



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 #3, a de minimis site plan modification to approve a 12-foot tall storage rack and to install screening that will conceal the storage rack.
Type of Decision:	Administrative
Applicant:	Dog and Bone, LLC
Authorized Agent:	Shawn Clegg
File Number:	DR# 2018-03

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:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, Chapter 1 Design Review
- Title 104, Chapter 21 Commercial Valley Zones (CV-2)
- Title 104, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards

Development History

On February 24, 2015, Ogden Valley Planning Commission approved a commercial building, a site plan, and a complete street design.

On October 6, 2015, the Ogden Valley Planning Commission approved an amendment to the exterior color and architectural detail of the commercial building.

On December 1, 2015, the Ogden Valley Planning Commission approved this small engine repair/restoration shop as a conditional use.

On December 4, 2015, the Weber County Planning Division approved a site-plan modification to remove a dumpster and screening.

Summary and Background

The applicant is requesting approval to a de minimis change that includes the placement of a 12-foot tall storage rack and the construction of a screening wall covered in vines. A site plan has been included with the application that displays the changes (see Exhibit B).

This proposal has been reviewing against applicable ordinances in the Uniform Land Use Code of Weber County, Utah (LUC). The following section is staff's evaluation of the request.

Analysis

Design Review: Changes to the commercial site within the commercial zone require a Design Review. The standards that apply to this site modification are found in LUC §108-1 and are as follows:

- *Considerations relating to traffic safety and traffic congestion.* The storage racks have been placed along the rear of the commercial building. An Engineer's letter has been included as exhibit A describing measure that will be taken by the owner to improve the stability of the racks and they include shorting the height of the racks and welding an expanded metal frame to the rear of the rack to improve the lateral strength (see Exhibit D).
- *Considerations relating to buildings and site layout.* The proposal modifies the site plan by including a new storage rack with screening vegetative ivy that will grow up the expanded metal frame.

Ogden Valley Architectural and Screening Standards: With regard to screening plantings it is required that:

- The plantings remain healthy and vigorous and that all vines be five-gallon size minimum.
- The vines selected shall be hardy and capable of withstanding Ogden Valley's microclimate.
- All plant materials shall be installed in accordance with current professional planting procedures.
- All living plants shall be provided with either a manual or an automatic irrigation system.
- The storage racks shall be screened from view from the street right of way.

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 Dog New Site-plan Amendment #3, DR 2018-03, a de minimis site plan modification to approve a storage rack with a screening vine that is capable of withstanding Ogden Valley's Microclimate. This recommendation for approval is subject to all review agency requirements and the following conditions:

1. A building permit must be obtained after displaying compliance with structural requirements.
2. All potted trees will be in place by June 1 each year weather permitting.
3. Further changes beyond what was previously approved are to undergo the Weber County Design Review process.

Approval is based on the following findings:

1. The proposed modification conforms to the Ogden Valley General Plan.
2. After displaying compliance with Weber County Building Inspection requirements the proposed modification will not be detrimental to the public health, safety, or welfare.
3. The proposed modification will comply with applicable County ordinances.
4. The proposed storage rack 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 2018-03, Dog New Site-plan Amendment #3, a de minimis site plan modification to approve a storage rack with ivy screening is hereby granted this 23 day of AUGUST, 2018.



