

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**April 30, 2025
4:00 p.m.**

1. Administrative Items

1.1 DR 2025-04: Request for approval on a design review application for a pavilion for a future Western Weber Park.

Staff Presenter: Tammy Aydelotte

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



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 a pavilion for a future Western Weber Park.
Agenda Date: Wednesday, April 30, 2025
Applicant: Lance Peterson, Representative for Western Weber Parks District
File Number: DR 2025-04

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

North:	1800 South St	South:	Residential
East:	Vacant Land	West:	Residential

Staff Information

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

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

6/26/2024 – Design Review Approval for Phase 1.

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 (previously approved) includes 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 includes a pavilion (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 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.

...

(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 had parking areas, as an accessory use to the proposed future park, previously approved. Improvements will take place in three phases, however this application simply addresses the pavilion to the south of the already installed parking lot. Phase C will include continuation of the interior roadway, as well as a pavilion.

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 not yet been reviewed by the Weber Fire District, or Weber County Engineering. 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 C 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. Public Parks are a permitted use within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

Exhibits

- A. Application
- B. Site Plan
- C. Landscaping Plan

Map 1

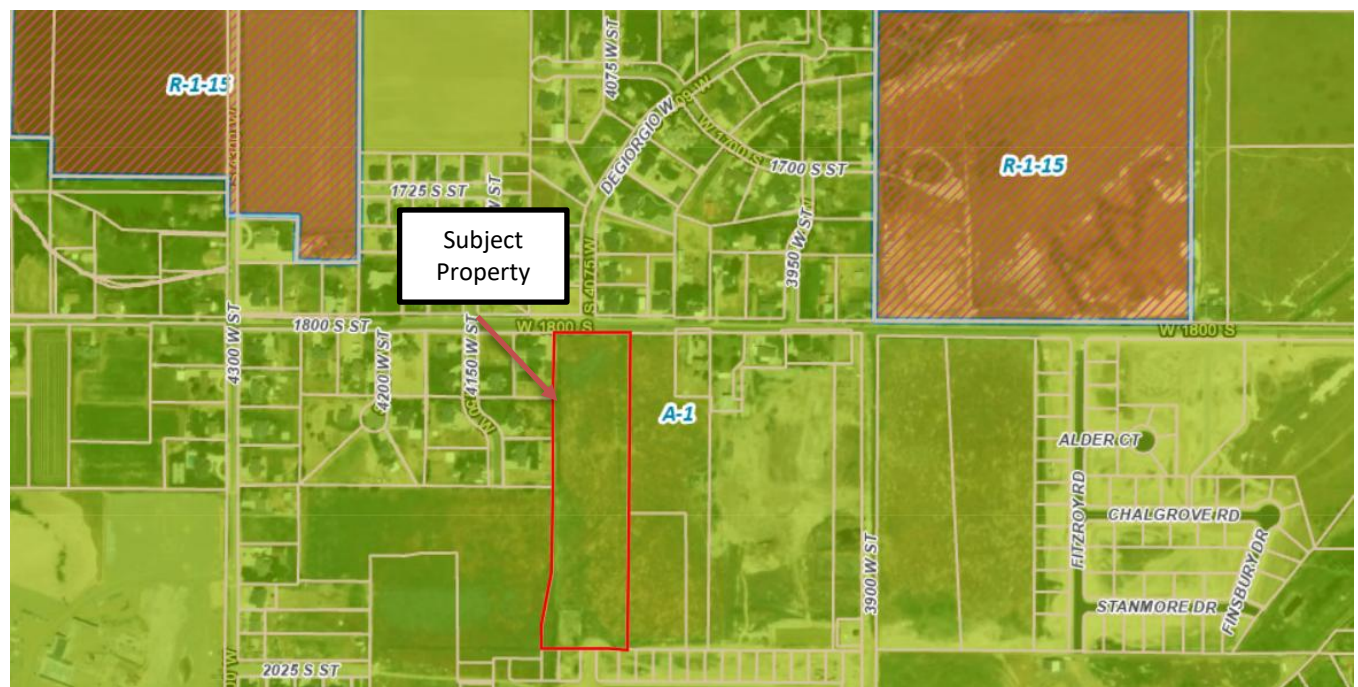


Exhibit A – Application

Taylor West Weber Parks District-Design Reviews

[+ Add Follower](#)[✎ Change Status](#)[✎ Change Review Due Date](#)[✎ Edit Project](#)

