



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for the Dog New-Commercial Building Design Review Amendment #2, a de minimis site plan modification to remove the dumpster and screening enclosure at 4930 East 2550 North Eden, Utah

Type of Decision: Administrative

Applicant: Dog and Bone, LLC

Authorized Agent: Justin Pack

File Number: DR# 2015-13

Property Information

Approximate Address: 4930 East 2550 North Eden, UT

Project Area: 0.98 Acres

Zoning: Commercial Valley-2 (CV-2)

Existing Land Use: Commercial Development

Proposed Land Use: Commercial Development

Parcel ID: 22-158-0006 & 22-158-0007

Township, Range, Section: Township 7 North, Range 1 East, Section 34

Adjacent Land Use

North: Commercial	South: Commercial
East: Commercial	West: Commercial

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: SM

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, Chapter 21 Commercial Valley Zones (CV-2)
- Title 104, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 104, Chapter 1 Design Review
- Title 104, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards

Summary and Background

The applicant is requesting to amend the approved Dog New-Commercial Building site plan, by removing the dumpster and screening enclosure located along the rear of Lot 7. The requested amendment is the 2nd amendment of the commercial site; after receiving approval by the Ogden Valley Planning Commission to amend the exterior color and architectural detail of the commercial building on October 6, 2015. On February 24, 2015, as part of the required design review for a conditionally permitted auto repair and service shop, the Ogden Valley Planning Commission reviewed and approved the commercial building and site layout including a "Complete Street" Design. The property owner has opted to remove the dumpster and screening enclosure and will be requiring each of the tenants of the individual units to have a garbage can (see Exhibit A). The garbage cans will be located along the rear of the building or stored inside each unit. If the garbage cans are stored inside, they will be placed outdoors to be dumped weekly and then pulled back inside.

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

Design Review: The commercial zone mandates 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. Certain areas of the design review are only applicable to the current amendment application, such as the building and site layout. As part of this review, the Planning Director shall consider the applicable matters based on the proposed amendment 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 garbage cans will be stored either along the rear of the commercial building or inside of each individual unit. Garbage collection will be along the rear of the commercial building to ensure adequate traffic flow and safety for pedestrians and vehicles along 2550 North.
- *Considerations relating to buildings and site layout.* The proposal modifies the site plan by removing the dumpster and screening enclosure (see Exhibit B and C). The modified site plan will allow for five additional parking spaces along the rear of the site. With the removal of the dumpster and screening enclosure, site screening is no longer required along that portion of the site due to the adjacent commercial zone.

Conformance to the General Plan

The proposed use conforms to the Ogden Valley General Plan by encouraging commercial development within established commercial areas and enforcing the adopted "quality development standards" to ensure compatibility with the Valley's character.

Staff Recommendation

The Planning Division recommends approval of file# DR 2015-13, Dog New-Commercial Building Design Review Amendment #2, a de minimis site plan modification to remove the dumpster and screening enclosure located 4930 East 2550 North Eden, Utah. This recommendation for approval is subject to all review agency requirements and based on the following findings:

1. The proposed modification is deemed de minimis and is approvable by the Planning Director per LUC §108-1-11.
2. The proposed modification conforms to the Ogden Valley General Plan.
3. The proposed modification will not be detrimental to the public health, safety, or welfare.
4. The proposed modification will comply with applicable County ordinances.
5. The proposed design will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Based upon the findings listed above, administrative approval for DR 2015-13, Dog New-Commercial Building Design Review Amendment #2, a de minimis site plan modification to remove the dumpster and screening enclosure located 4930 East 2550 North Eden, Utah, is hereby granted this 4TH day of DECEMBER, 2015.



