



Design Review Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for a de minimis conditional use permit amendment to modify the overall site signage located at 1770 E 6200 S, Ogden, 84405.
Type of Decision:	Administrative
Applicant:	Washington Heights Baptist Church, Owner
Authorized Agent:	Sam Barber
File Number:	DR 2020-20

Property Information

Approximate Address:	1770 E 6200 S, Ogden, UT, 84405
Project Area:	Overall site signage on a 43.16 acre parcel
Zoning:	Residential Estates (RE-15)
Existing Land Use:	Commercial Development
Proposed Land Use:	Commercial Development
Parcel ID:	07-083-0077
Township, Range, Section:	Township 5 North, Range 1 West, Section 22 SE

Adjacent Land Use

North:	Commercial	South:	Vacant/Union Pacific Railroad
East:	Hwy 89	West:	Residential

Staff Information

Report Presenter:	Scott Perkes sperkes@co.weber.ut.us
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Chapter 3 Residential Estates (RE-15) Zone
- Title 110, Chapter 1 Signs, Western Weber Signs

Summary and Background

The applicant is requesting final approval of de minimis changes to an existing site signage plan (CUP 2012-12, **Exhibit F**, as amended by DR 2019-03, **Exhibit H**) located at 1770 E 6200 S, Ogden, UT. The proposed changes, that require only a de minimis administrative review, include removal of a 24 sq. ft. sign over the church's porte cochere, and the addition of an 81 sq. ft. monument sign and a 78 sq. ft. cross (see **Exhibit A**).

These proposed amendments to the overall site signage are depicted on **Exhibit B**.

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.

Signage Review: In 2012, the Washington Heights Church submitted a Zoning Text Amendment application to change business sign regulations in the RE-15 and RE-20 zones (see **Exhibit E**). This amended text was implemented in Sec. 110-1-7, 1. Business Signs: Flat, Freestanding, Projecting, Wall, Legal Nonconforming, Commercial, or Industrial use (RE-15 & Re-20 Zones) of the land use code and reads as follows:

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.*

The subject property meets all of the site-specific criteria listed in the language above to qualify for the 400 sq. ft. of total site signage. The applicant's proposed signage plan amendment includes a total of 398 sq. ft. of overall signage (directional signage not included), none of which exceed 150 sq. ft.

It should also be mentioned that the Washington Heights Church was recently approved (February 2017) for a public art piece that was integrated into the stealth Verizon Wireless cell tower that is located on the adjacent Uintah Ridge. This public art piece includes the depiction of a cross amongst the mountains (see **Exhibit G**) and serves as wayfinding for the church. However, this public art piece was not included as a part of the property's overall signage approvals due to its height exceeding the allowance for the zone (25').

Proposed Monument Sign: One of the proposed amendments to the overall site's signage, is the addition of a monument sign to be installed at the church's parking lot entrance off of 6200 South (see **Exhibit C**). This monument sign is proposed to be a total of 81 sq. ft. and will be made of stone and painted steel. Additionally, the sign will be illuminated by light fixtures that are integrated into the sign's base.

Proposed Cross: The second proposed amendment to the overall site's signage, is the addition of a 25' tall and 13' wide cross (see **Exhibit D**). This cross will be a total of 78 sq. ft. and will be painted the same blue color as seen on the stealth cell tower. At present, no illumination is proposed for this cross, however the applicant has indicated that they would likely add illumination to this cross at some point in the future.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2020-20, de minimis amendment for the Washington Heights Church master signage plan and conditional use permit, located at 1770 E 6200 S, Ogden, 84405. 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.

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

1. Any conditions of approval that were implemented for existing signage that are not proposed to be modified by this application, shall remain applicable.
2. Per Sec. 110-1-2 (f)(2) of the Weber County Land Use Code, "ground business signs shall not be located closer than 10 feet to a front or side property line.."
3. The proposed signs are regulated by Title 110 of the Weber County Land Use Code and thereby shall be maintained in good visual appearance and structural condition at all times.