Address: 4077 W 1800 S, Taylor, UT, 84401
Maps: [County Map](#), [Google Maps](#)
Project Type: Design Reviews
Sub Type: Design Reviews
Created By: [Braden Felix](#)
Created On: 4/1/2025

Project Status: Accepted
Status Date: 4/9/2025
File Number: DR2025-04
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents](#) 1[Comments](#) 1[Reviews](#) 0[Followers](#) 4[History](#)[Reminder](#) 0[Payments](#) 1[Internal](#) 0

Application

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

Project Description Taylor West Weber North Pavilion

Property Address 4077 W 1800 S
Taylor, UT, 84401

Property Owner Taylor West Weber Parks District
801-425-1524
bradenfelix@gmail.com

Representative Braden Felix
801-425-1524
bradenfelix@gmail.com

Accessory Dwelling Unit False

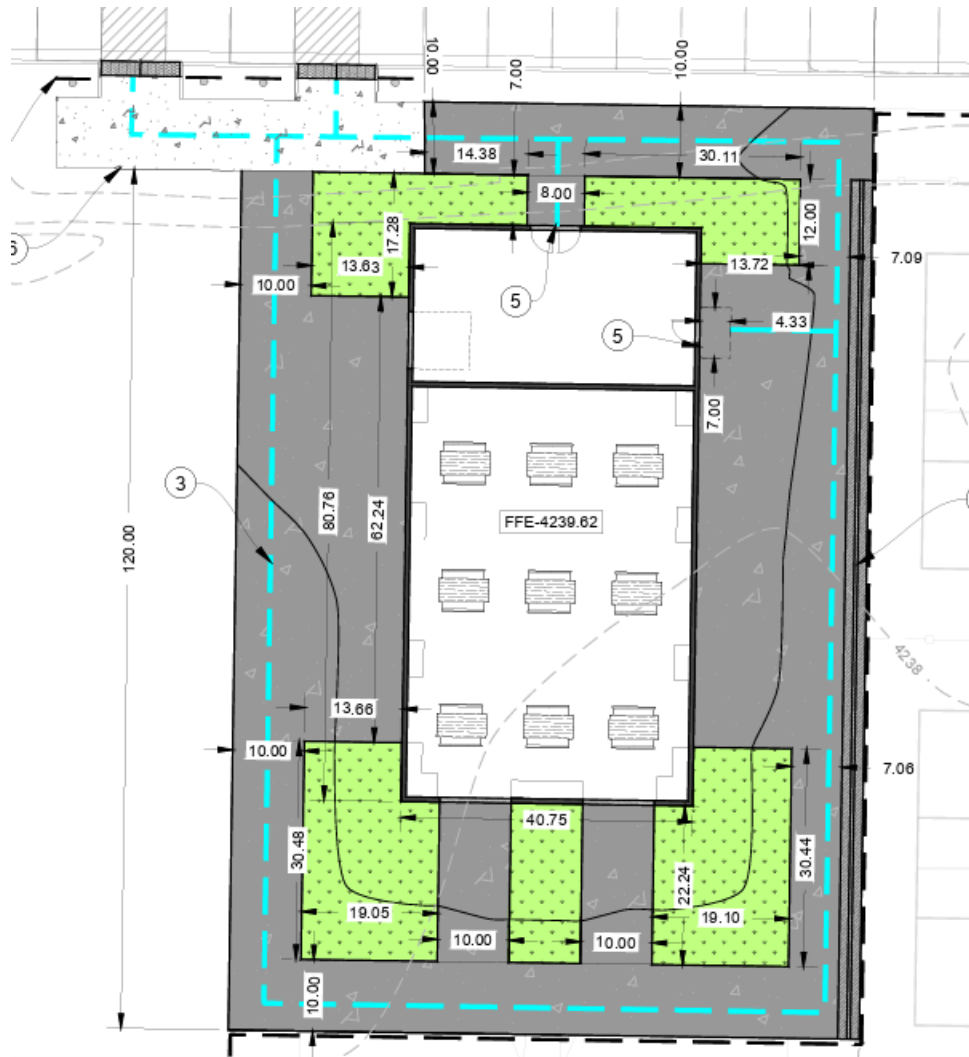
Current Zoning A-1

Subdivision Name

Number of new lots being created 0

Lot Number 15-798-0029

Exhibit B – Site Plan



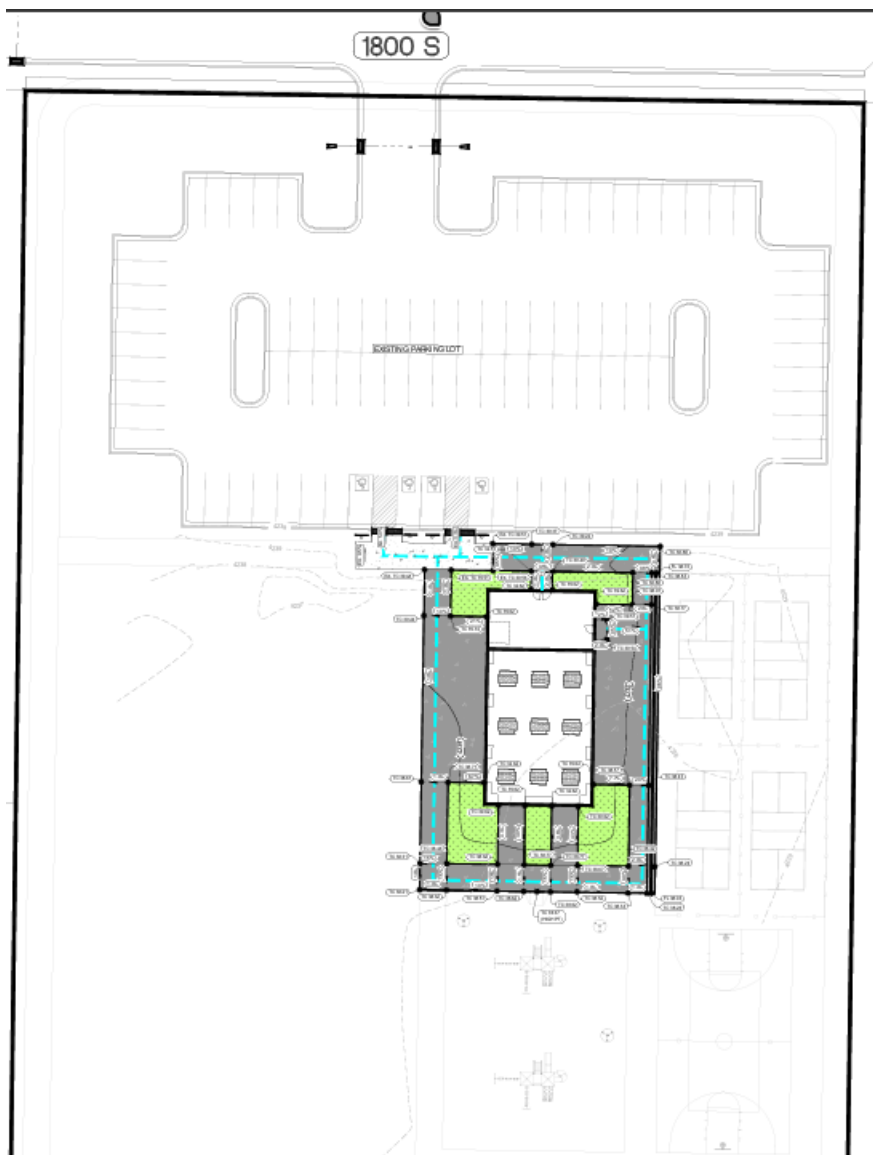
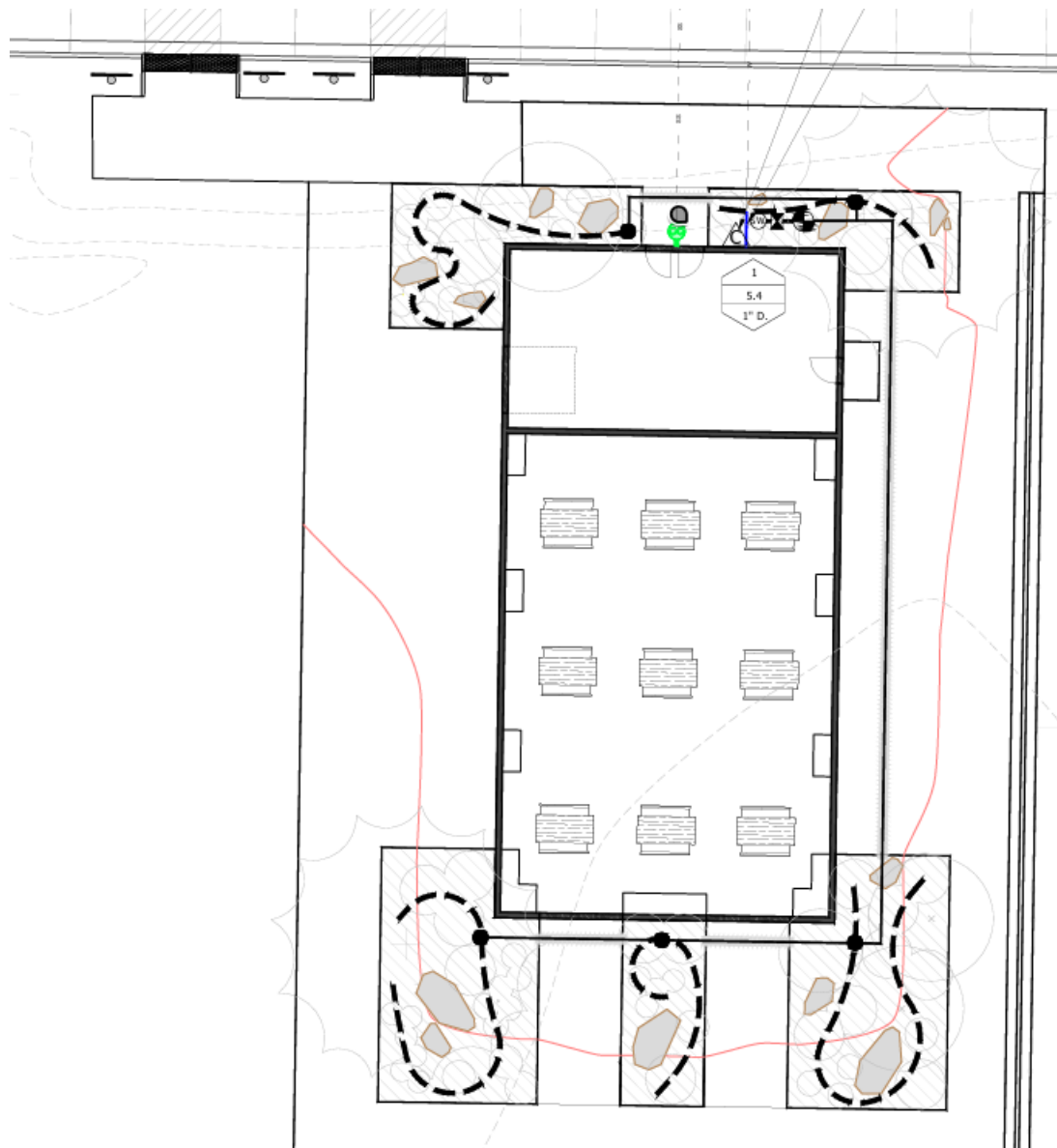









