



Design Review Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a design review amendment (1st amendment for site plan, 2nd amendment to signage plan for the Mad Moose Café.

Type of Decision: Administrative

Applicant: John Mortensen, Owner

Authorized Agent: Michael Sequin

File Number: DR# 2018-02

Property Information

Approximate Address: 2429 N Highway 158 Eden, UT

Project Area: 1.00 Acres

Zoning: Commercial Valley-2 (CV-2)

Existing Land Use: Commercial Development

Proposed Land Use: Commercial Development

Parcel ID: 22-098-0002

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

Adjacent Land Use

North: Agriculture	South: Commercial
East: Hwy 158	West: Agriculture

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 21 Commercial Valley Zones (CV-2)
- Title 104, Chapter 1 Design Review
- Title 104, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations
- Title 108, Chapter 16 Ogden Valley Lighting
- Title 110, Chapter 2, Ogden Valley Signs

Summary and Background

The applicant is requesting to update and amend the signage plan, for the Mad Moose Cafe site, that was approved by the Weber County Planning Division on March 8, 2016 (file# DR 2016-02) as part of the required design review for a commercial site plan. Additional planned changes that require a design review are the following: increase of floor space (by ~225 SF), east facing wall, new door, and windows installation, as well as installation of a new pergola. 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

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.

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 signage, landscaping and site layout. As part of this review, consideration has taken into account 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 outdoor advertising.* The applicant has provided architectural renderings for the permitted signs in the CV-2 Zone including a proposed new wall sign, updating the existing site signage. The proposal includes the location, color, lighting and size of the proposed (see Exhibit A). The proposed sign shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent). The proposal conforms to sign standards as outlined in the Land Use Code 110-2. The existing lighting for the proposed updated wall sign will not change. Existing lighting is in conformance with the standards of the Ogden Valley Lighting LUC §108-16.
- *Considerations relating to buildings and site layout.* The proposal includes changing and increasing the size of the existing wall sign, increasing the square footage by adding approximately 225 square feet through addition of a non-load bearing wall, two doors, and four windows. The applicant is also proposing the installation of two (14' w x 8' h) sliding door systems within the building (on either side of the chimney), as well as a pergola to the east of the building. The eastern edge of the pergola will sit 134' from the center of Highway 158. The northern edge will sit 35' from the property line. With 18 tables/booths associated with the Mad Moose Café, a minimum of 18 parking spaces (LUC §108-8-4) shall be designated not further than 500 feet from the establishment (LUC §108-8-7 (a)). There are no proposed changes to the existing landscaping.

Staff Recommendation

The Planning Division recommends approval of file# DR2018-02, design review amendment for the Mad Moose Cafe signage and improvement plan. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The pergola shall be predominantly a natural, muted earth tone. White may be used as an accent color only (LUC §108-2-4 (1)).
2. A minimum of 18 parking spaces (LUC§108-8-4) shall be designated not further than 500 feet from the establishment (LUC§108-8-7 (a)).

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide a necessary service to the citizens of the Ogden Valley.
3. The proposal, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
4. The proposal, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed design implements quality development standards and will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative Design Review approval of the amended Mad Moose Cafe signage and improvement plan 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: 5/6/18


