



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Approval of a design review request for a commercial building in the Blacksmith Village. The commercial building will be known as the Crane building in the Blacksmith Village

Agenda Date: Tuesday, May 14, 2019

Applicant: Horseshoe, LLC

Authorized Agent: Shawn Clegg

File Number: DR2019-02

Property Information

Approximate Address: 2143 N 5500 E

Project Area: 2.3 Acres

Zoning: Commercial Valley-2 (CV-2)

Existing Land Use: Commercial Development

Proposed Land Use: Commercial Development

Parcel ID: 22-047-0040

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

Adjacent Land Use

North: Residential/Commercial	South: Agricultural/Residential
East: Park/Recreation	West: Agricultural

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 102, Chapter 4, Land Use Permit, Building Permit and Certificate of Occupancy
- Title 104, Chapter 21, Commercial Valley (CV-2) Zones
- Title 108, Chapter 4, Conditional Uses
- Title 108, Chapter 7, Supplementary and Qualifying Regulations
- Title 108, Chapter 16, Ogden Valley Lighting
- Title 110, Chapter 2, Ogden Valley Signs

Background and Summary

The Planning Department recommends approval of the request for a design review of the "Crane" commercial building located in the Blacksmith Village. This will allow the developer to relocate brick by brick and beam by beam an old cannery building that was located in West Point Utah to the Blacksmith Village located at 2143 North 5500 East Eden, UT.

The Blacksmith Village was rezoned from the AV-3 and the CV-1 zone to the CV-2 zone on June 23, 2008 to allow for the expansion of commercial development around the historic Blacksmith Shop located in Eden. As part of the rezone request, the developer and Weber County entered into a Zoning Development Agreement to ensure that the desired conceptual plan was brought to fruition. The Zoning Development Agreement has been amended to allow for modifications to the conceptual plan and the project completion deadline. The current agreement is the Fifth Amendment to the ZDA and has been recorded with the Weber County Recorder as Entry# 2892836. The Ogden Valley Planning Commission approved the design review for the Blacksmith Village on March 22, 2011. The Planning Director has administratively approved minor architectural amendments on September 10, 2012 and November 8, 2013.

Occupancy has been granted for the existing buildings and the site improvements have been installed and approved by the applicable County reviewers for the existing site. The request is allowed in the CV-2 Zone and is further allowed by the recently amended Zoning Development Agreement Entry# 2892836, which includes this building as part of the overall

conceptual design. The developer will need to complete the required site improvements, receive a final Certificate of Occupancy and receive any land use approvals prior to receiving a business license for any proposed businesses in this building that have not already been approved for this parcel.

The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The Ogden Valley General Plan identifies the need to encourage commercial development in the Ogden Valley by balancing commercial development and residential growth in such a manner that does not detract from the area's character (see the 2016 Ogden Valley General Plan 5 Commercial Development, Commercial Locations).

Zoning: The LUC §104-21-1 has identified the need to provide suitable areas for the location of various types of commercial activity needed to serve the people of the Ogden Valley. The CV-2 zone has been established for "General Commercial" and can be further described per the LUC §104-21-1(c) as follows:

"The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage, which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices."

Design Review: The commercial zone mandates a design review as outlined in the LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The property owner has received the required approvals from the County for the architectural design of the existing buildings, the site plan including a "Complete Street" design; parking and landscaping that were part of the original design review for the Blacksmith Village.

Certain areas of the design review will not be applicable based on the current application for the proposed request, such as required parking and signage. The request is for a design review of the "Crane building only and does not include as mentioned earlier, parking, signage or the design review for the water tank that is shown on the site plans and in the architectural renderings. A separate design review will be required for each of these items when the use is identified in the future. These areas of review are specific to the type of use that will be allowed in the individual leased space. As part of this review, the Planning Director shall consider the applicable matters based on the proposed building and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* As part of the original design review for the development site, the developer received approval for a "Complete Street" design with parking located to the rear of the buildings. Due to the expansion of the Blacksmith Village, the developer identified the need to slightly alter the parking lot located to the rear of the building to maintain safe circulation. The original design review required that the developer provide 16 stalls and the developer provided 17 stalls. The proposal shows 26 stalls in Phase 1 and 30 stalls in Phase 2. The new configuration has made the parking lot easier to navigate and maintain by relocating some of the landscaping to other areas in the development (see Exhibit A). The developer has increased the parking in Phase 1 by 10 lots. Additional parking is not required as part of the requested design review.

