



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a site plan amendment for the Washington Heights Church consisting of the addition of two new signs.
Agenda Date: Tuesday, September 11, 2012
Applicant: Sam Barber and Mark Hilles
File Number: CUP 2012-12

Property Information

Approximate Address: 1770 E 6200 S
Zoning: RE-15
Existing Land Use: Church
Proposed Land Use: Church
Parcel ID: 07-083-0077
Township, Range, Section: 5 North, 1 West, Section 22

Adjacent Land Use

North: Commercial	South: Residential/Agriculture
East: US-89	West: Residential, Commercial

Staff Information

Report Presenter: Sean Wilkinson
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Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance – Chapter 3 (Residential Estates Zones RE-15, RE-20)
- Weber County Zoning Ordinance – Chapter 22C (Conditional Uses)
- Weber County Zoning Ordinance – Chapter 32 (Signs)
- Weber County Zoning Ordinance – Chapter 36 (Design Review)

Background

The applicants are requesting approval of a site plan amendment for two new signs to be located on the north and south walls of the recent addition on the east end of the Washington Heights Church. The proposed signs were shown on the plans that were approved as part of Design Review 2011-12, but it was later discovered that the signs were too large for the total signage area allowed by the zoning ordinance. In order to accommodate the proposed signs, the applicants requested a zoning ordinance text amendment to increase the total signage area allowed on parcels in the RE-15 and RE-20 Zones with at least 10 acres and 500 feet of frontage on a highway. The Western Weber Planning Commission and the Weber County Commission approved the text amendment and the applicants are now requesting approval of the proposed signs.

The recently approved ordinance language (Chapter 32 Section 7) now states:

MAXIMUM SIZE OF SIGN(S); TOTAL AREA OF ALL SIGNS ON PROPERTY

One (1) or more signs not exceeding two (2) sq. ft. for each one (1) lineal ft. of street frontage occupied by a nonconforming commercial or industrial use; provided the combined total area of such signs shall not exceed one hundred (100) sq. ft.; such uses not occupying frontage may have one or more signs not exceeding forty (40) sq. ft. in combined total area. In addition temporary business signs not exceeding one hundred (100) sq. ft. in total area are permitted provided that no such temporary sign shall be erected for more than thirty (30) days.

Exception allowed as a Conditional Use:

Parcels in the RE-15 and RE-20 Zones which meet the following standards may have one or more signs not exceeding a combined total of 400 square feet, with a maximum of 150 square feet per sign:

- The parcel must have an area of at least 10 acres.
- The parcel must have at least 500 feet of frontage on a road with an existing right-of-way width of at least 80 feet, or on a road projected to have a right-of-way width of at least 80 feet as shown on the Western Weber County Transportation Plan.

As mentioned previously, the two signs will be located on the north and south walls of the recent addition on the east end of the church. The sign on the north wall is 69 square feet and the sign on the south wall is 120 square feet. The total signage plan including the existing signs now totals 243 square feet.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under “Criteria for Issuance of Conditional Use Permit.” The Planning Commission needs to determine if the proposed signage plan meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. There are no lights, sounds, or other emissions associated with the new signs. The smaller (69 square feet) sign faces Highway 89 and the larger (120 square feet) sign is not visible from the road. Based on these factors it appears that potential detrimental effects have been adequately mitigated.
2. The RE-15 Zone allows a conditional use exception for signs that meet the criteria listed previously. This parcel meets all of the requirements including parcel size, frontage width, and individual/total signage area.

Conformance to the General Plan

This proposal conforms to the General Plan’s Goals & Objectives by meeting the requirements of applicable chapters in the Zoning Ordinance. Furthermore, this development is compatible with the zone in which it is located and the nearby residential and commercial land uses.

Conditions of Approval

- Requirements of Weber County Building Inspection Division
- Requirements of Weber County Engineering Division

Staff Recommendation

Staff recommends approval of CUP 2012-12, based on its conformance with applicable zoning ordinance requirements as mentioned previously.

Exhibits

- A. Master Signage Plan
- B. Elevations/Profiles of Proposed Signs

Maps