Rick Grover
Weber County Planning Division Director

Exhibits

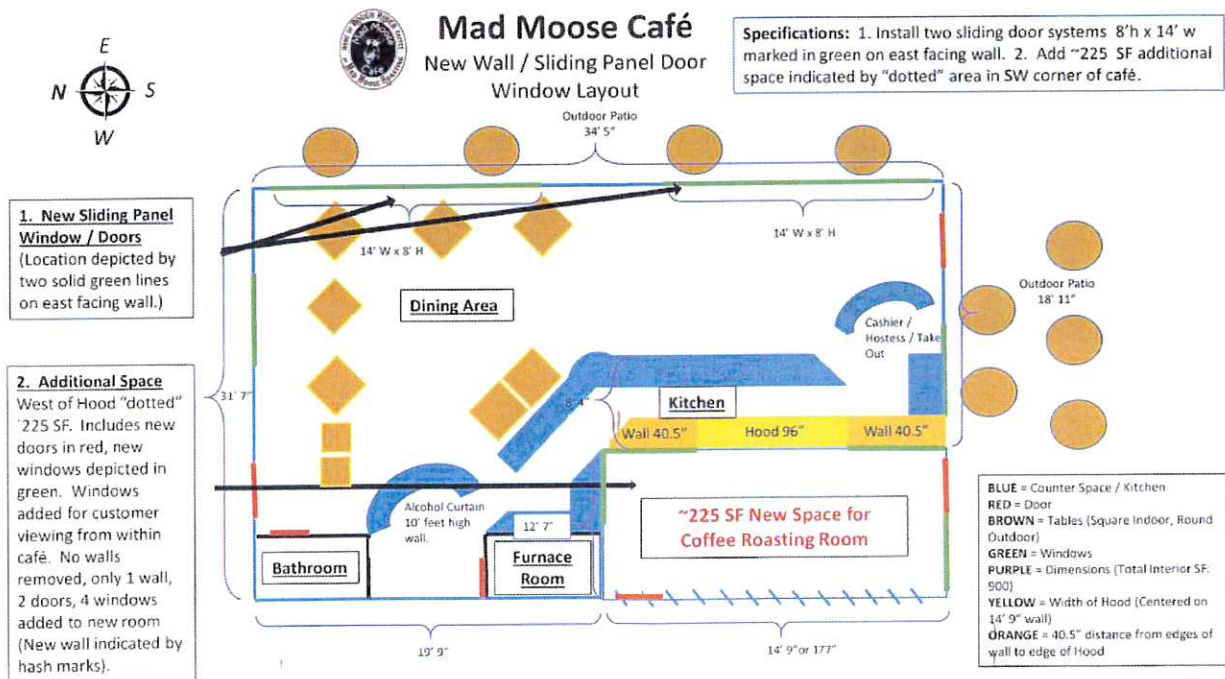
- A. Sign Plan
- B. Building Improvement Plans
- C. Pergola



Mad Moose Cafe (Peak Plaza) Proposed Sign Improvement



The Mad Moose Sign improvement remains within ordinance size restrictions of $\leq 5\%$ of building wall space. The new sign adds new wording that describes Mad Moose Roasting and Rough Rider Coffee. The white space behind the newly added wording is transparent (not white).



Mad Moose Cafe



Proposed 12' window / door systems (2 each) in place of windows on East facing wall (South side of wall depicted)

Approx 1' thick wall

Proposed 12' window / door systems (North side of wall depicted)



Center of wall where chimney is on outside will remain in place. Chimney approx. 4' wide (behind depicted chalk board).

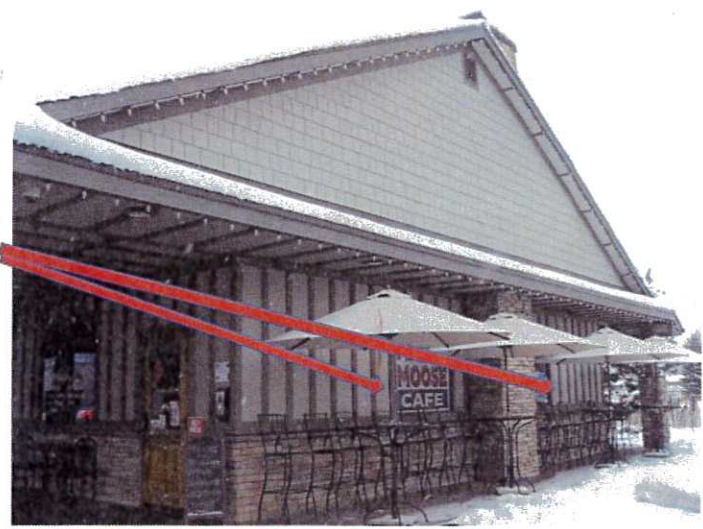
Present windows dimension is 5'w x 4'h.