Rick Grover

Weber County Planning Director

Exhibits

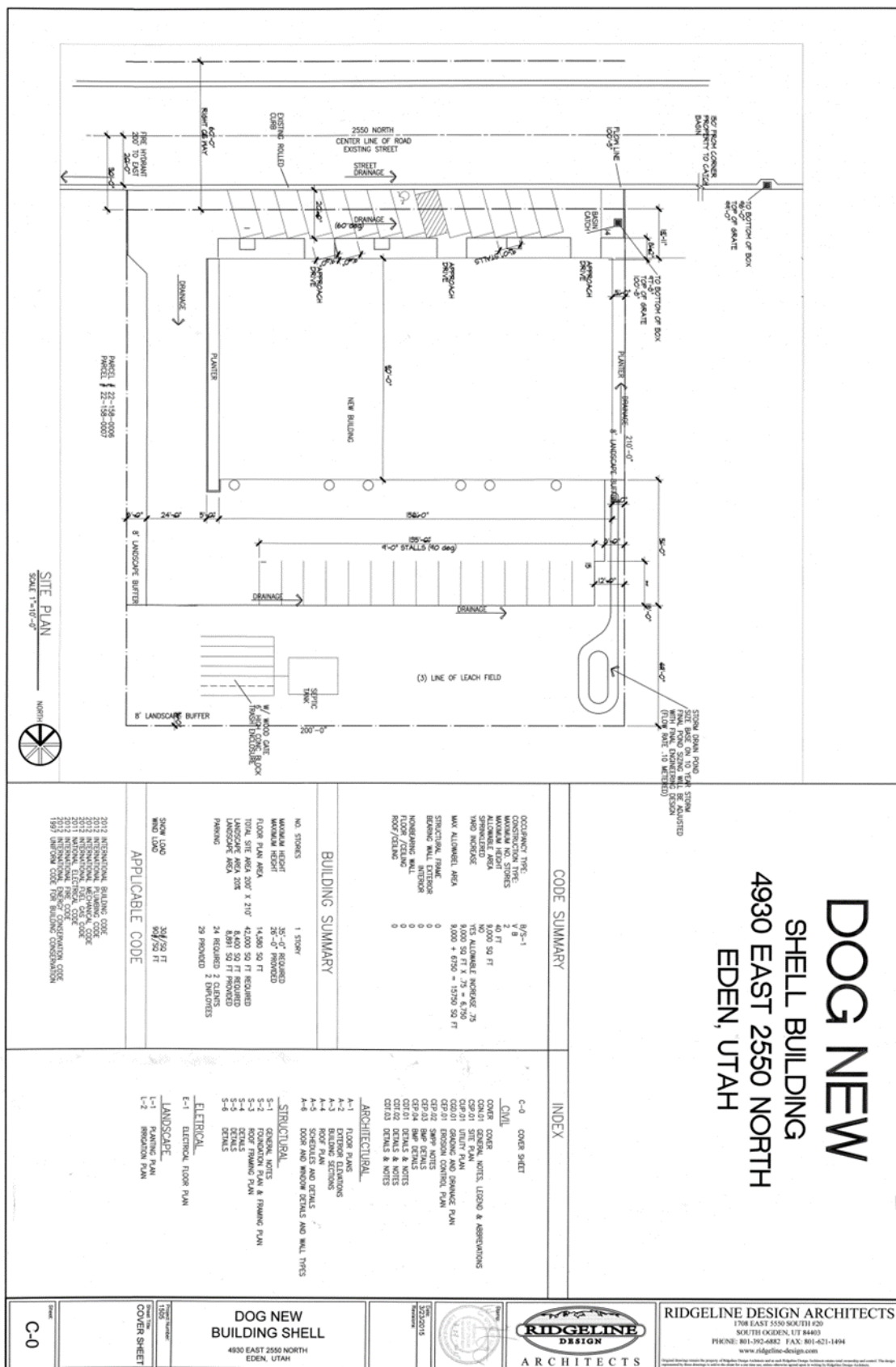
- A. Application
- B. Most Recent Approved Site Plan
- C. Proposed Site Plan