Scott Mendoza
Weber County Planning Division Assistant Director

Exhibits

- A. Application
- B. Approved Site Plan
- C. Proposed Site Plan

Map 1



Map 2

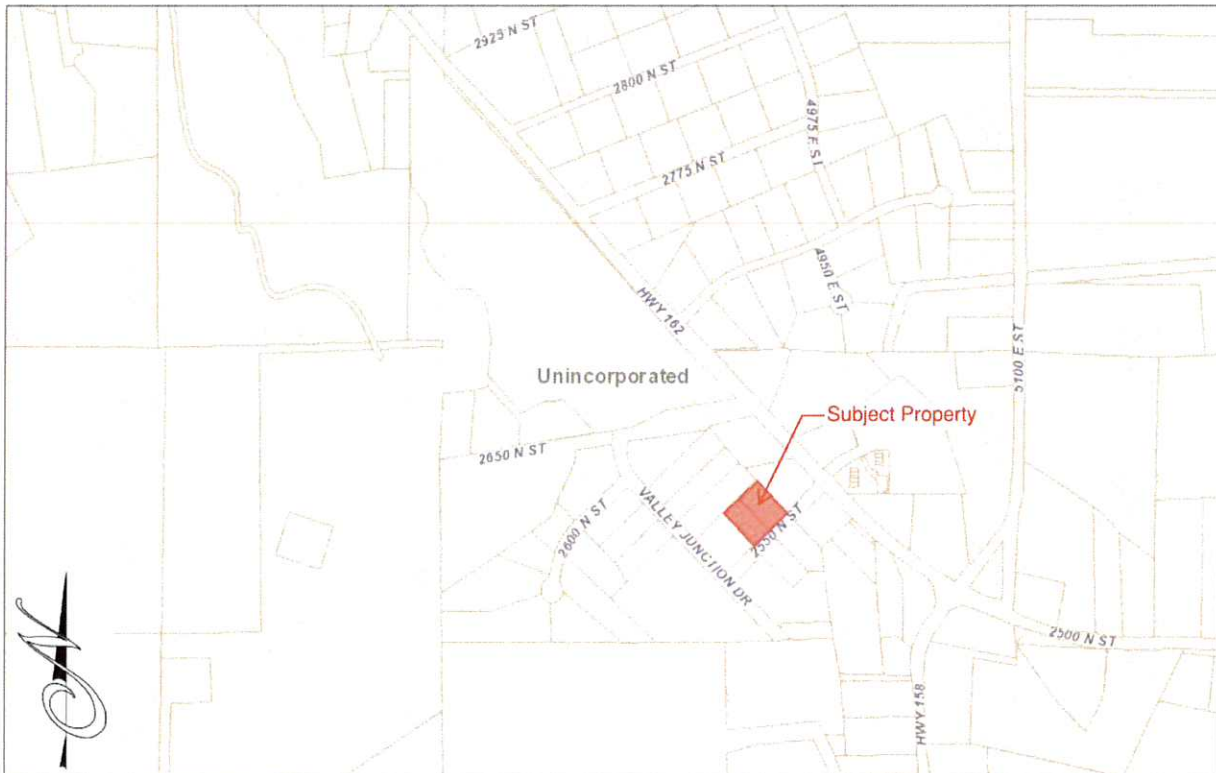


Exhibit A-Application

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) Dog and Bone, LLC		Mailing Address of Property Owner(s) 326 N Wikie Street Kaysville, UT 84037	
Phone 801-898-1185	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address pamcollard@comcast.net			
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Jason Pack		Mailing Address of Authorized Person	
Phone 801-814-7433	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address ogdenvalleyhomes@gmail.com			
Property Information			
Project Name Dog New-Commercial Building Site Plan Amendment		Current Zoning CV-2	Total Acreage 0.98
Approximate Address 4930 East 2550 North Eden, UT 84310		Land Serial Number(s) 22-158-0006 22-158-0007	
Proposed Use Commercial Building Site Plan Amendment			
Project Narrative Amend site plan to remove dumpster enclosure. All units will have their own garbage can			

Exhibit A-Application

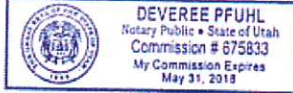
Property Owner Affidavit

I (We) Dog and Bone, LLC 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.

Samuel Colburn, Manager
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of NOVEMBER, 2015.



Deveree Pfuhl
(Notary)

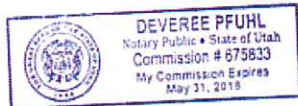
Authorized Representative Affidavit

I (We) Dog and Bone, LLC the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s) Justin Pack 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.