Mad Moose Cafe



Location of proposed 12' window / door systems (two each – one on each side of Chimney).

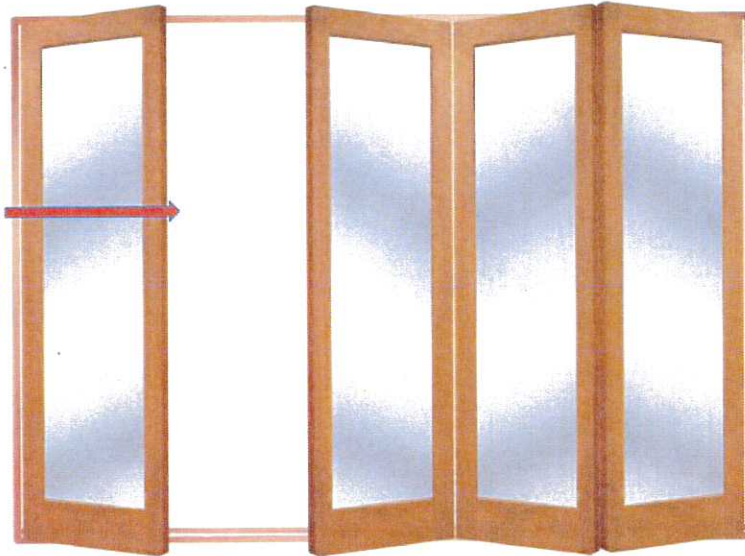




Mad Moose Cafe



Proposed 12' panel window / door systems. Two total systems, one on each side of chimney.

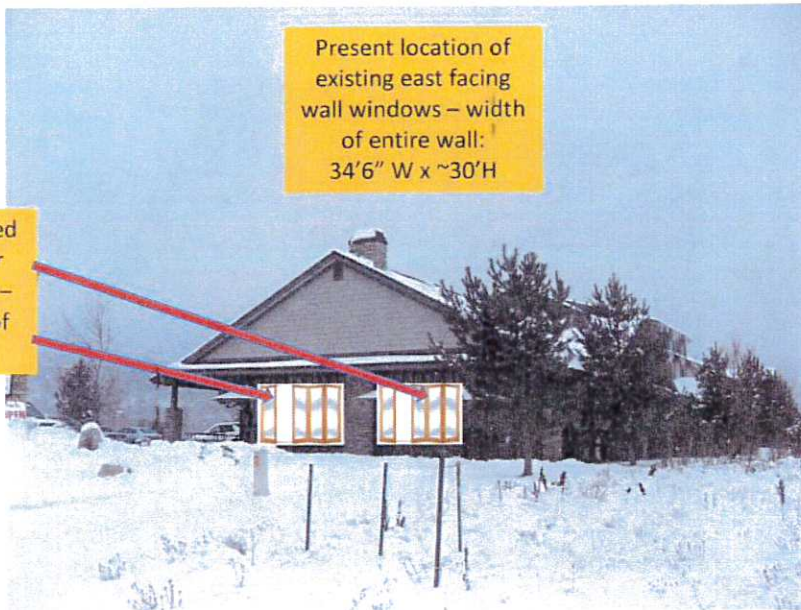


Mad Moose Cafe



Location of proposed 12' window / door systems (two each – one on each side of Chimney).

