



## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request to amend a previously approved Design Review for a Master Signage Plan at the Summit Institute (previously known as the North Fork Table & Tavern building) and Arbor Lodge buildings at Wolf Creek Resort.

**Agenda Date:** Friday, February 24, 2017

**Applicant:** Larry Arthur representing SMHG Management, L.L.C.

**File Number:** DR #2017-02

#### Property Information

**Approximate Address:** 3900 North Wolf Creek Drive

**Project Area:** 1.74 acres

**Zoning:** Commercial Valley-2 (CV-2) Zone

**Existing Land Use:** Social Hall/community center/meeting room with health spa services, golf pro-shop, retail, package liquor, and office.

**Proposed Land Use:** Social Hall/community center/meeting room with health spa services, golf pro-shop, retail, package liquor, and office.

**Parcel ID:** 22-016-0092

**Township, Range, Section:** T7N, R1E, SE ¼ of Section 22

#### Adjacent Land Use

<b>North:</b>	Resort Commercial	<b>South:</b>	Resort Golf Course
<b>East:</b>	Resort Condominium	<b>West:</b>	Resort Golf Course

#### Staff Information

**Report Presenter:** Scott Mendoza  
smendoza@co.weber.ut.us  
801-399-8769

**Report Reviewer:** RG

### Applicable Codes

- Title 110, Chapter 2 - Ogden Valley Signs
- Title 104, Chapter 21 - Commercial Valley Zones CV-1 and CV-2
- Title 108, Chapter 1 - Design Review

### Background

The applicant is requesting an amendment to a previously approved master signage plan (DR#2014-13) at the existing Summit Institute and Arbor Lodge buildings which are located at approximately 3900 North Wolf Creek Drive in Eden. The Summit Institute Building was recently known as the North Fork Table & Tavern (NFT&T) Building which was previously known as the Wolf Creek Golf Clubhouse. The Arbor Lodge (located immediately to the northwest of the Summit Institute Building) was previously known as the Wolf Creek Reception Center and Pineview Lodge Building in the past. See Vicinity Map on page 4 for the general location of the subject site.

The Summit Institute and Arbor Lodge buildings are located on a 1.74 acre parcel that lies in a Commercial Valley-2 (CV-2) Zone which allows for approximately 24 specific sign types and several other (not including temporary or special purpose signs) optional or alternative signs. The applicant has provided an elevation of the easterly side of the Summit Institute Building where the amendments, to the originally approved master sign plan, will take place.

The requested amendment consists of the following:

1. Remove two 15 ft<sup>2</sup> (North Fork Table & Tavern) wall signs from the existing porte-cochere (featured on the east building elevation). One sign was originally located on the north side and one sign was originally located on the south side of that existing porte-cochere.

2. Remove one 40 ft<sup>2</sup> (North Fork Table & Tavern) wall sign from the east facing gable of the existing porte-cochere.
3. Install one 45 ft<sup>2</sup> (Summit Institute) wall sign on the left face of the Summit Institute Building's east elevation.
4. Install one 6 ft<sup>2</sup> (Summit Powder Mountain Logo) wall sign at the peak of the Summit Institute building's gabled east elevation.

Both new signs will be constructed of half-inch thick acrylic plastic (plexi-glass) that will be painted a soft-white color that will prevent glare and reflectivity. Support structures, that will fasten the signs to the walls, will not be visible and direct lighting of the signs will not take place.

Other inconsequential changes to the originally approved master signage plan include changing all references to the North Fork Table & Tavern, on the existing Guidance and Window signs, to Summit Institute.

See the attached Exhibit A for an elevation of the Summit Institute Building which illustrates overall east wall square footage and proposed/amended sign square footage and locations. See original Design Review (DR#2014-13) for all sign details not included in this amendment. See the table below for an overall updated list of all signs, their sign-type, and a brief description of their location:

<b>Amendment 1 of Summit Institute and Arbor Lodge Building Master Signage Plan</b>			
<b>Sign's # on Original Site Plan</b>	<b>Proposed Sign</b>	<b>Sign-Type</b>	<b>Location Description</b>
N/A	Summit Institute Building Sign	Wall Sign	Left wall of Summit Institute Building's east elevation.
N/A	Summit Powder Mountain Logo	Wall Sign	Peak of gable on Summit Institute Building's east elevation.
4	Outpost Wayfinding	Guidance	One near southeast corner of Summit Institute Building's porte-cochere. Two along northern most boundary of north parking area. One in between Summit Institute Building and Arbor Lodge Building.
5	Ski Rental Sign	Wall	South wall of Summit Institute Building.
6	Pow Mow Ski Shop Sign	Business	South wall of Summit Institute Building.
7	Pow Mow Ski Shop Vinyl Sticker	Window	Four at south entry, lower level doors of Summit Institute Building.
8	Summit Institute Vinyl Sticker	Window	Two at south entry, upper level doors of Summit Institute Building. Two at west entry, upper level doors of Summit Institute Building.
9	Summit Institute Address Sign	Address	Upper left wall of Summit Institute Building's east elevation.
10	Arbor Lodge Address Sign	Address	North side of Arbor Lodge Building.
11	Arbor Lodge Ornamental Sign	Business	Hanging at north entrance of Arbor Lodge Building.
12	Handicap Parking Sign	N/A	Two in parking area east of Arbor Lodge entrance.