Administrative Approval

Administrative Design Review approval of the Washington Heights Church site sign plan 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: 12/15/20


Rick Grover
Weber County Planning Division Director

Exhibits

- A. Design Review Application
- B. Proposed Lighting Plan
- C. Proposed Monument Sign
- D. Proposed Cross
- E. Zoning Text Amendment (Ordinance 2012-15)
- F. CUP 2012-12 Master Signage Plan
- G. Public Art Stealth Cell Tower (February, 2017)
- H. DR 2019-03 Signage Amendment

Map 1



Exhibit A – Design Review/Conditional Use 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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) <i>Washington Heights Baptist Church</i>		Mailing Address of Property Owner(s) <i>1770 E. 6200 S. Ogden, UT 84405</i>	
Phone <i>801-477-7030</i>	Fax		
Email Address (required): <i>Sam@barberbrothers.com</i>		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)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name <i>WHC Front Cross</i>	Current Zoning <i>RE-15</i>	Total Acreage <i>43.16</i>	
Approximate Address <i>1770 E. 6200 S. Ogden, UT 84405</i>		Land and Serial Number(s) <i>07-083-0077</i>	
Proposed Use <i>Placing an exterior cross sign facing Hwy 89, similar to cross on West side by parking</i>			
Project Narrative <i>Lighting isn't being placed at this point but open to the idea later on possibly.</i>			

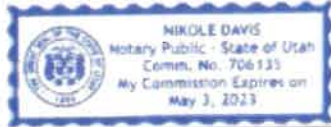
Property Owner Affidavit

I (we) SAM BARCEL 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.

Washington Heights by
(Property Owner) Sam Barcel

(Property Owner)

Subscribed and sworn to me this 27th day of OCTOBER, 2020



Nikole Davis
(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.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signers) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same

(Notary)

