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Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for Design Review approval of new signs at 3261 South Midland Drive

Decision Type: Administrative

Agenda Date: Thursday, February 11, 2016

Applicant: Ruth Gilles Reprehensive

File Number: DR 2016-03

Property Information

Approximate Address: 3261 South Midland Drive

Project Area: 1.39 acres

Zoning: Manufacturing M-1

Existing Land Use: Gerber Collision and Glass

Proposed Land Use: 300 square feet of signs

Parcel ID: 15-354-0001

Township, Range, Section: T6N, R2W, Section 36

Adjacent Land Use

North:	Manufacturing	South:	Manufacturing
East:	Manufacturing	West:	Manufacturing

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: SM

Applicable Ordinances

- Weber County Land Use Code Title 104 Zones Chapter 2 (Manufacturing M-1)
- Weber County Land Use Code Title 108 Standards Chapter 1 (Design Review)
- Weber County Land Use Code Title 110 Signs Chapter 1 (Western Weber Signs)

Background

Shine Collision and Glass is changing hands and is becoming Gerber Collision and Glass. The applicant is removing the old signs and replacing them with the new company signs. The property is zoned Manufacturing M-1 and a site plan was approved for Auto Collision at this location. In reviewing the Manufacturing M-1 Zone, the zone allows 5 square feet of signage for every foot of frontage with a maximum of 650 square feet of signs.

The applicant is proposing one new pole sign which the M-1 Zone requires the pole sign to be 10 feet from the property line and be at least 10 feet from the ground to the bottom of the sign. The pole sign as proposed is within the 10 foot setback. The pole sign will need to be relocated and a new site plan showing the new location needs to be submitted.

All of the signs except for the pole sign have been installed based on approvals from Ogden City.

Summary of Administrative Considerations

- Is the sign layout design consistent with applicable Weber County Ordinances?

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located; all of the applicable requirements of Land Use Codes will be met when the pole sign is relocated.

Conditions of Approval

- Requirements of the Weber County Engineering Division
 - Requirements of the Weber County Building Inspection Department
 - A building permit is required
- The pole sign needs to be located 10 feet from the front property line
- A new site plan showing the new location

Staff Recommendation

Administrative approval of the sign plan for Gerber Collision and Glass with the condition listed above 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: February 11, 2016



Rick V. Grover, Planning Director
Weber County Planner

Exhibits

- A. Applicant's narrative
- B. Site Plan
- C. Photo of the proposed signs