



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request for approval on a design review application for hard-surface parking for a future Western Weber Park.  
**Agenda Date:** Wednesday, June 26, 2024  
**Applicant:** Lance Peterson, Representative for Western Weber Parks District  
**File Number:** DR 2024-01

### Property Information

**Approximate Address:** 4050 W 1800 S, Ogden, UT 84401  
**Project Area:** Approximately 1.00 acre  
**Zoning:** Agricultural Zone (A-1)  
**Existing Land Use:** Taylor Landing Open Space  
**Proposed Land Use:** Regional Park (in three phases)  
**Parcel ID:** 15-798-0029  
**Township, Range, Section:** T6N, R2W Section 28 Quarter Section NW

### Adjacent Land Use

<b>North:</b>	1800 South St	<b>South:</b>	Residential
<b>East:</b>	Vacant Land	<b>West:</b>	Residential

### Staff Information

**Report Presenter:** **Tammy Aydelotte**  
taydelotte@webercountyutah.gov  
801-399-8794  
**Report Reviewer:** FL

## Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 2 (A-1 Zone)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)

## Summary and Background

The applicant is requesting approval of a design review for the Western Weber Parks District, to improve 9.50 acres into a regional park. Phase A would include the parking lot along 1800 South Street, consisting of approximately 1.00 acres, and 90 parking stalls. Phase B includes the southern parking lot consisting of approximately 1.00 acres and 89 stalls. Phase C will include various sport courts, and fields (see **Exhibit B**).

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for design reviews that consist of 1 acre or less.

## Analysis

**General Plan:** The proposal conforms to the Weber County Land Use Code, as public parks are a permitted use in the A-1 zone.

**Zoning:** The subject property is located within the Agriculture (A-1) Zone. Parking is considered an accessory use in the A-1 zone. The purpose of the A-1 Zone can be further described in LUC §104-22-1 as follows:

- (c) *The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*

- a. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
- b. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
- c. *Direct orderly low-density residential development in a continuing rural environment.*

Public Parks are a permitted use in the A-1 zone.

**Design Review:** The A-1 zone and the proposed use mandate 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. As part of this review, consideration of applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

**Considerations relating to traffic safety and traffic congestion:** The proposal includes a site plan that identifies three phases of parking improvements, as well as a drainage basin. As this proposal will not affect traffic flow, other than to create more organization, staff does not anticipate and issues with traffic safety and congestion. There is a traffic circulation road proposed around the perimeter of the future park. Completion of this road will occur in subsequent phases/applications.

Access to the proposed addition area will not change from the current access off of 1800 South Street (see exhibit B). Staff feels that the existing parking is adequate for the proposed future park.

**Considerations relating to landscaping.**

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**(2) Ground cover.** The planting of ground cover or other surfacing, such as bark or colored/natural gravel, as described in subsection (c)(7) of this section, to prevent dust and erosion and provide a visual break from the monotony of building materials, concrete and asphalt.

**(3) Drought tolerant plants.** A minimum landscape space of ten percent of the project area shall be provided with consideration of drought resistant and water conserving landscape materials, or as required in Title 108, Chapter 2.

**Watering.** All landscaped areas containing living plant material shall be provided with an automatic watering system except as authorized by the land use authority. An automatic watering system shall provide unique watering stations, each with their own valve, whereon vegetation with similar watering needs are grouped. Low emitting watering devices shall not be located on the same station as sprinkler heads.

Per LUC §108-7-12:

- (a) **Landscape standards.** The following water-wise landscaping standards apply to all new development in the Western Weber Planning Area:
  - (1) In single-family residential developments, no more than 35 percent of the front and side yard of a lot or parcel, or no more than 3,000 square feet of the entire lot or parcel, may be irrigated turf grass, whichever is greater; and
  - (2) In commercial, industrial, institutional, and multi-family developments, no more than 15 percent of the total landscaped area may be irrigated turf grass. This provision shall not apply to active recreational areas that meet the design and landscape standards of Weber Basin Water Conservancy District; and
  - (3) Irrigated turf grass in a parkstrip, and any other yard area with a width of less than eight feet, is prohibited.

**Considerations relating to buildings and site layout.** The proposal meets site development standards of the A-1 Zone. The applicant has proposed improvement of parking areas, as an accessory to the proposed future park. Improvements will take place in three phases, however this application simply addresses the parking closest to 1800 South Street, and applications for subsequent phases will be submitted to Weber County for formal review. This proposal shall include any necessary improvements along 1800 South Street. These improvements include 5' sidewalk along the south side of 1800 South Street. Phase A does not include any lighting. Phase A will include of designation of a storm drain area, as well as installation of asphalt to accommodate 90 parking stalls. Phase B will include continuation of the interior roadway, as

well as various sport courts, and Phase C includes installation of asphalt to accommodate 89 parking stalls. Engineering may have additional standards related to curb, gutters, and drainages that shall be addressed by the applicant.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP.

Review Agencies: To date, the design review has been approved by the Weber Fire District. Weber County Engineering has reviewed, but not yet approved this project. All review agency requirements must be addressed and completed prior to the written approval of the design review being issued.

## Staff Recommendation

Staff recommends approval of the Taylor West Weber Parks District Design Review Application. This application is for Phase A of the proposed development, only. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Written approval of the design shall not be issued until the all review agency requirements have been met (Engineering).
2. Any additions/changes to existing signage, or additions/changes to existing exterior lighting must be approved by the Planning Department.

This recommendation is based on the following findings:

1. Parking lots are allowed as an accessory to the main use (a proposed public park) within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

## Exhibits

- A. Application & Narrative
- B. Site Plan, Phasing, Lighting Plan

## Map 1



## Exhibit A – Application & Narrative

### Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [✎ Edit Application](#) [🖨 Print](#) [📄 Building Permit](#)

Project Description	Taylor West Weber Park District is building a Park in the Taylor Landing subdivision. This application is for one of three planned parking lots for this park. This parking lot will accommodate 90 vehicles and is located on the north side of the park.
Property Address	4075 West 1800 South Unincorporated Weber County, , UT, 84401
Property Owner	Taylor West Weber Park District Taylor West Weber Park District 801-940-7255 jlancepeterson@comcast.net
Representative	james lance peterson - Treasurer Shae Bitton - Chair 801-940-7255 jlancepeterson@comcast.net
Accessory Dwelling Unit	False
Current Zoning	A-1
Subdivision Name	Taylor Landing
Number of new lots being created	0
Lot Number	
Lot Size	
Frontage	
Culinary Water Authority	Taylor-West Weber Water District
Secondary Water Provider	Hooper Irrigation Company
Sanitary Sewer Authority	Central Weber Sewer
Nearest Hydrant Address	1800 South
Signed By	Representative, James Lance Peterson

## Exhibit B – Site Plan & Phasing Plan