## Analysis

Design Review: As part of a design review, the Ogden Valley Sign Chapter (found within Title 110 of the Weber County Land Use Code) requires an approval of a master signage plan (as outlined in LUC §110-2-3) to ensure compliance with standards and requirements of the Code when multiple signs are allowed and/or multiple tenants, businesses or other entities occupy a single building or storefront. In addition, the County's Design Review Chapter (found within Title 108 of the Weber County Land Use Code) allows the Planning Director the administrative authority to approve commercial development when the request involves small buildings (footprint of less than 10,000 square feet) and impacts an area of less than one acre. The Planning Director, while exercising this administrative authority (granted in LUC §108-1-2) over the proposed amendment to the master signage plan, shall give consideration to and ensure the following:

- *According to §108-1-4(2), consideration shall be given to the number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards, the blanketing of an adjacent property's signs, and the appearance and harmony with other signs and structures within the subject project and adjacent developments.*
  - The proposed amendments conform to all applicable sign standards, as listed above, and will not create traffic hazards, screen other signs, or detract from adjacent developments.
- *According to §110-2-3, it must be ensured that the master signage plan clearly indicates the location, size, illumination details, type, dimensions, and distribution of allowed signage among multiple tenants. Also, once the master signage plan is approved, all individual land use permits shall comply with that plan.*
  - The amendment to the master signage plan provides all required information and all land use permits will be issued with a condition that all signs remain in compliance with the approved master signage plan.
- *According to §110-2-5(a)(1), one wall sign, sized so that it does not exceed five percent of the total square footage of each face of a tenant's unit, is allowed for each tenant when a building is designed to accommodate multiple units.*
  - The proposed Summit Institute Building wall sign covers 45 ft<sup>2</sup> and the Summit Powder Mountain Logo covers 6 ft<sup>2</sup>. To comply with the limit of five percent for each tenant's wall sign, each sign is required to be equal to or less than 47.9 ft<sup>2</sup>. Both signs fall below 47.9 ft<sup>2</sup>; therefore, the proposed wall signs comply with the maximum area standard which is based on a total square footage of 1,916 ft<sup>2</sup> for the Summit Institute Building's east elevation.

## Conformance to the General Plan

One of the Ogden Valley General Plan's goals is to require that development be compatible with the Valley's rural character and natural setting. The proposed signs use allowed materials and colors.

## Staff Recommendation

The Weber County Planning Division Staff recommends approval of the proposed amendment to the master signage plan for the Summit Institute and Arbor Lodge buildings located at approximately 3900 North Wolf Creek Drive in Eden. This approval is based on the Plan's compliance with applicable codes and is subject to the conditions listed below:

### Findings:

1. All proposed signs are permitted by the Ogden Valley Sign Code.
2. All signs meet size standards as regulated by the Ogden Valley Sign Code.
3. All signs meet the material, display, and setback standards found in Section 110-2-12 of the Ogden Valley Sign Code.
4. Previously approved site and landscape plans will not be changed.
5. No new lighting has been proposed.

### Conditions:

1. Approval is based on representations made in the application and the proposed master signage plan. Any changes to the plan shall be submitted to the County for review.

2. All signs shall be located at represented locations.
3. No lighting shall be installed unless otherwise approved through further review and approval by the County.
4. Prior to construction, the applicant shall coordinate with the Weber County Engineering and Building Inspections Divisions to verify permitting needs.
5. If applicable, the applicant shall coordinate with an appropriate utility locator prior to any excavation or construction.

## Administrative Approval

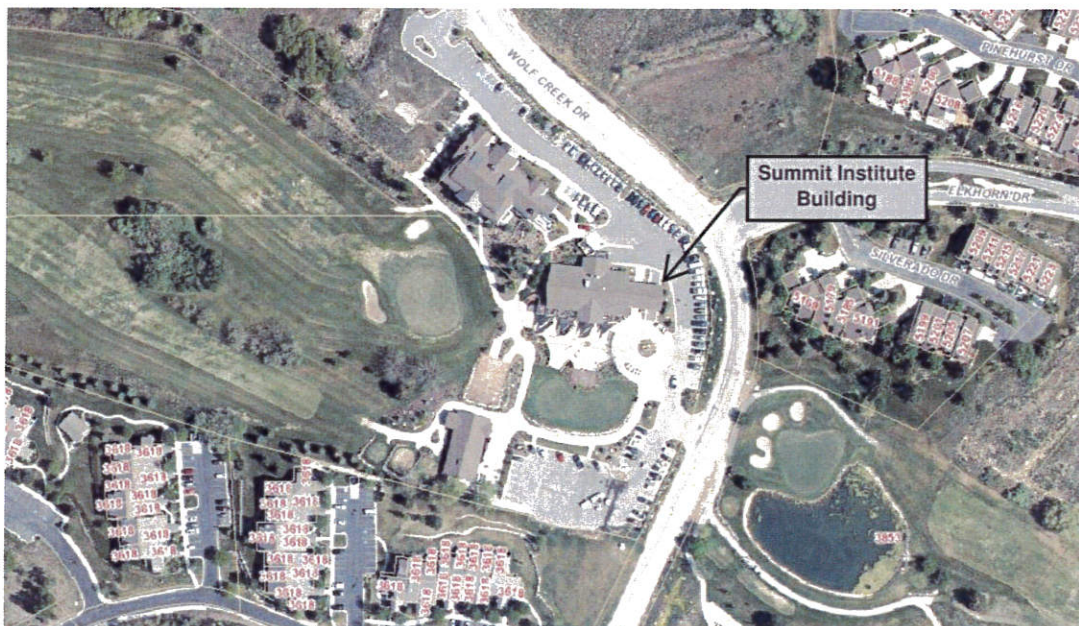
Based upon the findings listed above, administrative approval for DR#2017-02 is hereby granted this 24<sup>th</sup> day of February, 2017.