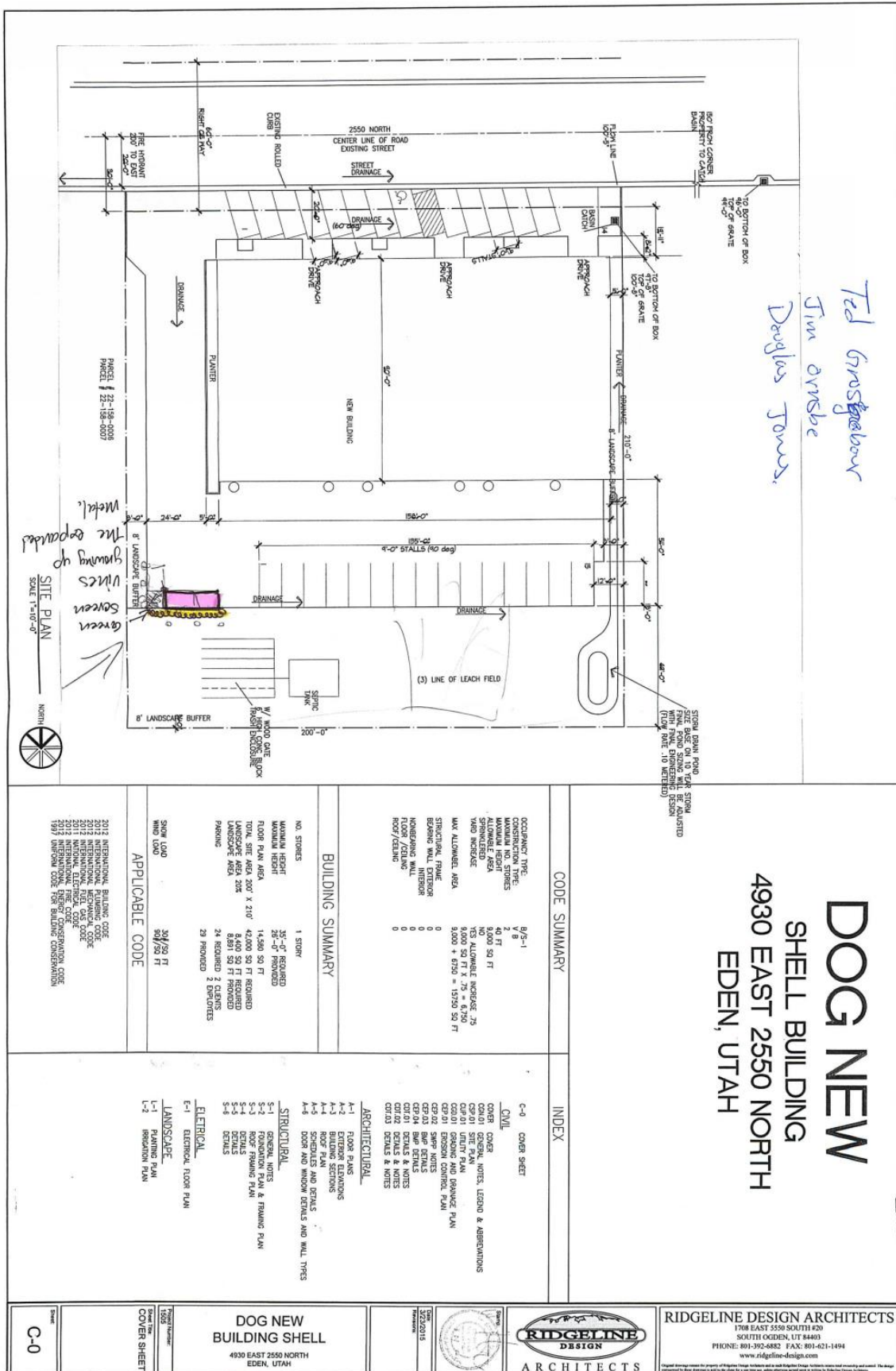
Map 1





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 4/16/18	Fees (Office Use)	Receipt Number (Office Use) 74336	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Dog & Bone LLC		Mailing Address of Property Owner(s) 4930 E 2550 N. Eden 84310	
Phone 801-232-4153	Fax		
Email Address sleegg@digis.net.		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Shawn Clegg		Mailing Address of Authorized Person 326 N. Wilkie St. Kayaville UT. 84037	
Phone 801-232-4153	Fax		
Email Address sleegg@digis.net.		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Dog New		Current Zoning Commercial	
Approximate Address 4930 E. 2550 N. Eden UT 84310		Land Serial Number(s)	
Proposed Use Motorcycle / Power sport repair shop.			
Project Narrative <p>Site Plan amendment. The rack has been cut down to 12' high. The plan to cover the rack from view from the passer by is to build a green screen of vines. The vines will grow up some expanded metal. The design calculations show that the rack is more than capable capable of sustaining the unit load along with snow load. Our plan and intention is to keep this site clean and beautiful, at the same time functional for our needs.</p>			





Design Calculations for Motorcycle Rack for Kenny Watkins (2015 IBC)

Chad Porter, PE

10/23/2017

Having analyzed the existing motorcycle rack it has been determined that it is sufficiently strong to support the motorcycle and snowmobile loads along with the snow load in Eden Utah. However, given the height and slenderness of the rack, it is my recommendation that the owner remove the top section and use the middle section as just a covering (keep unloaded). Doing this drastically reduces any risk of overturning due to wind or earthquake and will allow for multiple single level racks that are easier and safer to load and unload. It will also reduce any adverse visual appearance. It is also my recommendation that the owner laterally support the rack by welding either expanded metal or diagonal bracing to the back side. Currently the sections of rack are only connected in a few locations. The owner has also been advised to properly connect all sections at all available locations using properly sized timber blocking and bolts of the same size and type as existing in the few already connected locations. The owner has been advised of all of these recommendations and is willing to comply.