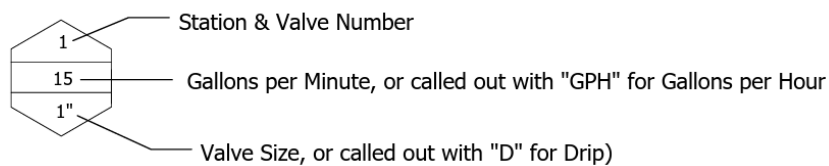


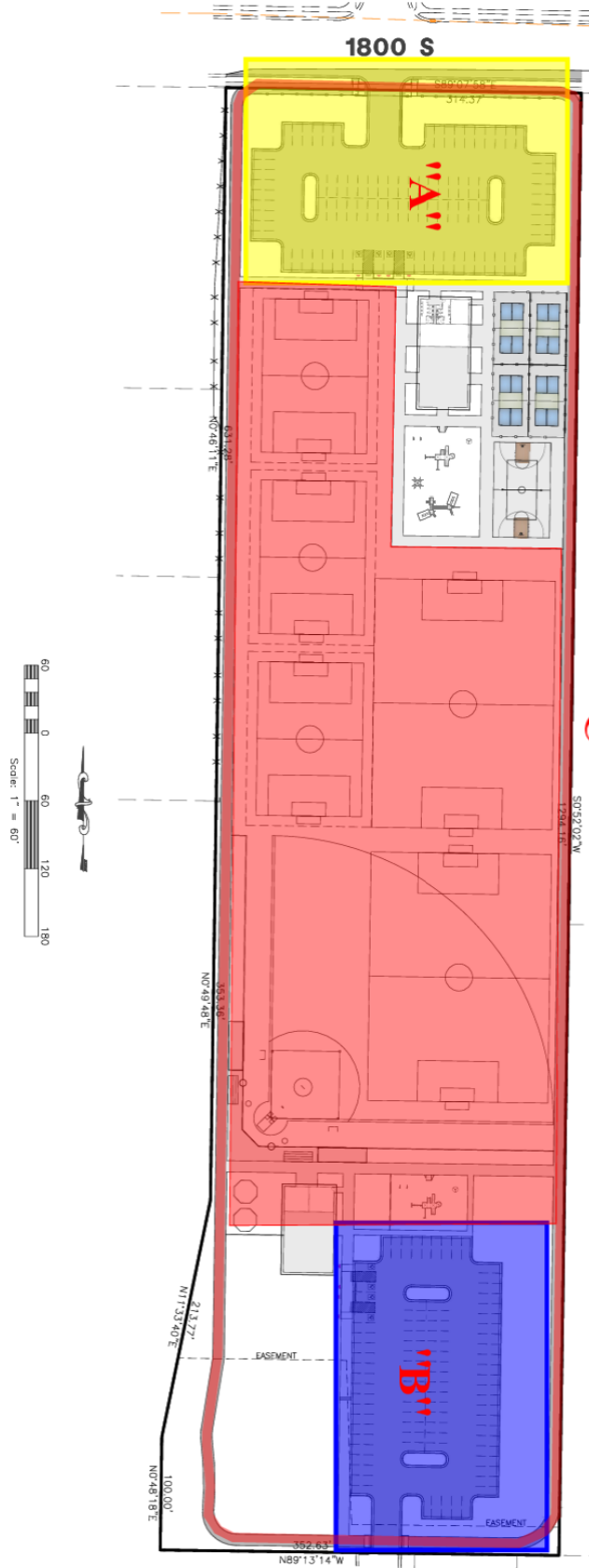
Exhibit C- Landscaping Plan





SYMBOL	DESCRIPTION	MANUFACTURER	SIZE/SPECIFICATION
	Stop & Waste Valve	Mueller or Equal	.75" Brass
	Back Flow Preventer	Wilkins or Equal	1" Pressure Vacuum Breaker
	Automatic Control Valve	Rainbird	1" 100-DVF (Drip Valves require PR/Filter)
	Automatic Controller	HydroRain	B-Hyve Indoor/Outdoor WiFi Controller 6-Station
	Main Line	--	1" Sch. 40 Pvc
	Lateral Line	--	1" Sch. 40 Pvc or min. 160psi HDPE
	Sleeve Under Paved Areas	--	3" Sch. 40 Pvc
	Drip Distribution Tubing Solid	Rainbird	1/2"
	1" Stub-up Drip Connection	--	--





SITE DATA

PARKING:	179 STALLS PROVIDED (8 A.D.A.)
PARCEL AREA:	413,820 S.F. (9.50 ACRES)
BUILDING AREA:	7,568.69 S.F. (0.17 ACRES)
ASPHALT AREA:	133,254 S.F. (3.06 ACRES)
LANDSCAPE AREA:	272,998 S.F. (6.27 ACRES)
LS. RATIO:	65.9%