Present location of existing east facing wall windows – width of entire wall: 34'6" W x ~30'H

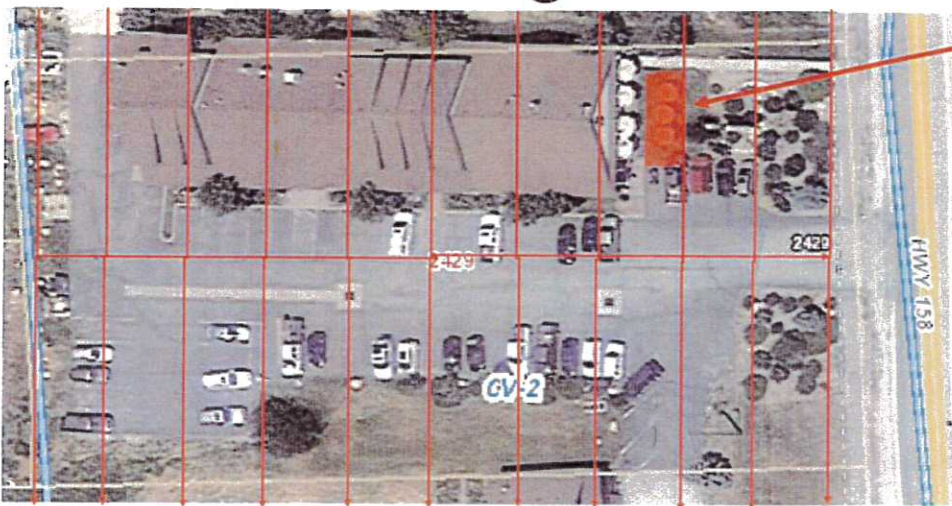


Mad Moose Cafe (Peak Plaza) Proposed Pergola Design



Pergola dimensions are 22'W x 30'L x 12'H (based on decking floor space), anchored by concrete footings, and occupied by 4 tables with 4 chairs around each table. Decking will be either aggregate, brick, or wood based on cost estimate. Pergola design will be compliant with Utah building permit and engineering for commercial applications, including load bearing, seismic, and wind specifications, which will be obtained after approval of Design Review.

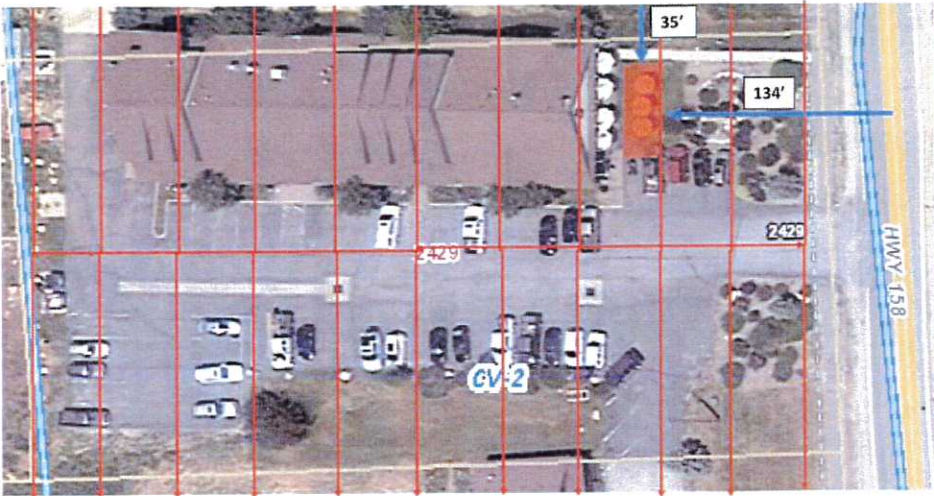
Mad Moose Pergola Location



Proposed Pergola location indicated by red arrow and highlighted in red (~650 SF)

Present outdoor seating capacity is 60, is not expanding, and is in compliant with Fire Marshall and approved county outdoor customer seating requirements for Peak Plaza Suite 6 – The Mad Moose Cafe.

Mad Moose Pergola Boundaries



Eastern edge of pergola = 134' from center of Hwy 158 (compliant with ordinance 100' minimum). Northern edge of the pergola = 35' from property line (compliant with ordinance requirements).

Blue lines indicate pergola distances from property boundaries and center of Hwy 158. All distances for proposed pergola comply with ordinance boundary requirements. There are no easements or other restrictions prohibiting the desired pergola location.