  
Rick V. Grover, Director  
Weber County Planning Division

## Exhibits

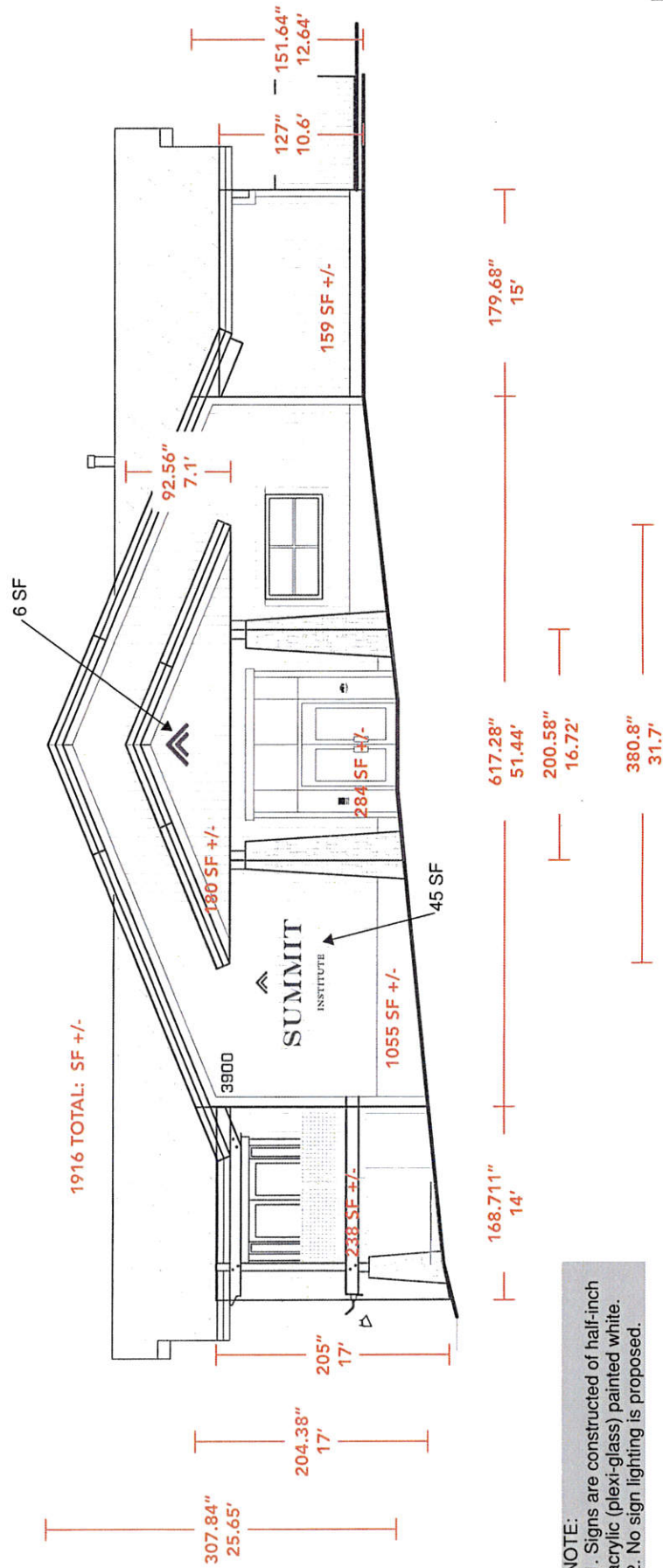
- A. Summit Institute Building's east elevation showing overall east elevation square footage, proposed sign locations, size, materials, color, and representation of no lighting.

## Vicinity Map



**EXHIBIT A**  
1 of 1

**TOTAL SIGN AREA IS 50 SF +/-**



**NOTE:**  
1. Signs are constructed of half-inch acrylic (plexi-glass) painted white.  
2. No sign lighting is proposed.

**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**EXHIBIT A**  
1 of 1