



## Weber County Planning Division

### Amended Site Plan Administrative Approval (DR 2012-09)

Site Plan Name: West Weber LDS Church Parking Lot Addition (DR 2012-09)

Date Submitted: January 30, 2012

Land Serial Number: 15-046-0017 and 15-059-0022

Approximate Address: 4080 West 900 South

Planning Division Staff Review: Sean Wilkinson

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### Background

The Church of Jesus Christ of Latter-Day Saints is requesting approval of a parking lot addition for the Ogden Utah Weber North Stake Center. The property lies within the AV-3 Zone which lists “church” and “parking lot accessory to uses allowed in this zone” as permitted uses. The property where the existing parking lot is located consists of approximately 2.34 acres and the property where the addition is located consists of approximately 1.67 acres. The parking lot addition covers approximately 19,800 square feet and adds 63 new stalls for a total of 215 parking stalls. The church was built in the early 1970’s, but no records of the original site plan approval are available.

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### Planning Division Review

▪ **Have the applicable requirements of the Weber County Zoning Ordinance been met?**

The Planning Division Staff has determined that Chapter 5 (Agricultural Zone A-1) and Chapter 36 (Design Review) apply to this site plan amendment. These ordinances have been complied with in the following ways:

- The A-1 Zone lists “church” and “parking lot accessory to uses allowed in this zone” as permitted uses. The existing parking lot and new parking lot are located on separate pieces of property (Land Serial Numbers 15-046-0017 and 15-059-0022). These parcels need to be combined into a single parcel due to the location of the new parking lot addition and an existing structure which are split by the existing property lines.
- The parking lot addition covers less than one acre and no new structures are proposed. Therefore, this proposal complies with the requirements for administrative approval found in Chapter 36 (Design Review). The landscape plan adds approximately 3,130 square feet of landscaping, which meets the 10% requirement of Chapter 36. The landscaping includes a 1,550 square foot island in the new parking area which consists of 4 new trees, 12 shrubs,

perennial grasses and flowers, and a stone mulch product. A small grass berm will be built on the south, east, and west sides of the new parking area.

- **Are review agency conditions and requirements complete?**
  - The Weber County Engineering Division and the Weber-Morgan Health Department have reviewed and approved the plans for the parking lot addition.

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### Planning Division Findings

- The requirements of Chapters 5 and 36 have been complied with as described above.
- This amendment meets the requirements for administrative approval by the Planning Director.
- The existing parking lot and new parking lot are located on separate pieces of property (Land Serial Numbers 15-046-0017 and 15-059-0022). These parcels need to be combined into a single parcel due to the location of the new parking lot addition and an existing structure which are split by the existing property lines.

Based upon the findings listed above, the site plan amendment for a parking lot addition for the Ogden Utah Weber North Stake Center is hereby approved, subject to Land Serial Numbers 15-046-0017 and 15-059-0022 being combined into one parcel.

Date of Administrative Approval: June 18, 2012



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Jim Gentry  
Assistant Weber County Planning Director

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### Exhibits

- A. Site Plan
- B. Landscape Plan
- C. Engineering Division Approval Letter
- D. Property Line Map

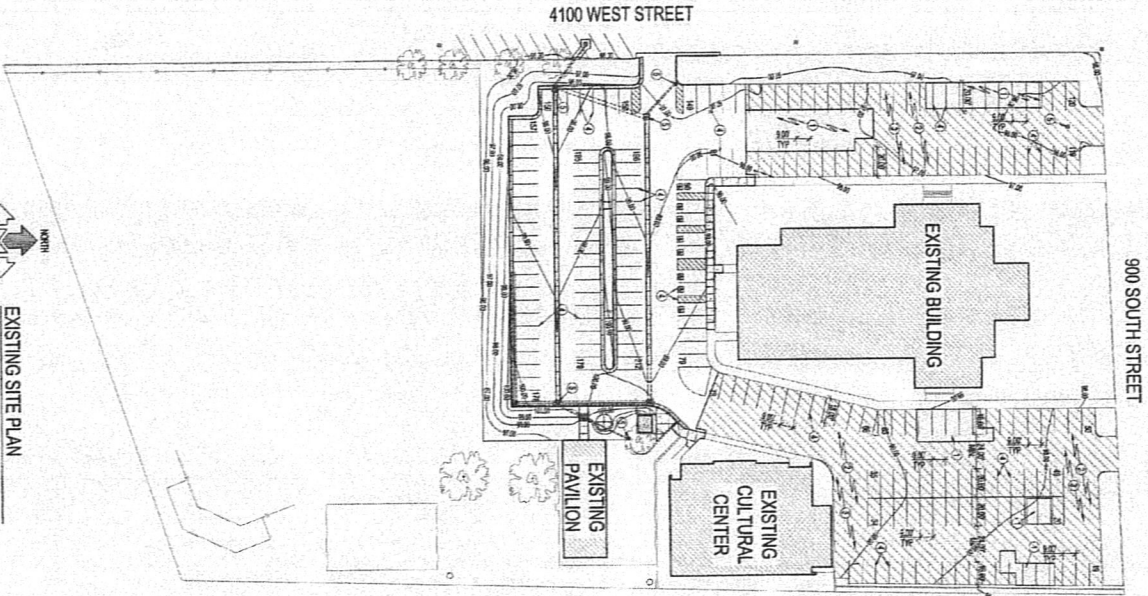
The exhibits are considered the approved documents associated with this Design Review Amendment.