Exhibit B

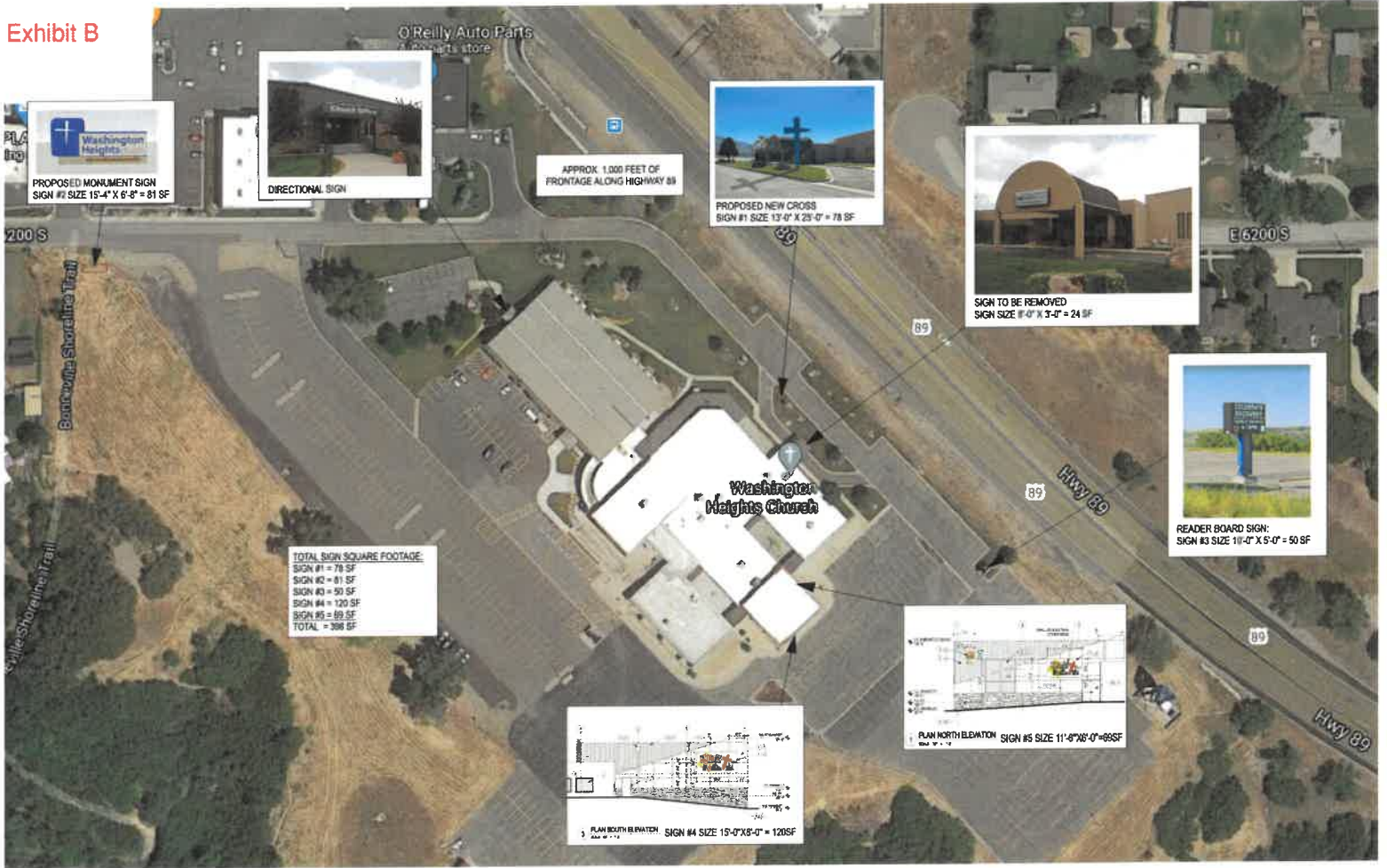
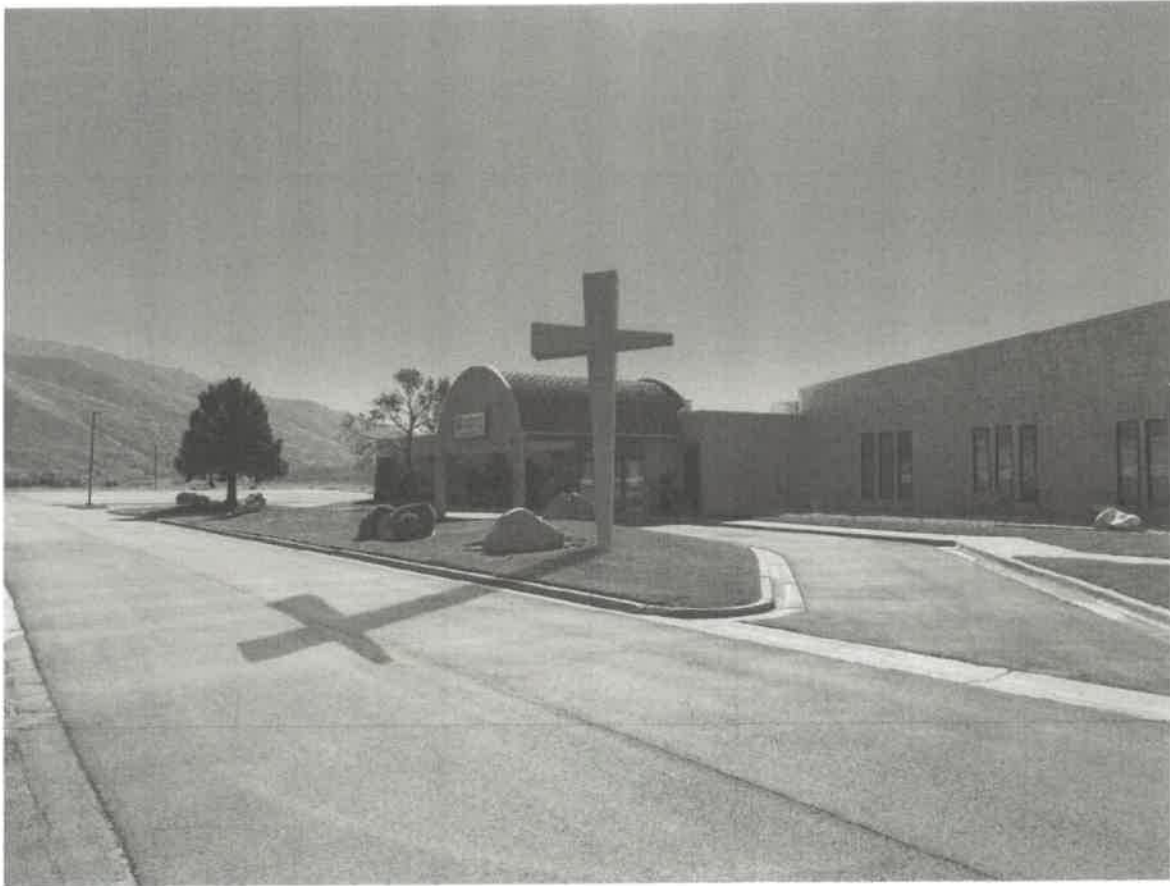


Exhibit C



Exhibit D



Ordinance 2012-15

An ordinance of Weber County amending Chapter 32 (Signs) of the Weber County Zoning Ordinance regarding new business sign regulations in the RE-15 and RE-20 Zones.