Samuel Colburn, Manager
(Property Owner)

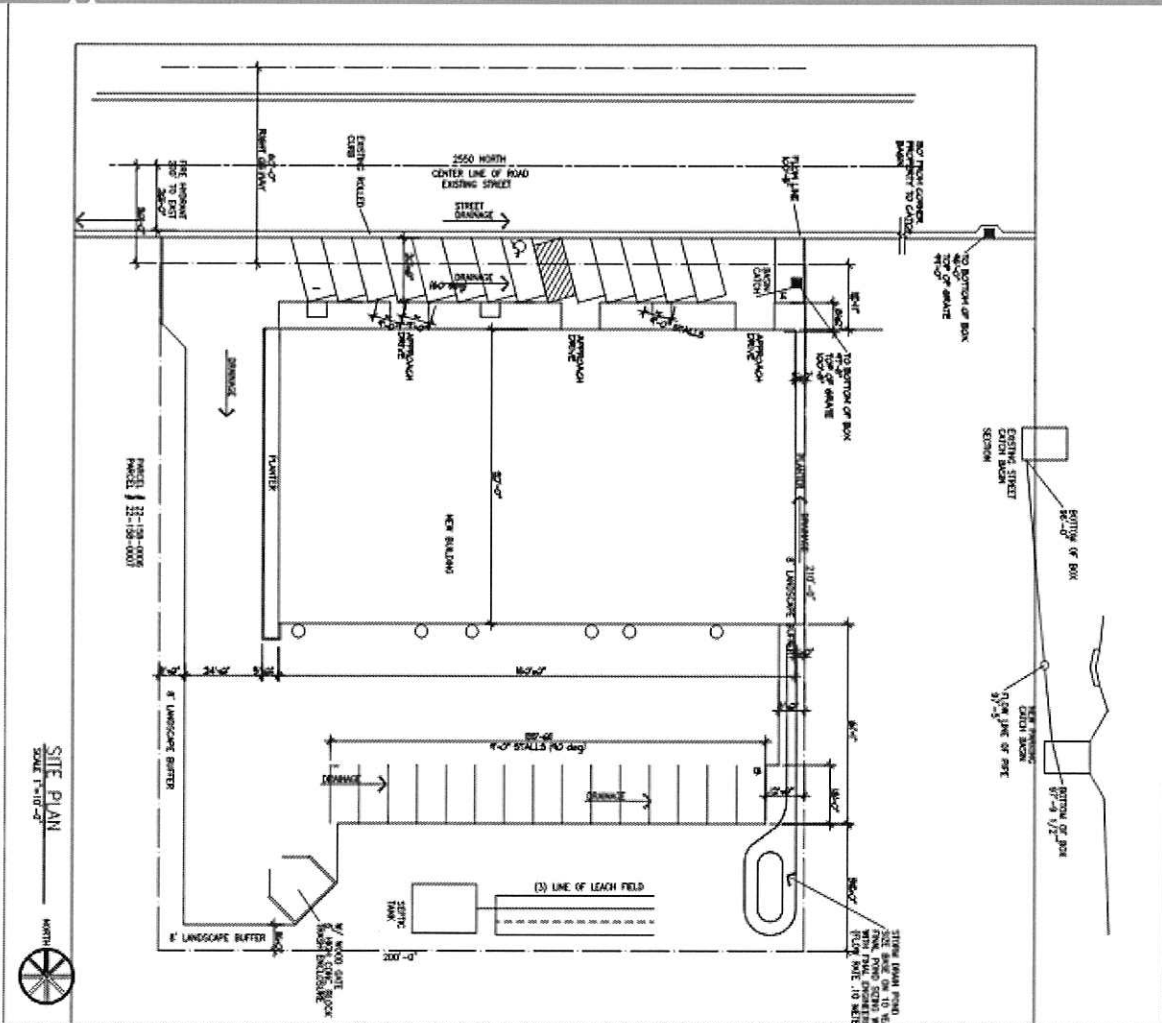
(Property Owner)

Dated this 24 day of NOVEMBER, 2015, personally appeared before me Deveree Pfuhl the signers of the Representative Authorization Affidavit and duly acknowledged to me that they executed the same.



