



Design Review Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a sign change located at 1770 E 6200 S, Ogden, 84405.
Type of Decision: Administrative
Applicant: Washington Heights Baptist Church, Owner
Authorized Agent: Sam Barber
File Number: DR 2019-03

Property Information

Approximate Address: 1770 E 6200 S, Ogden, UT, 84405
Project Area: 300 sq. ft., on the ground, on a 43.16 acre parcel
Zoning: Residential Estates (RE-15)
Existing Land Use: Commercial Development
Proposed Land Use: Commercial Development
Parcel ID: 07-083-0077
Township, Range, Section: Township 5 North, Range 1 West, Section 22 SE

Adjacent Land Use

North: Commercial	South: Vacant/Union Pacific Railroad
East: Hwy 89	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
Report Reviewer: RG

Applicable Ordinances

- Title 104, Chapter 3 Residential Estates (RE-15) Zone
- Title 108, Chapter 1 Design Review, Application and Review
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 110, Chapter 1 Signs, Western Weber Signs

Summary and Background

The applicant is requesting final approval of de minimus changes to an existing sign located at 1770 E 6200 S, Ogden, UT. The proposed changes, that require only a de minimus design review, include removal of a 97.13 square foot sign that includes 2 sign cabinets, and replacing with a 90.85 square foot single cabinet with LED full color display. The applicant has submitted that the proposed sign will include a 100-step photocell to control brightness. The photocell will respond to the changing ambient light levels and adjust the sign accordingly. The sign will be shut off between the hours of 10pm and 6am. The lighting can be modified to 30% of maximum brightness, to minimize invasive light. 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 Western Weber General Plan by encouraging commercial development within established commercial areas and enforcing the adopted "quality development standards" to ensure compatibility with surrounding development.

Design Review: The residential estates 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 buildings and site layout.* The proposal includes the replacement of the sign cabinet, as well as a fresh coat of paint on the pole of an existing sign. The height will remain unchanged, and the

lighting conditions are outlined above. The existing sign location meets all setback requirements, including those required for an animated sign (minimum of 75' from the nearest residential zone).

Staff Recommendation

The Planning Division recommends approval of file# DR2019-03, design review for the sign at Washington Heights Church, located at 1770 E 6200 S, Ogden, 84405. This recommendation for approval is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposal, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
3. The proposal, if conditions are imposed, will comply with applicable County ordinances.
4. 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.

This recommendation for approval is subject to all review agency requirements, and subject to the following conditions:

1. Lighting of the LED cabinet of the sign will occur only between the hours of 6am-10pm. Between the hours of 10pm and 6am, the sign will be shut off, to minimize light pollution in the surrounding areas.
2. The new cabinet will not exceed the current sign area in square footage.
3. The pole will be re-painted white along the pole, where this color already exists.

Administrative Approval

Administrative Design Review approval of the Washington Heights Church sign 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: 3/8/19



Rick Grover
Weber County Planning Division Director

Exhibits

- A. Design Review Application
- B. Building Site Plan
- C. Building Plans

Map 1



Exhibit A – Design Review Application

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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) SAM BARBER		Mailing Address of Property Owner(s) 1770 E 6200 S	
Phone 801-544-6971	Fax	OGDEN, UT. 84405	
Email Address		Preferred Method of Written Correspondence <input 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) FREEDOM LED SIGNS		Mailing Address of Authorized Person 138 E 12500 S SUITE C	
Phone (801) 266-0247	Fax	DRAPER, UT. 84020	
Email Address Sales@freedomled.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name WASHINGTON HEIGHTS CHURCH POLE SIGN	Current Zoning RE-15	Total Acreage 43.16	
Approximate Address 1770 E. 6200 S. OGDEN, UT		Land Serial Number(s) 070830077	
Proposed Use UPDATE WHC'S POLE SIGN.			
Project Narrative POLE SIGN TO HAVE POLE COVER PAINTED, SIGN CABINETS TO BE RE-PLACED WITH SMALLER LED CABINET (REFER TO LAYOUT)			

Property Owner Affidavit

I (We) _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____.

(Notary)

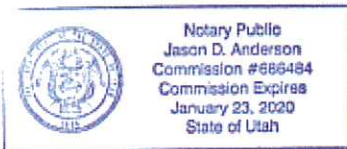
Authorized Representative Affidavit

I (We) Washington Heights Church the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s) SAM BARBER to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Washington Heights Church
(Property Owner)

Sam Barber
(Property Owner)

Dated this 28th day of February, 20 19, personally appeared before me Sam Barber, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Jason D. Anderson
(Notary)

Exhibit B- Site Plan

· Scope of Work ·

*LED Sign Full Color display
7' 5" x 12' 3" Freedom LED Sign*

Existing sign Square footage = 97.13 sqft

Proposed sign Square footage = 90.85 sqft

Paint center white of pole cover.



Proposed site for addition



General Commercial Zone