land zoning: CV-2 Bank, Maverick Service Station

Buildings/Hard Surface: 90%

Sign Information:

1-Wall sign mounted on the east side of the building. Size: 4x8 feet

2-Window signs on East and South windows. Size: 2x3 feet

4-1 Portable sign on display during business hours