2) *Considerations relating to outdoor advertising.* The developer has provided architectural renderings for the building in the CV-2 Zone that include the location, color, and size of the proposed structure (see Exhibit B). The lighting associated with the building provides for dark sky preservation by ensuring that the site is in conformance with the standards of the LUC §108-16 pertaining to the Ogden Valley Lighting. The developer will be required to apply for a design review for any signage to ensure that the proposed signs do not exceed five percent of each unit as allowed in the LUC §110-2-5 as a design review amendment. All lighting standards will be verified during the building permit process. A condition has been made part of the Planning Division's recommendations to ensure that these standards are met.

3) *Considerations relating to landscaping.* The developer provided adequate landscaping with Phase 1 of the Blacksmith Village. The additional landscaping for the Blacksmith Village Phase 2 has been reviewed and it meets the standards in the Ogden Valley Architectural, Landscape and Screening Design Standards LUC §108-2-9 by providing 9,804 square feet of landscaped area which is 29.3% of the 33,431 square feet of the project site area

(see Exhibit C). The landscaping will include 8,495 square feet (86.6%) of living plant area with only 1,969 square feet (23.1%) of that area being turf lawn. The site will include the following living plants:

- Trees: White Fur and Summit Ash Trees
- Shrubs: Tam's Juniper, Gro-Low Fragrant Sumac, Snowmound Spirea, Spirea and Miss Kim Lilac
- Lawn: Biowswale seed mix (Sideoats Grama, Buffalograss, Blue Grama, Northern Lights and Sheep Fescue)
- Gravel over Weed Barrier

The site will connect to the existing irrigation system that provides irrigation to Phase 1 of the development. If the landscaping is not in place prior to the applicant receiving a Certificate of Occupancy, a bond for the remaining amount of the landscaping will need to be deposited with Weber County. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

4) *Considerations relating to buildings and site layout.* The building and site layout encumber approximately 33,431 square feet with a total disturbed area of 39,810 square feet. The building is stick built with the finish material being the old brick from the West Point Cannery. The Crane building is approximately 8077 square feet. The improvements will be constructed and installed per the approved plans. Due to the site being less than one acre and the structure being less than 10,000 square feet and this application meeting the standards outlined in the LUC, the Planning Director can administratively approve the application.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* The developer will need to adhere to all conditions of the Engineering and Building Division prior to receiving a building permit for the proposed structure.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The developer has received approval from the County for the development of the site and the proposed structure is allowed per the approved Zoning Development Agreement C2013-197 as amended entry# 2892836.

Staff Recommendation

The Planning Division recommends approval of the design review request for a commercial building in the Blacksmith Village. The commercial building known as the "Crane" building in the Blacksmith Village. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Actual dimensions for all signage will be provided for review and approval prior to the issuance of a land use permit to ensure that the proposed sign does not exceed five percent of the unit.
2. All lighting will be dark sky compliant and the standards will be verified during the building permit process.
3. If the landscaping is not in place prior to the applicant receiving a certificate of occupancy, a bond for the remaining amount of the landscaping will need to be deposited with Weber County.

The recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will not be detrimental to the public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Administrative Approval

Administrative approval of DR 2019-02 is 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: 5/15/19


