



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: A request for approval of a design review application to operate a preschool called Little Red Preschool. Located on the corner of 2200 South 4700 West.

Type of Decision: Administrative

Agenda Date: January 10, 2022

Applicant: Kristen Fowers

Authorized Agent: Kristen Fowers

File Number: DR# 2021-13

Property Information

Approximate Address: 4673 W 2200 S, Ogden

Project Area: 1 Acre

Zoning: Agricultural (A-1) Zone

Existing Land Use: Residential

Proposed Land Use: Residential and Preschool

Parcel ID: 15-330-0002

Township, Range, Section: Township 6 North, Range 2 West, Section 29

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Weber County LUC Title 104, Chapter 2 Agricultural Zones
- Weber County LUC Title 108, Chapter 1 - Design Review

Summary and Background

The applicant is requesting design review approval to operate a preschool. The indoor operation will take place within a portion of the garage that is separate from the garage. The owner has performed interior remodels that include heating, cooling, a bathroom, a sink, and a refrigerator. After a site visit, it is apparent that the owner is well equipped for a preschool operation with teaching aids, tables and chairs, and a whiteboard (see Exhibit E).

The preschool will have two 2-hour classes Monday through Friday. Each class will have not more than 15 children.

Kristen Fowers is a licensed teacher with 31 years of experience. She maintains licenses from the State Board of Education as seen in Exhibit F.

Considering that this operation will access from a UDOT road. Planning and Engineering requested that the owner contact UDOT for direction on acceptable access and exit points. The site plan in Exhibit B displays automobile circulation that is approved by UDOT and the intended use for each building. The Planning Division has included a condition of approval that the owner has asphalt installed by June 1, 2022.

The Weber Fire Marshall has posted conditional approval of the Little Red preschool. The Weber Fire District's approval is contingent upon approval from the Weber County Building Official.

This proposal is before the Planning Director because the project area is less than 1 acre and will occupy a building less than 10,000 sq. ft. The A-1 zone code lists an Educational Institution as a permitted use. A pre-school is included under the definition of an Educational institution.

Analysis

Design Review: LUC §108-1-2 requires a design review for business, and commercial structures and uses to ensure that the general design, layout, and appearance of the site are orderly and harmonious with the surrounding neighborhood.

As part of the design review, the Planning Director shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
 - Vehicles will enter through a designated UDOT approved entrance, pull around the barn, then exit at the same location.
 - Kristen Fowers is the owner and sole operator of the pre-school. Parking requirements for a pre-school are not listed in Section 108-8-4, however, a day care center seems to be a like in kind operation which requires one space per employee plus one space per ten children. The site plan, that is attached as Exhibit B, indicates fulfillment of the parking regulations.
- *Outdoor advertising:*
 - The owner will create a solid sign that will be mounted to the fence not closer than 10' to any property line (see Exhibit E for a sign plan). Vinyl signs are not permitted.
- *Landscaping:*
 - No instruction will take place outdoors. Students' instruction will be within the classroom. The existing landscaping and turfgrass are sufficient to meet the minimum requirements.
- *Building and site layout:*
 - The detached garage storage area that is remodeled for the classroom is well organized, and clean. The Weber County Building official will contact the owner to schedule an interior remodel inspection.
 - The preschool will offer two blocks. One from 9:00 am to 11:00 am. The second block is from 12:00 pm to 2:00 pm.
- *Utility easements, drainage, and other engineering questions:*
 - The proposal will not require easements, drainage or other engineering site modifications.

Conformance to the General Plan

The proposal conforms to the West Central Weber General Plan by allowing owners to pursue uses listed in the Weber County Zone Code for the A-1 Zone.

Staff Recommendation

The Planning Division recommends approval of file# DR 2021-13, subject to all review agency requirements and with the following conditions:

1. A business license shall be obtained
2. Vinyl signs are not permitted. The business sign may not be erected closer than ten feet from any property line.
3. The appropriate approvals from the State shall be maintained
4. The Weber County Building Inspection Department inspects and pass the interior remodel.
5. All landscaping shall be maintained and kept in good order.
6. The owner complete the asphalt driveway by June 1, 2022.

The recommendation is based on the following findings:

1. The proposed project complies with applicable County codes.
2. The proposed project conforms to the West Central Weber General Plan.
3. The proposed project will not negatively affect public health, safety, or welfare.

4. The Weber-Morgan Health Department and the Weber Fire District approve of this use.
5. The proposed project will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of a Design Review of Little Red Pre-School 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: 1/11/22



Rick Grover

Weber County Planning Director

Exhibits

- A. Preschool Narrative
- B. Site Plan
- C. Floor plan
- D. Interior photos (existing condition as of November 2021)
- E. Sign Plan
- F. License from the State Board of Education
- G. Written approval from Jaron Taylor (Deputy Fire Marshall)

Vicinity Map



Little Red's Preschool

Little Red's Preschool will be operating in the outbuilding that is behind my house. The building is set back off the road on 4700 W. The distance from the road to the building is, 69 feet. The building already has power, water, and heating and air conditioning.