Deveree Pfuhl
(Notary)

Exhibit B-Approved Site Plan



SITE PLAN
SCALE 1"=10'-0"
NORTH

DOG NEW
SHELL BUILDING
4930 EAST 2550 NORTH
EDEN, UTAH

CODE SUMMARY

SECTIONAL TYPE:	B-1
CONSTRUCTION TYPE:	V-B
MAXIMUM NO. STORIES:	2
MAXIMUM FLOOR AREA:	8,000 sq ft
ALLOWABLE AREA:	8,000 sq ft
SPRINKLERED:	NO
THIRD FLOOR:	NO
MAX ALLOWABLE AREA:	9,000 + 4750 = 13,750 sq ft
STRENGTH FRAME:	0
BRICK WALL CENTER:	0
CONCRETE WALL CENTER:	0
WINDLOADING WALL:	0
FLOOR SYSTEM:	0
ROOF/CEILING:	0

BUILDING SUMMARY

NO. STORIES:	1 STORY
MAXIMUM HEIGHT:	35'-0" REQUIRED
MINIMUM HEIGHT:	35'-0" PROVIDED
FLOOR PLAN AREA:	14,500 sq ft
TOTAL SITE AREA 200' x 210':	42,000 sq ft REQUIRED
MINIMUM AREA:	8,000 sq ft REQUIRED
LANDSCAPING AREA 25%:	10,500 sq ft PROVIDED
PARKING:	24 REQUIRED 2 DISABLED
	20 PROVIDED

