



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application, design review approval of the North View Holdings Professional Office Building.
Agenda Date:	Tuesday, July 16, 2013
Applicant:	Chris Thurgood, representing North View Holdings LLC
File Number:	DR 2013-03

Property Information

Approximate Address:	2795 North Highway 89
Project Area:	1.611 Acres
Zoning:	M-1
Existing Land Use:	Vacant
Proposed Land Use:	Commercial
Parcel ID:	19-016-0121
Township, Range, Section:	T7N, R2W, sec 25

Staff Information

Report Presenter:	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
Report Reviewer:	SW

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 22 Manufacturing (M-1)
- Weber County Land Use Code Title 108 (Standards) Chapter 1 Design Review
- Weber County Land Use Code Title 108 (Standards) Chapter 8 Parking
- Weber County Land Use Code Title 110 (Signs) Chapter 1 General Provisions

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of a site plan for the North View Holdings Professional Office Building located at approximately 2795 North Highway 89. The proposed 1.611 acre site is in the Manufacturing (M-1) Zone and will be Lot 1 of the North View Holdings LLC Subdivision.

This property and the adjacent property to the north are surrounded by Pleasant View City. Access to this lot has been limited by UDOT as the lot fronts on Highway 89. Access can be given for the lot through the property to the north (please see AE 2013-02 and DR 2013-05 for approvals and plans). Cross access on the lot will be given to connect to the current commercial development to the south as well.

- **Architecture and Design:** The commercial site plan consists of one building which may be separated into six leased units. In this 22,851 square foot building, one unit will be finished for a dental office. The exterior of the building will be sandstone and light brown stucco with bronze soffit, fascia, gutters, and window trim (Exhibit A). The height of the building is approximately 50 feet.
- **Parking/Access:** This site will utilize an improved shared access with the property to the north. The Proposed plan will provide 95 parking spaces for the building. An additional cross access will be constructed to the UTA parking area to the south. Some concern about sufficient cross access for all of the developments in this area was raised by Pleasant View City (Exhibit B). The applicant and staff have met with the city and other property owners, and a plan for a 10 foot wide walking path through the adjacent parcel has been agreed upon (See DR 2013-05 for details).

- **Lighting:** The site plan shows that there will be some outdoor lighting around the parking areas. Examples of the design have been provided (Exhibit C).
- **Setbacks:** The proposed building on this site does meet the minimum front setback for the M-1 Zone. The required setback on a highway is 50 feet (Exhibit D).
- **Landscaping:** A landscaping plan has been submitted and meets the requirements for a design review. However, since the location of some of the building’s mechanical equipment will not be determined by the utilities until after the subdivision has recorded, some landscaping may need to be altered to ensure that proper screening can occur. The dumpster location and examples have been provided (Exhibit E).
- **Signs:** One monument sign is proposed for this site (Exhibit F). The overall height of the sign will be 23 feet, only 15 feet will convey advertising. One portion of the proposed sign will be an LED image. It is suggested that the light intensity of the LED be programmed to be reduced at night as to not be distracting to highway traffic.
- **Building Inspections:** The Weber County Building Inspection Division still will need to review all building plans for building permits.

Summary of Planning Commission Considerations

- Is the project layout and building design consistent with applicable requirements of the Weber County Land Use Code?

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located, and all of the applicable requirements of the Weber County Land Use Code.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Building Inspection Division
- Construction must follow the approved site plan exactly
- Staff will inspect the site to ensure compliance with approvals prior to the issuance of occupancy permits

Staff Recommendation

Staff recommends approval of the site plan for the North View Holdings Professional Office Building subject to staff and other review agency requirements. This recommendation is based on the project being in compliance with applicable County Ordinances and subject to the conditions listed in this report. The Planning Commission may base the approval on the following findings:

- The proposed uses for this development are allowed in the M-1 Zone and will meet the appropriate site development standards.
- The proposed development provides buildings that meet the architectural requirements and sufficient parking for likely commercial uses.

Exhibits

- Architectural Design
- Concerns from Pleasant View City
- Outdoor lighting example
- Site Plans
- Landscaping Plan
- Signage Plan

Map 1

Adjacent Land Use

North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial

Map 1