Whereas, Washington Heights Church submitted a Zoning Text Amendment Application to change business sign regulations in the RE-15 and RE-20 Zones by increasing the number and size of allowed business signs; and

Whereas, the proposed increases in the number and size of allowed business signs are mitigated by increased lot area and lot width requirements; and

Whereas, the proposed amendments to the Weber County Zoning Ordinance will not adversely affect the public health, safety, or welfare; and

Whereas, the Western Weber County Planning Commission, after appropriate notice, held a public hearing on July 10, 2012 and recommended unanimous approval of the proposed amendments; and

Whereas, the Weber County Board of Commissioners, after appropriate notice, held a public hearing on August 28, 2012 and approved the proposed amendments to the Weber County Zoning Ordinance;

Now Therefore, the Weber County Board of Commissioners ordains as follows:

Chapter 32 (Signs) Section 7 (Sign/Zone Regulations) of the Weber County Zoning Ordinance is hereby amended to read as follows:

TYPE OF SIGN	ZONE IN WHICH SIGN IS PERMITTED	MAXIMUM SIZE OF SIGN(S); TOTAL AREA OF ALL SIGNS ON PROPERTY	LOCATION OF SIGN ON SITE; LINEAL SPACING OF SIGNS	MAXIMUM HEIGHT REGULATIONS
<p>1. <u>BUSINESS SIGNS</u></p> <p>Flat Free Standing Projecting Temporary Wall</p> <p>Legal nonconforming commercial or industrial use</p>	<p>RE-15, RE-20, S-1G, S-2G, A-1, A-2, A-3, F-1, F-5, F-10, F-40, S-1, R-1-12, R-1-10, R-2, R-3, RMHP, RMH-1-6</p>	<p>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.</p> <p>Exception allowed as a Conditional Use:</p> <p>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:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>Signs shall not be located in any required front or side yard except that signs attached to a building may project not more than six (6) feet into a required yard, not less than ten (10) feet above the ground.</p>	<p>No freestanding signs shall be permitted with a maximum height of more than twenty-five (25) feet above the street level immediately adjoining said sign, except in C-2, C-3, M-1, M-2, and M-3 Zones, where the maximum height of such signs shall be fifty (50) feet. No sign shall be erected higher than the height of the main building to which it is attached.</p>

Passed, adopted, and ordered published this 28 day of August, 2012, by the Weber County Board of Commissioners.