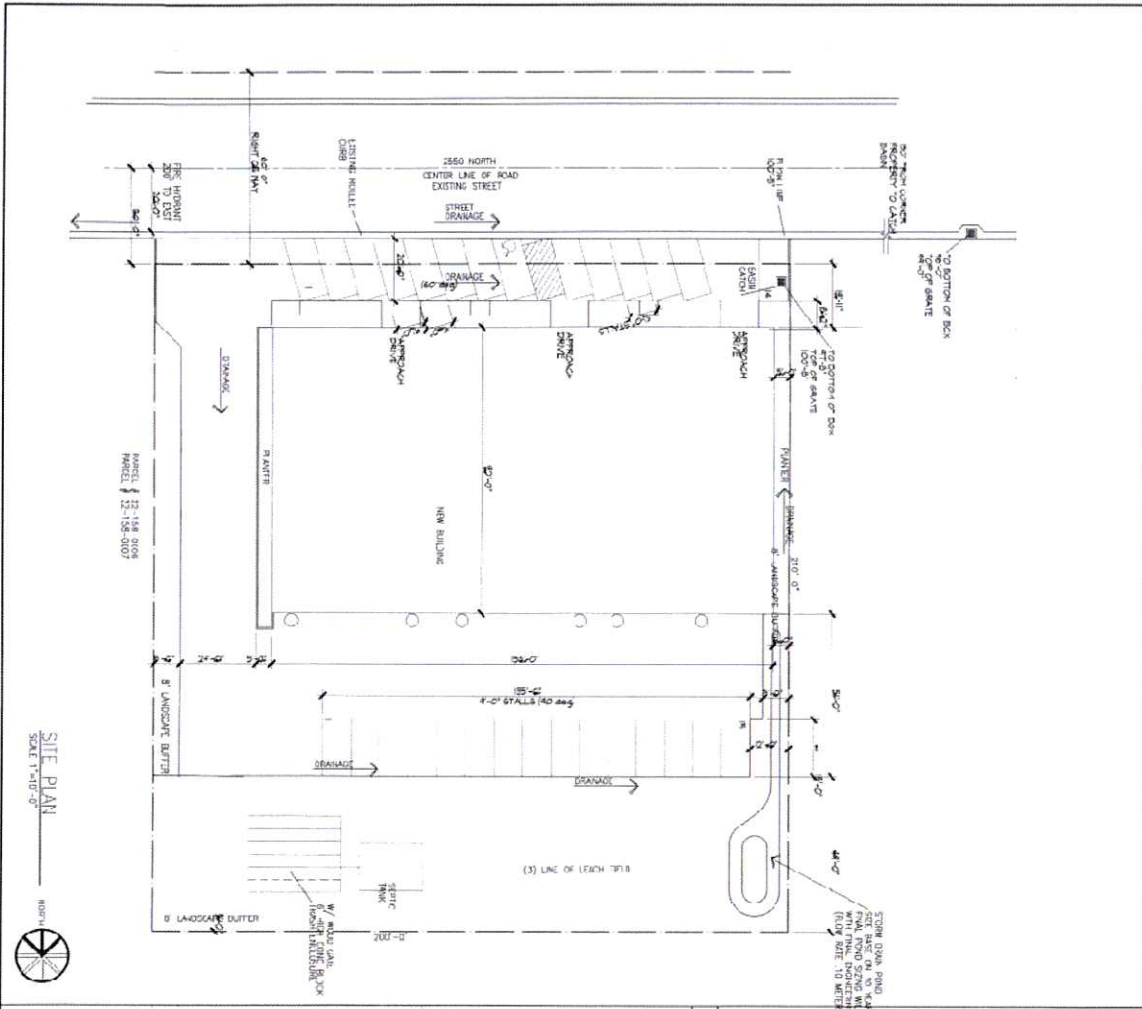
APPLICABLE CODE

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE
- 2012 INTERNATIONAL FIRE AND SAFETY CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL HAZARDOUS WASTE MANAGEMENT CODE
- 2012 INTERNATIONAL SOIL REMEDIATION AND DECONTAMINATION CODE
- 1997 UTAH STATE CODE FOR BUILDING CONSTRUCTION

INDEX

<p>RIDGELINE ARCHITECTS</p>	<p>DOG NEW BUILDING SHELL 4930 EAST 2550 NORTH EDEN, UTAH</p>	<p>RIDGELINE DESIGN ARCHITECTS 1701 EAST 550 SOUTH 420 SOUTH OGDEN, UT 84403 PHONE: 801-438-1111 FAX: 801-438-1111</p>
<p>C-0a</p>	<p>COVER SHEET</p>	<p>1/24/12</p>

Exhibit C-Proposed Site Plan



SITE PLAN
SCALE 1"=10'-0"

DOG NEW

SHELL BUILDING

4930 EAST 2550 NORTH
EDEN, UTAH

CODE SUMMARY

OCCUPANCY TYPE	B/S-1
PROPOSED STORY	1
PROPOSED FLOOR AREA	46 FT
PROPOSED VOLUME	46 FT
ALTERNATE AREA	8,000 SQ FT
ALTERNATE VOLUME	8,000 SQ FT
MAX ALLOWABLE AREA	8,000 SQ FT X 75' = 600,000
MAX ALLOWABLE VOLUME	8,000 + 6,720 = 14,720 CU FT
STRUCTURAL FRAME	0
FRAMING WALL	0
NON-FRAMING WALL	0
ROOF/CEILING	0
FLOOR/SLAB	0

BUILDING SUMMARY

NO. STORIES	1 STORY
MARKING HEIGHT	26'-3" PROPOSED
FLOOR PLAN AREA	14,580 SQ FT
TOTAL SITE AREA 200' X 210'	42,000 SQ FT REQUIRED
UNUSABLE AREA 200'	8,400 SQ FT REQUIRED
UNUSABLE AREA 210'	8,820 SQ FT REQUIRED
TOTAL UNUSABLE AREA	17,220 SQ FT REQUIRED
20' REQUIRED 2' CLEARANCES	28' PROPOSED

APPLICABLE CODE

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 1997 UTAH STATE FIRE MARSHAL'S ORDINANCE