I will have two, 2-hour classes that run daily, Monday- Friday. Parents will pull in to bring their children on the south side of the barn and then pull around so that they are in between the north side of the barn, and the Preschool Room. As you can see in the picture there is room for 2 lanes of cars between the barn and the preschool room.

I would like to put a vinyl sign on my vinyl fence that runs east to west on 4700 W. The sign is 95 inches across and 47 inches down. At a later time, I may also want to have a sign on the side of the building.

There are two fire hydrants close to my address. One is located, east 2 tenths of a mile on 4700 W. The other hydrant is on 2200 S. 2 tenths of a mile east of my home in front of the Weber School District Ag barn.

Exhibit B – Site Plan

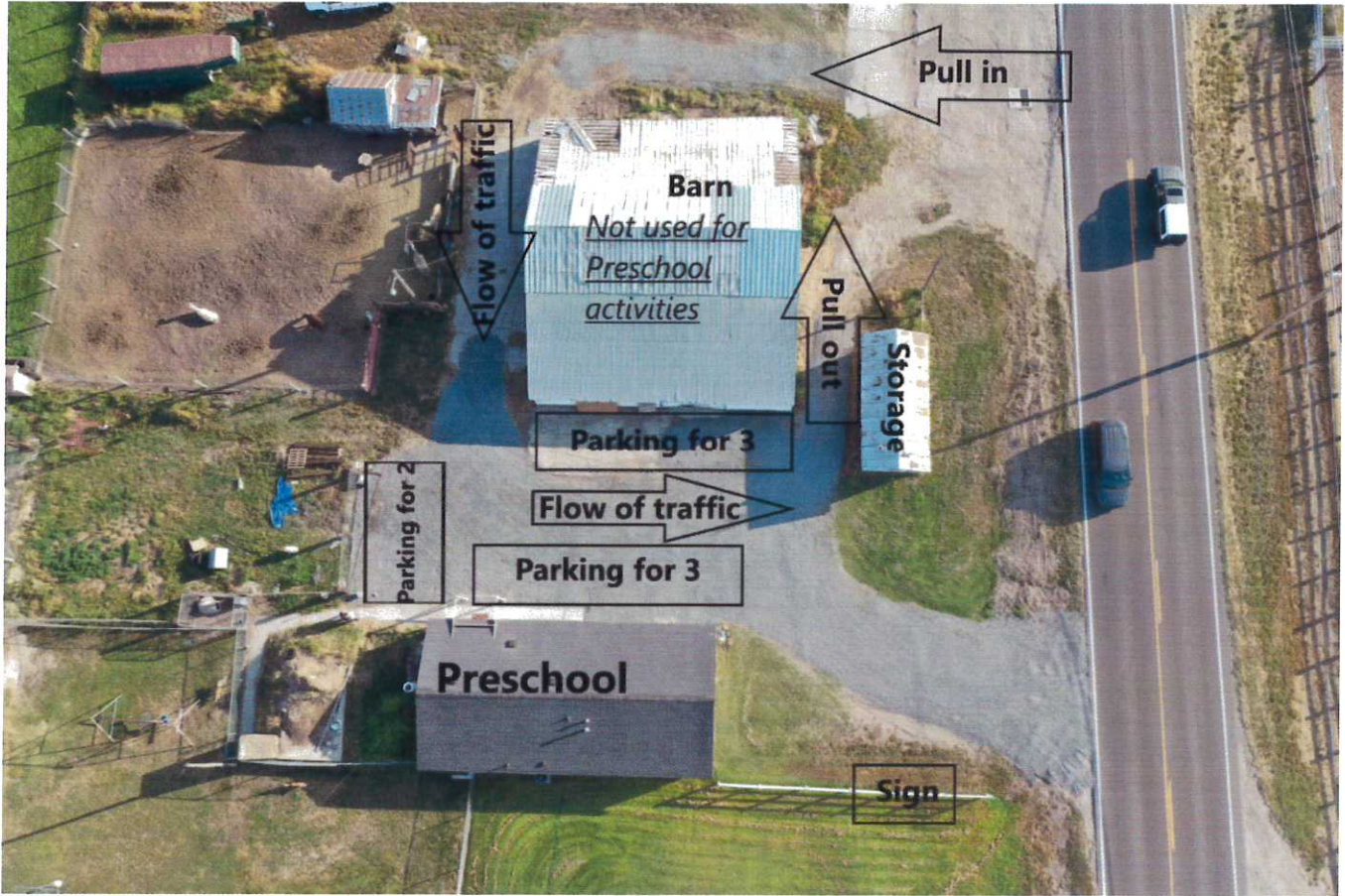


Exhibit C Floor Plan