Commissioner Dearden Voting excused

Commissioner Gibson Voting aye

Commissioner Zogmaister Voting aye

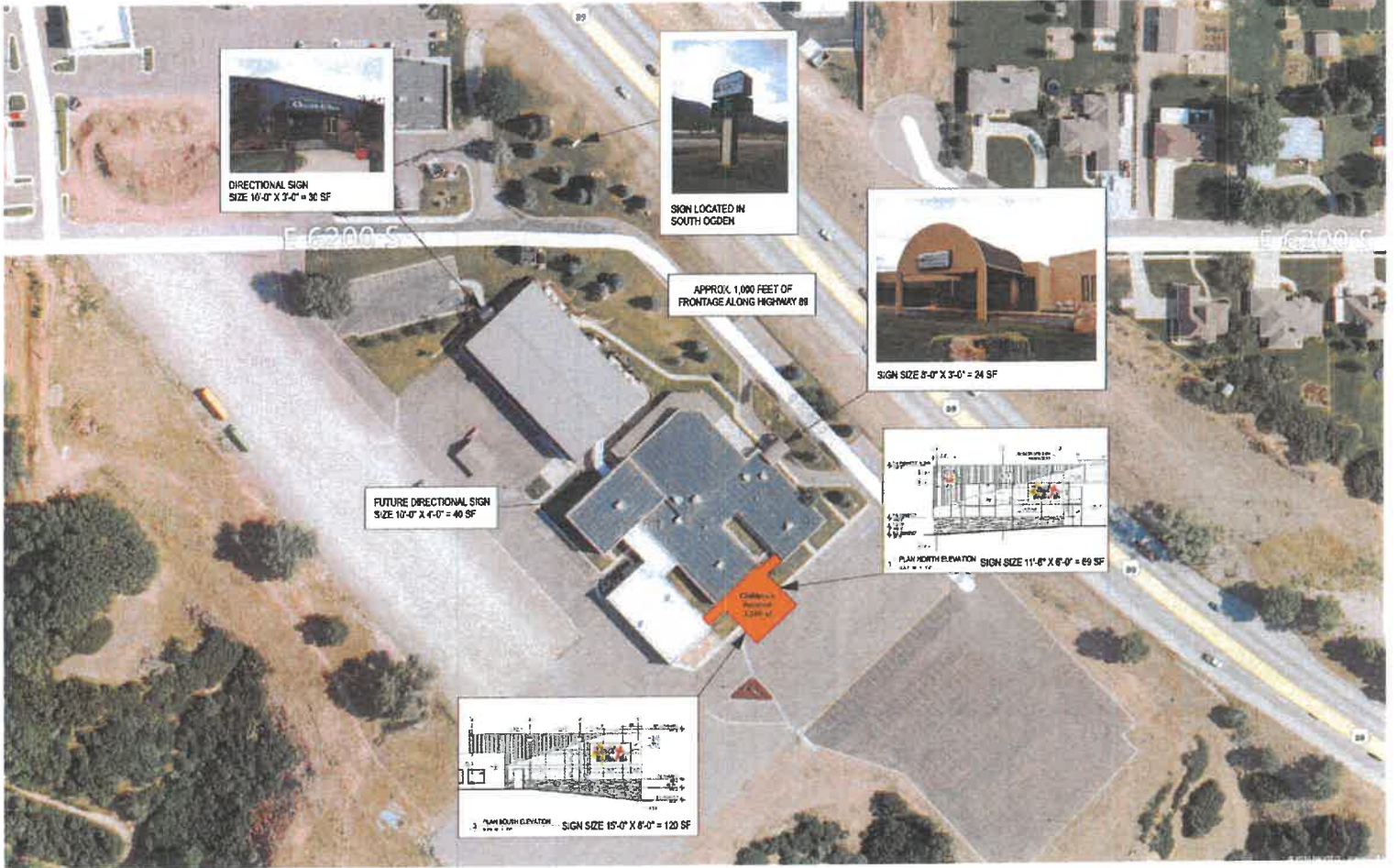


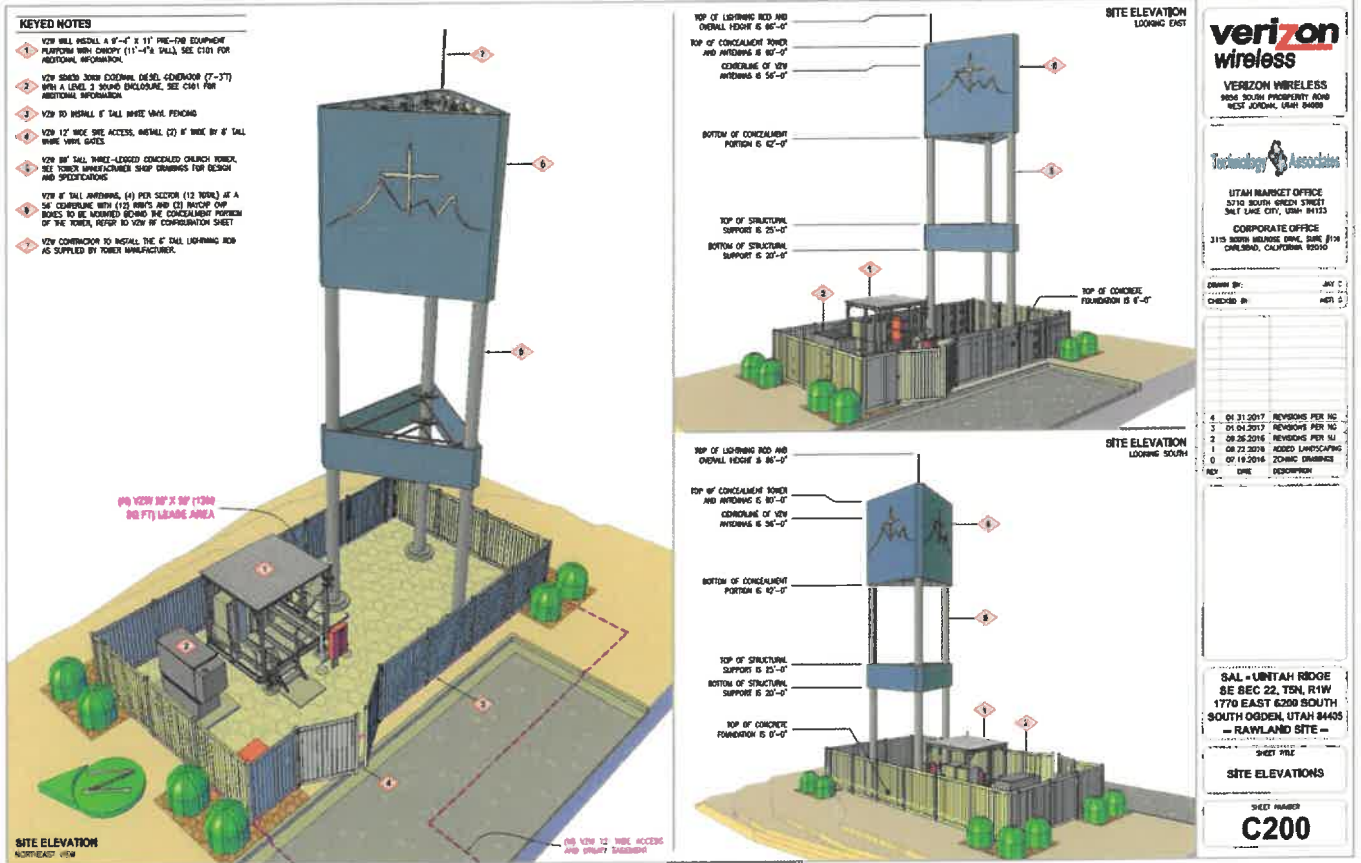
Craig L. Dearden, Chair

ATTEST:



Rick D. Hatch, CPA Weber County Clerk





verizon wireless

VERIZON WIRELESS
315 SOUTH HIGHLAND BLVD, SUITE #100
WEST JORDAN, UTAH 84086

Technology Associates

UTAH MARKET OFFICE
3210 SOUTH WYCH STREET
SALT LAKE CITY, UTAH 84113

CORPORATE OFFICE
315 SOUTH HIGHLAND BLVD, SUITE #100
WEST JORDAN, CALIFORNIA 92010

DATE	DESCRIPTION	BY	CHECKED BY
01/31/2017	REVISIONS PER ICD		
01/04/2017	REVISIONS PER ICD		
08/28/2016	REVISIONS PER ICD		
08/22/2016	ADDED LANDSCAPING		
07/19/2016	ZONING DRAWINGS		

SAL - UINTAH RIDGE
SE SEC 22, T5N, R1W
1770 EAST 6250 SOUTH
SOUTH OGDEN, UTAH 84405
— RAYLAND SITE —

SITE ELEVATIONS

SHEET NUMBER
C200

· **Scope of Work** · · · · ·

LED Sign Full Color display
7' 5" x 12' 3" Freedom LED Sign

Existing sign Square footage = 97.13 sqft

Proposed sign Square footage = 90.85 sqft

Paint center white of pole cover.



General Commercial Zone

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.

CLIENT **Washington Heights church / Sam Barber**
JOB NAME **whc pole sign**
PHONE **801-566-6971**
ADDRESS **1770 E 6200 S**
CITY, STATE, ZIP **Ogden, UT 84405**
SALESPERSON **Braxton Schenk**
EMAIL
ARTIST **Jared White**

1-800-853-2424

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www.FREEDOMLEDsigns.com
138 E. 12300 S. SUITE C
DRAPER, UTAH 84020

PHONE 800.266.0247
FAX 866.430.5250

X _____ Date: _____
CUSTOMER APPROVAL