INDEX

- C-3 COVER SHEET
- C-1 COVER
- C-2 GENERAL NOTES, LEGEND & ABBREVIATIONS
- C-301 GENERAL NOTES
- C-302 FLOOR PLAN
- C-303 ROOF PLAN
- C-304 FOUNDATION PLAN
- C-305 STRUCTURAL FRAME PLAN
- C-306 STRUCTURAL WALL PLAN
- C-307 ROOF/CEILING PLAN
- C-308 FLOOR/SLAB PLAN
- C-309 FINISH SCHEDULES
- C-310 FINISH SCHEDULES
- C-311 FINISH SCHEDULES
- C-312 FINISH SCHEDULES
- C-313 FINISH SCHEDULES
- C-314 FINISH SCHEDULES
- C-315 FINISH SCHEDULES
- C-316 FINISH SCHEDULES
- C-317 FINISH SCHEDULES
- C-318 FINISH SCHEDULES
- C-319 FINISH SCHEDULES
- C-320 FINISH SCHEDULES
- C-321 FINISH SCHEDULES
- C-322 FINISH SCHEDULES
- C-323 FINISH SCHEDULES
- C-324 FINISH SCHEDULES
- C-325 FINISH SCHEDULES
- C-326 FINISH SCHEDULES
- C-327 FINISH SCHEDULES
- C-328 FINISH SCHEDULES
- C-329 FINISH SCHEDULES
- C-330 FINISH SCHEDULES
- C-331 FINISH SCHEDULES
- C-332 FINISH SCHEDULES
- C-333 FINISH SCHEDULES
- C-334 FINISH SCHEDULES
- C-335 FINISH SCHEDULES
- C-336 FINISH SCHEDULES
- C-337 FINISH SCHEDULES
- C-338 FINISH SCHEDULES
- C-339 FINISH SCHEDULES
- C-340 FINISH SCHEDULES
- C-341 FINISH SCHEDULES
- C-342 FINISH SCHEDULES
- C-343 FINISH SCHEDULES
- C-344 FINISH SCHEDULES
- C-345 FINISH SCHEDULES
- C-346 FINISH SCHEDULES
- C-347 FINISH SCHEDULES
- C-348 FINISH SCHEDULES
- C-349 FINISH SCHEDULES
- C-350 FINISH SCHEDULES
- C-351 FINISH SCHEDULES
- C-352 FINISH SCHEDULES
- C-353 FINISH SCHEDULES
- C-354 FINISH SCHEDULES
- C-355 FINISH SCHEDULES
- C-356 FINISH SCHEDULES
- C-357 FINISH SCHEDULES
- C-358 FINISH SCHEDULES
- C-359 FINISH SCHEDULES
- C-360 FINISH SCHEDULES
- C-361 FINISH SCHEDULES
- C-362 FINISH SCHEDULES
- C-363 FINISH SCHEDULES
- C-364 FINISH SCHEDULES
- C-365 FINISH SCHEDULES
- C-366 FINISH SCHEDULES
- C-367 FINISH SCHEDULES
- C-368 FINISH SCHEDULES
- C-369 FINISH SCHEDULES
- C-370 FINISH SCHEDULES
- C-371 FINISH SCHEDULES
- C-372 FINISH SCHEDULES
- C-373 FINISH SCHEDULES
- C-374 FINISH SCHEDULES
- C-375 FINISH SCHEDULES
- C-376 FINISH SCHEDULES
- C-377 FINISH SCHEDULES
- C-378 FINISH SCHEDULES
- C-379 FINISH SCHEDULES
- C-380 FINISH SCHEDULES
- C-381 FINISH SCHEDULES
- C-382 FINISH SCHEDULES
- C-383 FINISH SCHEDULES
- C-384 FINISH SCHEDULES
- C-385 FINISH SCHEDULES
- C-386 FINISH SCHEDULES
- C-387 FINISH SCHEDULES
- C-388 FINISH SCHEDULES
- C-389 FINISH SCHEDULES
- C-390 FINISH SCHEDULES
- C-391 FINISH SCHEDULES
- C-392 FINISH SCHEDULES
- C-393 FINISH SCHEDULES
- C-394 FINISH SCHEDULES
- C-395 FINISH SCHEDULES
- C-396 FINISH SCHEDULES
- C-397 FINISH SCHEDULES
- C-398 FINISH SCHEDULES
- C-399 FINISH SCHEDULES
- C-400 FINISH SCHEDULES

DOG NEW
BUILDING SHELL

4930 EAST 2550 NORTH
EDEN, UTAH

RIDGELINE
DESIGN
ARCHITECTS

RIDGELINE DESIGN ARCHITECTS
1212 EAST 1500 SOUTH SUITE 200
SALT LAKE CITY, UT 84143
PHONE: 801-302-4882 FAX: 801-621-1404
www.ridgeline-design.com