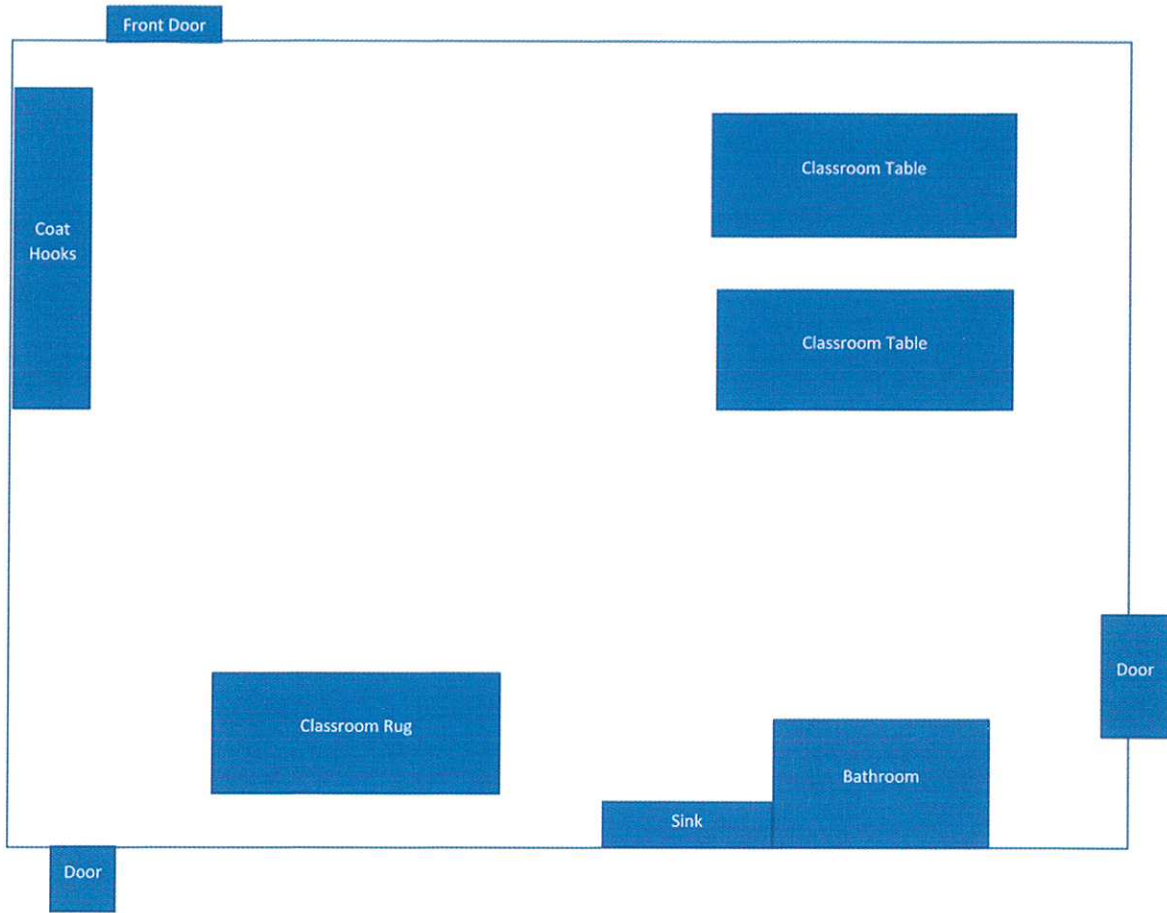


Exhibit D Interior Photos



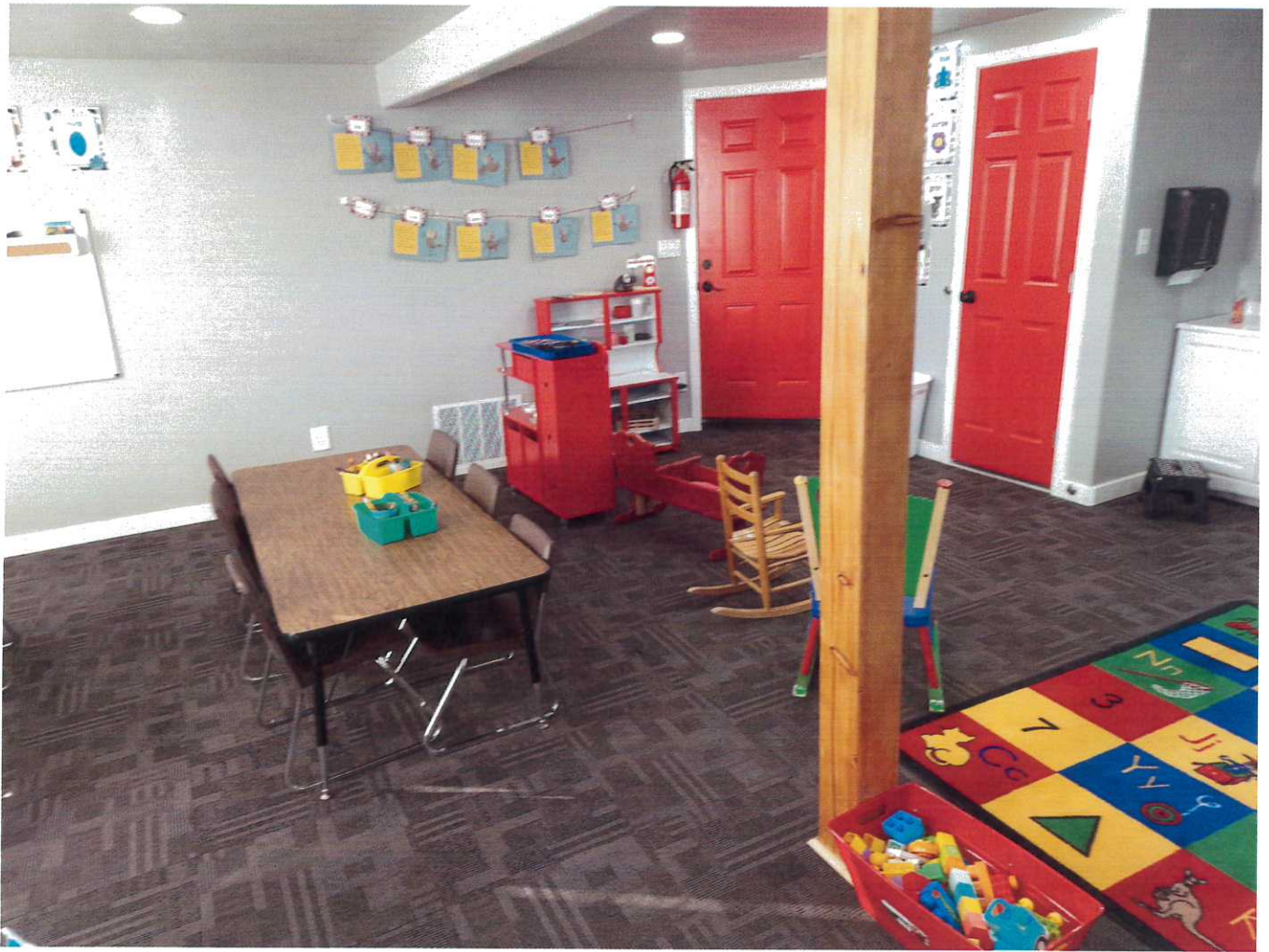


Exhibit E Sign Plan

*Currently I plan on making my sign with the same artwork but change it to a sign like the Oak Crest Sign you shared with me. I will attach the sign to my fence instead of putting it on posts in the ground.





Professional Educator License for the State of Utah



Professional

THE UTAH STATE BOARD OF EDUCATION
AFFIRMS THAT

KRISTEN FOWERS

has satisfactorily completed the requirements which by provision of law gives the holder license to
render professional service in the schools of the State of Utah.

Issue Date: 07/01/2020

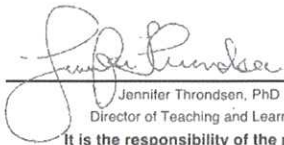
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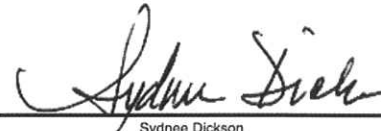
CACTUS ID: 93979

License Area of Concentration

Endorsements

Early Childhood Education


Jennifer Thronsen, PhD
Director of Teaching and Learning


Sydnee Dickson
Utah State Superintendent of Public Instruction

It is the responsibility of the professional educator to understand and fulfill the renewal requirements to maintain a current license.



Weber Fire District
Fire Inspection Results

Business Inspection Inspection Result

Status
Completed

Inspected by
Taylor, Jared

Completed at
08/19/2021 10:32

Business Address 4673 W 2200 S	Suite --	City OGDEN	State UT	Zip 84401
Business Name Lil Reds Pre School	Building Type Residential			

Passed - No Violations

Notes

Lil Reds Pre School has Fire Department clearance. Ok to operate business.

Inspection Signatures

Occupancy Contact Signature

Unable to sign:

FM62

(not set)

8018213742
Kfowers1@gmail.com

Inspector Signature



Taylor, Jared
Deputy Fire Marshal
801-710-1072
jtaylor@weberfd.com