Rick Grover
Weber County Planning Director

Exhibits

- A. Site Plan
- B. Approved Architectural Renderings
- C. Landscape Plan

Location Map



Exhibit A-Site Layout

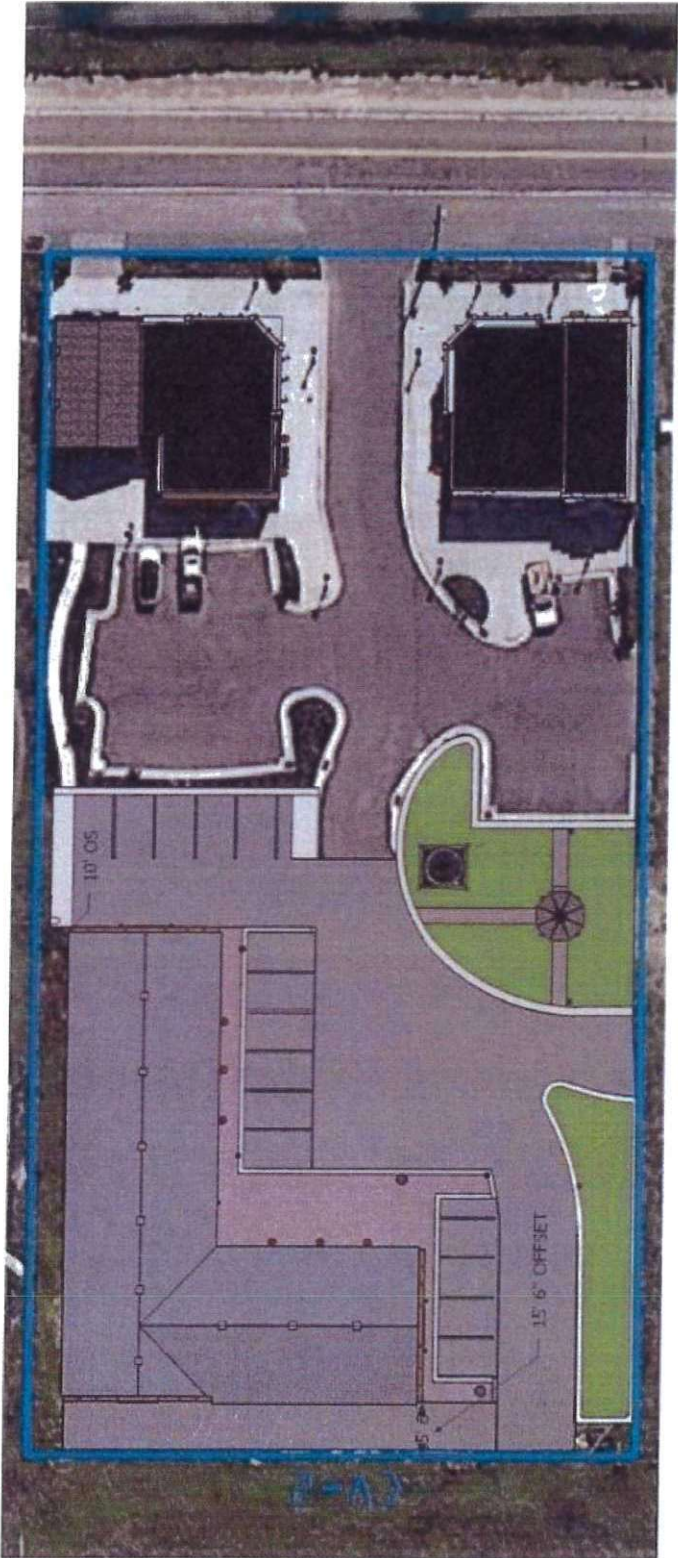
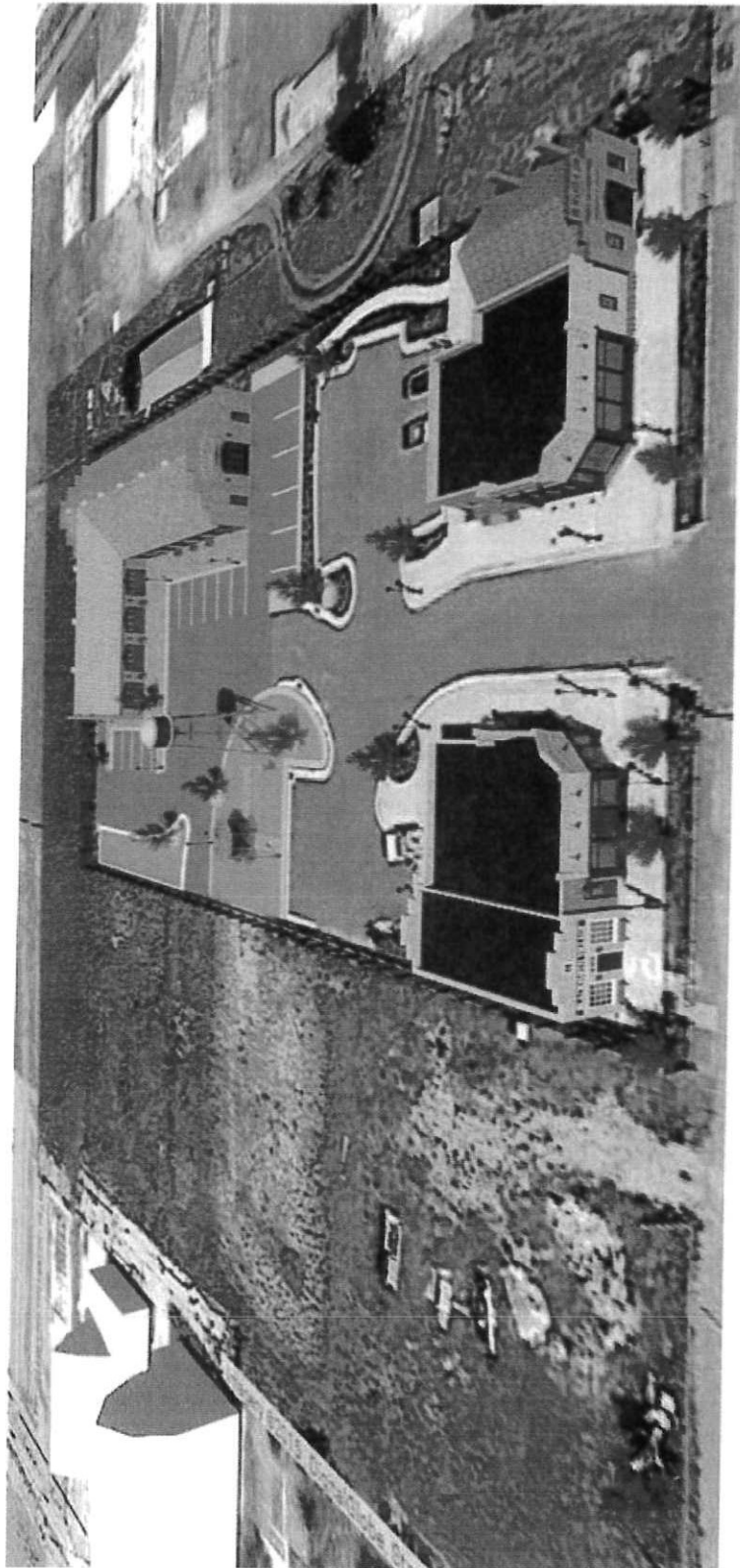