# Exhibit A



EXISTING SITE PLAN  
 SCALE: 1" = 40'



**SCOPE OF WORK:**

- 1) GRADE WITH SLOPE AS SHOWN ON THE EXISTING SITE PLAN.
- 2) INSTALL CURB AT 2' FROM BUILDING FOOTING.
- 3) EXISTING AND NEW PAVING SHALL BE AS SHOWN ON THE EXISTING SITE PLAN.
- 4) EXISTING AND NEW PAVING SHALL BE AS SHOWN ON THE EXISTING SITE PLAN AND SCALE. EXISTING ALL DRIVE SHALL BE AS SHOWN ON THE EXISTING SITE PLAN.
- 5) EXISTING AND NEW PAVING SHALL BE AS SHOWN ON THE EXISTING SITE PLAN AND SCALE. EXISTING ALL DRIVE SHALL BE AS SHOWN ON THE EXISTING SITE PLAN.

  
**Call**  
 1-800-862-4111  
 THE COMPANY SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES NOT SHOWN ON THE PLAN.

NO.	DATE	REVISIONS

**WEST WEBER 1, 2, 3, &**  
**The Church of JESUS CHRIST of Latter-Day Saints**  
**OGDEN UTAH WEBER NORTH STAKE**  
 4080 WEST 900 SOUTH  
 WEST WEBER, UTAH



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# Exhibit B

McNEIL ENGINEERING - SURVEYING, L.C.

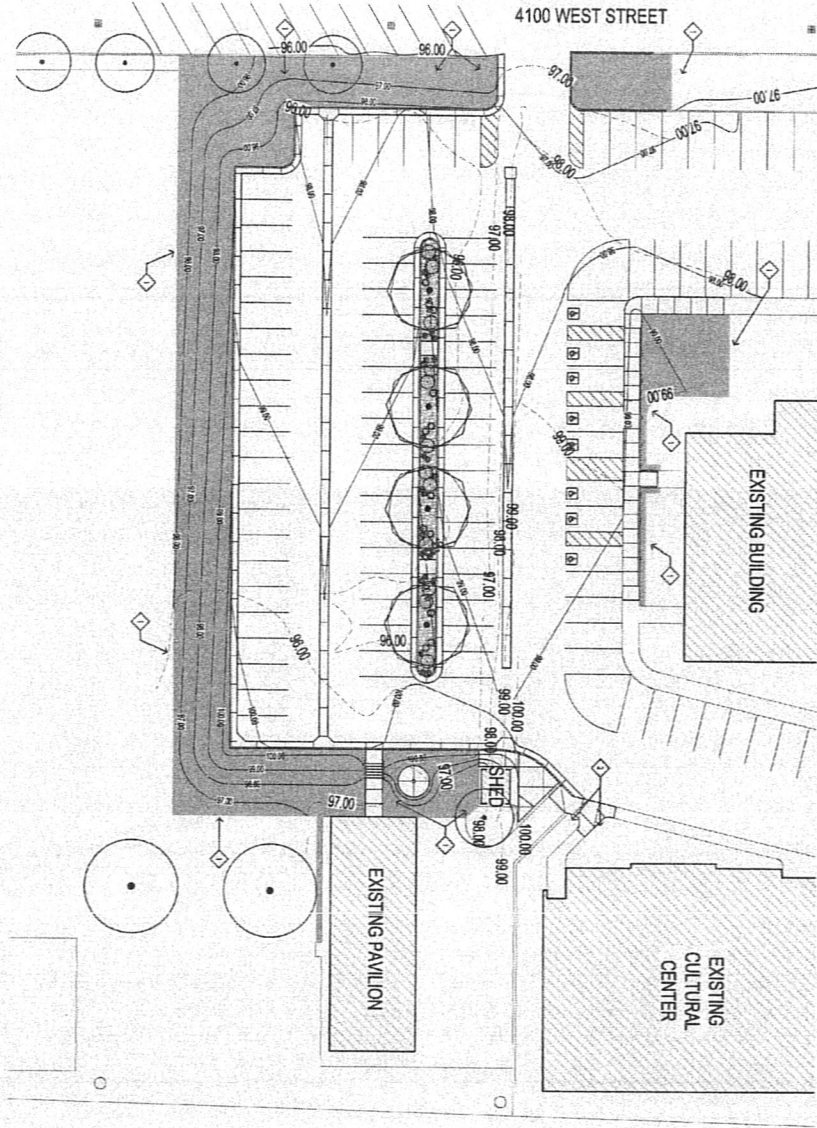
ENGINEERING STRUCTURAL, L.C.