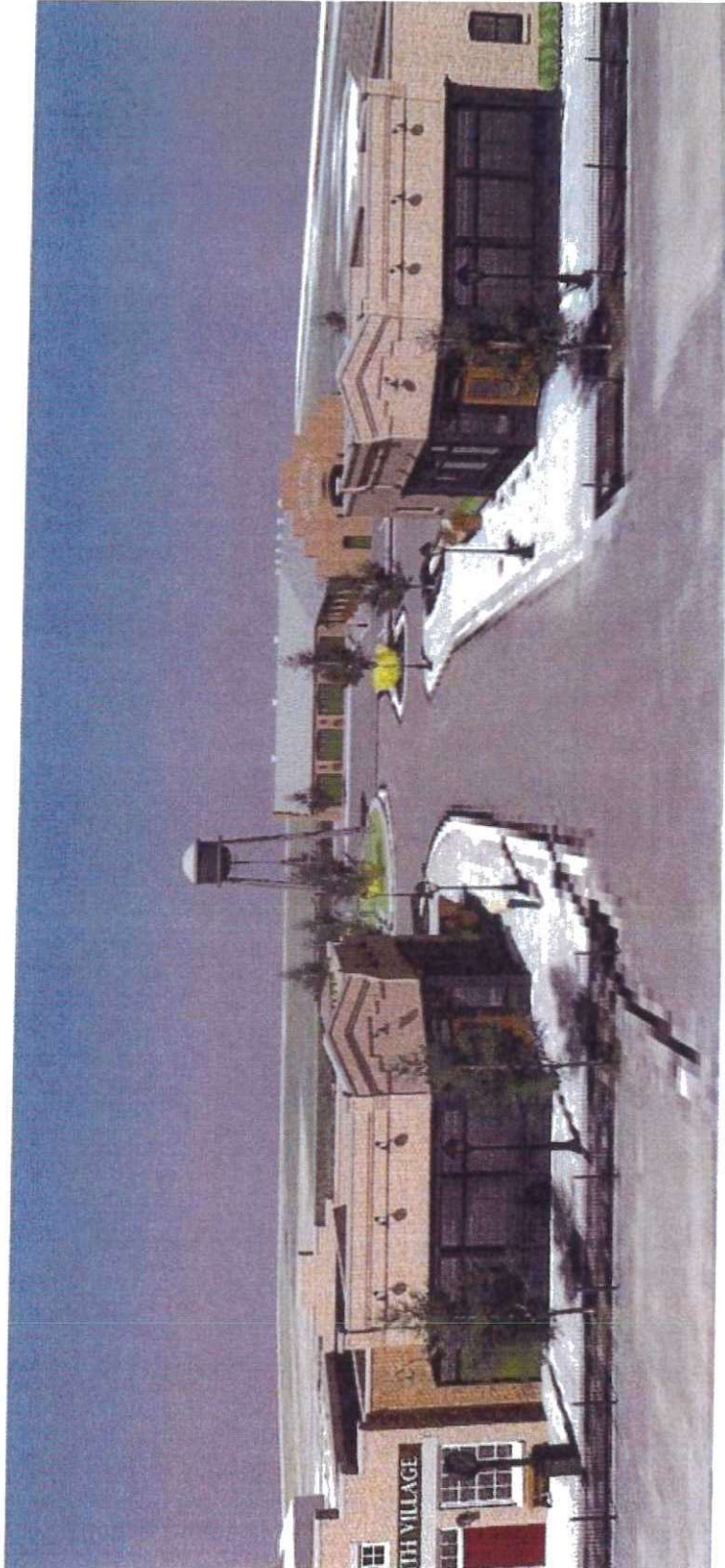
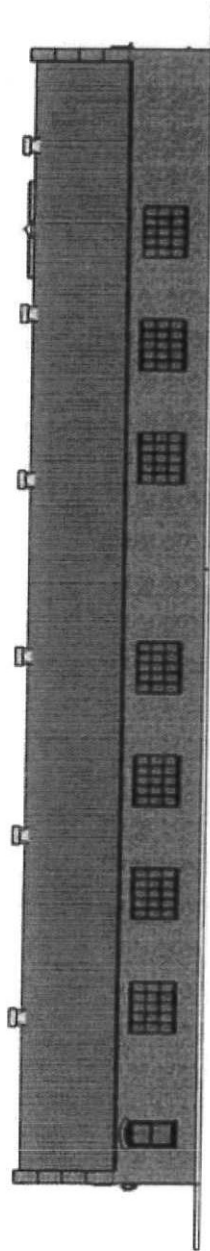
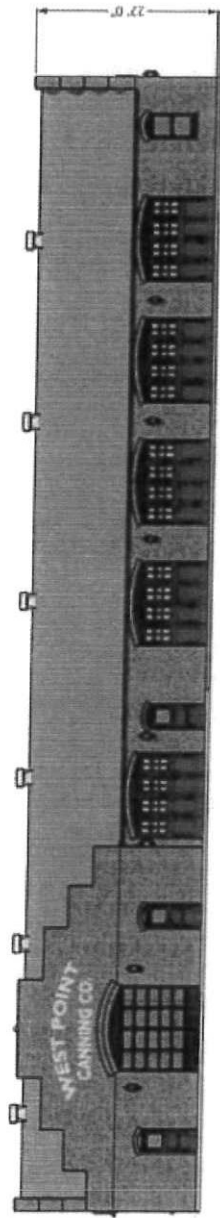


Exhibit B-Approved Architectural Renderings









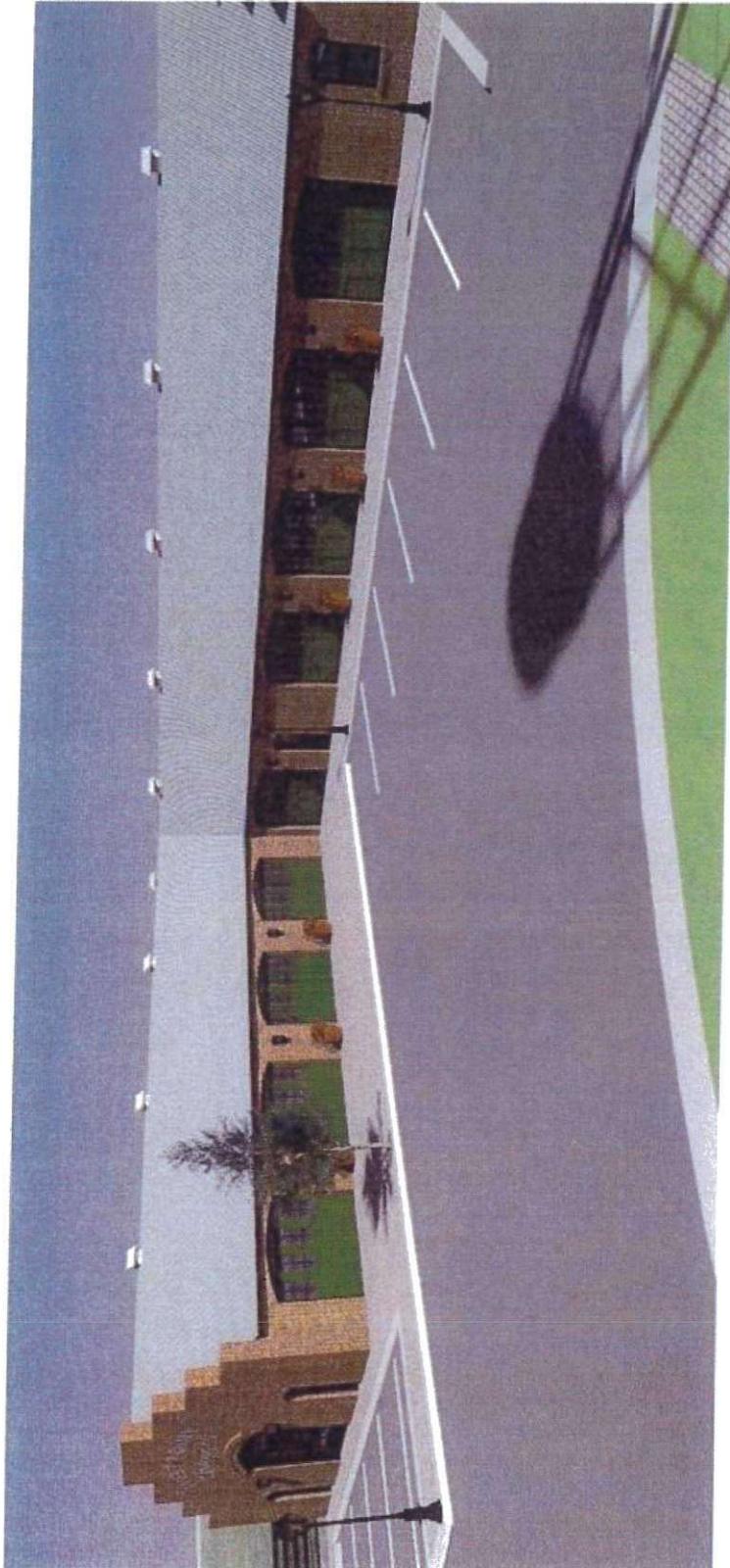
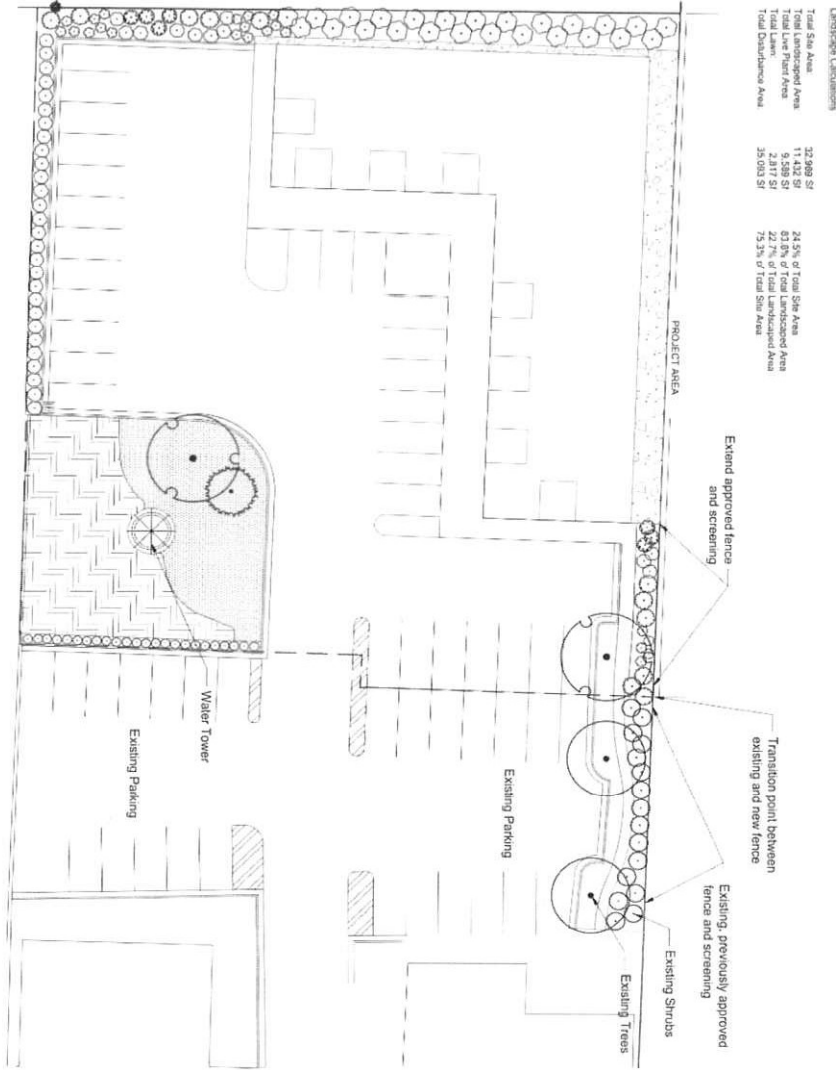