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PLANTING PLAN  
SCALE: 1" = 20'-0"

### PLANTING LEGEND

SYMBOL	QUANTITY	CULTURE NAME	BOTANICAL NAME	SIZE	NOTE
(Symbol)	4	REDWOOD	SEQUOIA	3" Caliper	See Detail 07/25/01
(Symbol)	12	RED CEDAR	JUNIPER	3" Caliper	See Detail 06/23/01
(Symbol)	12	WASH STATE	WASH STATE	1" Caliper	See Detail 07/25/01
(Symbol)	24	SHRUB	SHRUB	1" Caliper	See Detail 07/25/01
(Symbol)	1	SHED	SHED	1" Caliper	See Detail 07/25/01
(Symbol)	1	PAVILION	PAVILION	1" Caliper	See Detail 07/25/01
(Symbol)	1	BUILDING	BUILDING	1" Caliper	See Detail 07/25/01

### PLANTING NOTES

1. ALL QUANTITIES ARE SHOWN AS AN APPROXIMATE QUANTITY. IT SHALL BE THE SOIL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE QUANTITIES SHOWN ON THIS PLAN.
2. PLANTING NOTES ARE SHOWN AT AN APPROXIMATE QUANTITY. THE CONTRACTOR SHALL VERIFY THE QUANTITIES SHOWN ON THIS PLAN.

### REFERENCE NOTES

- 1. REFER TO SHEET 11308 FOR ALL LANDSCAPE NOTES.
- 2. REFER TO SHEET 11309 FOR ALL LANDSCAPE NOTES.
- 3. REFER TO SHEET 11310 FOR ALL LANDSCAPE NOTES.
- 4. REFER TO SHEET 11311 FOR ALL LANDSCAPE NOTES.

L101  
of 13 of 17

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJECT: WEST WEBER 1, 2  
SHEET: PLANTING PLAN  
DATE: MAY 2013

**WEST WEBER 1, 2**  
The Church of Jesus Christ of Latter-Day Saints  
4000 WEST 900 SOUTH  
WEST WEBER, UTAH



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Exhibit C

Edit Delete Add a File Email

## Engineering Review 3

**Project:** [West Weber LDS Church Parking Lot Expansion](#)  
**User:** [Rochelle Pfeaster](#)  
**Department:** [Weber County Engineering Division](#)  
**Created:** 2012-05-30 10:37:15  
**Modified:** 2012-05-30 15:22:06  
**Approved:** Yes

### Notes

I have had a chance to review the plan(s) and an email conversation with the McNiel Group and have the following comment(s):

1. The engineering division has no concerns with this project.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

### Files

Name	Size	Date Uploaded	Actions
<a href="#">West Weber LDS Church email.pdf</a>	68 KB	2012-05-30 15:21:56	<a href="#">Rename</a> <a href="#">Delete</a>

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# Exhibit D