Exhibit C-Landscape Plan



Landscape Conditions

Total Site Area	22,989 SF
Total Landscaped Area	11,422 SF
Total Plant Area	9,329 SF
Total Disturbance Area	35,083 SF

24.5% of Total Site Area	
52.3% of Total Landscaped Area	
75.3% of Total Plant Area	

LANDSCAPE NOTES

ANY ALLIATIONS TO THESE DRAWINGS DURING CONSTRUCTION SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND RECORDED ON "AS BUILT" DRAWINGS BY THE CONTRACTOR.

ALL PLANT MATERIAL SHALL COMPLY TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.

ALL PLANTS TO BE BALLED AND BRANDED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANTS LIST.

THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.

ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.

ALL PLANTS SHALL BE TAGGED AND APPROVED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY PRIOR TO DELIVERY TO SITE.

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.

ALL PLANT BEDS TO RECEIVE 3" COMPOSTED BARK MULCH.

ALL EXISTING TREES TO REMAIN SHALL BE PROTECT AND PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE.

PLANT SCHEDULE

PLANT	QUANTITY	COMMON NAME	SEED DATES
1	1	1 R.S. Redwood	1 R.S. Redwood
2	2	2 R.S. Redwood	2 R.S. Redwood
3	3	3 R.S. Redwood	3 R.S. Redwood
4	4	4 R.S. Redwood	4 R.S. Redwood
5	5	5 R.S. Redwood	5 R.S. Redwood
6	6	6 R.S. Redwood	6 R.S. Redwood
7	7	7 R.S. Redwood	7 R.S. Redwood
8	8	8 R.S. Redwood	8 R.S. Redwood
9	9	9 R.S. Redwood	9 R.S. Redwood
10	10	10 R.S. Redwood	10 R.S. Redwood
11	11	11 R.S. Redwood	11 R.S. Redwood
12	12	12 R.S. Redwood	12 R.S. Redwood
13	13	13 R.S. Redwood	13 R.S. Redwood
14	14	14 R.S. Redwood	14 R.S. Redwood
15	15	15 R.S. Redwood	15 R.S. Redwood
16	16	16 R.S. Redwood	16 R.S. Redwood
17	17	17 R.S. Redwood	17 R.S. Redwood
18	18	18 R.S. Redwood	18 R.S. Redwood
19	19	19 R.S. Redwood	19 R.S. Redwood
20	20	20 R.S. Redwood	20 R.S. Redwood
21	21	21 R.S. Redwood	21 R.S. Redwood
22	22	22 R.S. Redwood	22 R.S. Redwood
23	23	23 R.S. Redwood	23 R.S. Redwood
24	24	24 R.S. Redwood	24 R.S. Redwood
25	25	25 R.S. Redwood	25 R.S. Redwood
26	26	26 R.S. Redwood	26 R.S. Redwood
27	27	27 R.S. Redwood	27 R.S. Redwood
28	28	28 R.S. Redwood	28 R.S. Redwood
29	29	29 R.S. Redwood	29 R.S. Redwood
30	30	30 R.S. Redwood	30 R.S. Redwood
31	31	31 R.S. Redwood	31 R.S. Redwood
32	32	32 R.S. Redwood	32 R.S. Redwood
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37	37	37 R.S. Redwood	37 R.S. Redwood
38	38	38 R.S. Redwood	38 R.S. Redwood
39	39	39 R.S. Redwood	39 R.S. Redwood
40	40	40 R.S. Redwood	40 R.S. Redwood
41	41	41 R.S. Redwood	41 R.S. Redwood
42	42	42 R.S. Redwood	42 R.S. Redwood
43	43	43 R.S. Redwood	43 R.S. Redwood
44	44	44 R.S. Redwood	44 R.S. Redwood
45	45	45 R.S. Redwood	45 R.S. Redwood
46	46	46 R.S. Redwood	46 R.S. Redwood
47	47	47 R.S. Redwood	47 R.S. Redwood
48	48	48 R.S. Redwood	48 R.S. Redwood
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50	50	50 R.S. Redwood	50 R.S. Redwood
51	51	51 R.S. Redwood	51 R.S. Redwood
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62	62	62 R.S. Redwood	62 R.S. Redwood
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66	66	66 R.S. Redwood	66 R.S. Redwood
67	67	67 R.S. Redwood	67 R.S. Redwood
68	68	68 R.S. Redwood	68 R.S. Redwood
69	69	69 R.S. Redwood	69 R.S. Redwood
70	70	70 R.S. Redwood	70 R.S. Redwood
71	71	71 R.S. Redwood	71 R.S. Redwood
72	72	72 R.S. Redwood	72 R.S. Redwood
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74	74	74 R.S. Redwood	74 R.S. Redwood
75	75	75 R.S. Redwood	75 R.S. Redwood
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80	80	80 R.S. Redwood	80 R.S. Redwood
81	81	81 R.S. Redwood	81 R.S. Redwood
82	82	82 R.S. Redwood	82 R.S. Redwood
83	83	83 R.S. Redwood	83 R.S. Redwood
84	84	84 R.S. Redwood	84 R.S. Redwood
85	85	85 R.S. Redwood	85 R.S. Redwood
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89	89	89 R.S. Redwood	89 R.S. Redwood
90	90	90 R.S. Redwood	90 R.S. Redwood
91	91	91 R.S. Redwood	91 R.S. Redwood
92	92	92 R.S. Redwood	92 R.S. Redwood
93	93	93 R.S. Redwood	93 R.S. Redwood
94	94	94 R.S. Redwood	94 R.S. Redwood
95	95	95 R.S. Redwood	95 R.S. Redwood
96	96	96 R.S. Redwood	96 R.S. Redwood
97	97	97 R.S. Redwood	97 R.S. Redwood
98	98	98 R.S. Redwood	98 R.S. Redwood
99	99	99 R.S. Redwood	99 R.S. Redwood
100	100	100 R.S. Redwood	100 R.S. Redwood

BOTANICAL NAME	COMMON NAME	SEED DATES
Bouteloua curtipendula	Spikegrass	1 R.S. Redwood
Bouteloua eriopoda	Bouteloua eriopoda	2 R.S. Redwood
Bouteloua gracilis	Blue Grass	1 R.S. Redwood
Desmodium illinoense	Northern Lights	1 R.S. Redwood
Desmodium illinoense	Spring Grass	2 R.S. Redwood

NOTE: VERIFY SEED MIX AND APPLICATION RATES WITH GRANITE SEED COMPANY OR APPROVED EQUIV.



PROJECT
EDEN BLACKSMITH
EDEN, UT

Collaborative
DESIGN
ARCHITECTURE

PL-101
PLANTING
PLAN