



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for approval on a design review application for a new high school for Weber School District.

Agenda Date: Tuesday, April 12, 2022

Applicant: Weber School District, Owner

File Number: DR 2021-15

Property Information

Approximate Address: 4400 West 2200 South, Ogden, UT 84401

Project Area: 52.00 acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Agricultural

Proposed Land Use: School

Parcel ID: 15-080-0058

Township, Range, Section: T6N, R2W, Section 29 NW

Adjacent Land Use

| | |
|----------------------------|---------------------------------------|
| North: Residential | South: 2200 South St. |
| East: 4300 West St. | West: Agricultural/Residential |

Staff Information

Report Presenter: **Tammy Aydelotte**
 taydelotte@co.weber.ut.us
 801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 2 Agricultural (A-1) Zone
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)
- Utah State Code Title 17 Chapter 27a Part 3 (General Land Use Provisions)

Summary and Background

12/16/2021 – Design Review Application accepted.

The applicant is requesting approval of a design review for a new high school located in the A-1 zone at 2200 South 4300 West, Ogden, UT, 84401. This 52-acre site includes the main building, sports fields and associated accessory structures, and parking for 1501 vehicles.

Analysis

General Plan: The proposal conforms to the Weber County Land Use Code, a public school is a permitted use in the A-1 zone.

Zoning: The subject property is located within the Agricultural (A-1) Zone. The purpose of the A-1 Zone can be further described in LUC §104-2-1 as follows:

1. *The purpose of the A-1 zone is Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment.*

The applicable standards are as follows:

- Minimum front yard setback: 30 feet
- Minimum side yard setback: None, except 20 feet where a building is adjacent to a residential zone, or for a side yard on a corner lot.
- Minimum rear yard setback: None, except 20 feet where a building rear on a residential zone.
- Maximum building height: None
- Maximum lot coverage: 80% of lot area by buildings

Design Review: The A-1 zone and the proposed use mandate 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. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposal includes a site plan that identifies the location of each structure, field, and parking stall, as well as the plan to access the school from 2200 South Street and 4300 West Street. Planning is requesting a pathway access from the west, per Weber County Land Use Code 108-1-4(a)(2). The applicant does not agree with this requirement and has stated a potential refusal to comply with this requirement, per previous conversations.

The following section of Utah State Code applies to this application (Utah State Code 17-27a-305(3)) *"A county may not: (b): "...except as otherwise provided in this section, require a school district or charter school to participate in the cost of any roadway or sidewalk, or a study on the impact of a school on a roadway or sidewalk, that is not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;"*

Access to the proposed school site will be from the south (2200 South Street – 2 points of ingress/egress) and from the east (4300 West Street – 5 points of ingress/egress).

Considerations relating to landscaping, buildings and site layout. Per Utah State Code 17-27a-305 (3) *" county may not:*

(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, county building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property;"

The application proposal includes four structures, five sports courts/field areas, a driving range, and 1501 parking stalls.

This proposal also includes landscaping, and sidewalk along 2200 South Street, and 4300 West Street.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP. There is a drainage easement along the northern lot boundary. An easement located along the east boundary has been vacated for the purposes of combining parcels into a single lot

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 proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: To date, the design review has been approved by the Weber Fire District. Weber County Engineering has reviewed, but not yet approved this project. Planning has issued conditional approval. All review agency requirements must be addressed and completed prior to the written approval of the design review being issued.

Staff Recommendation

Staff recommends approval of the Weber School District New High School Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. A pedestrian pathway access as shown in exhibit C, shall be shown and legally granted to the county as a public pathway prior to written approval of this design review application is issued.

This recommendation is based on the following findings:

1. Warehouse storage is permitted as a primary use within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

Exhibits

- A. Application
- B. Site Plan, Landscaping Plan & Elevations
- C. Pathway from the West

Map 1

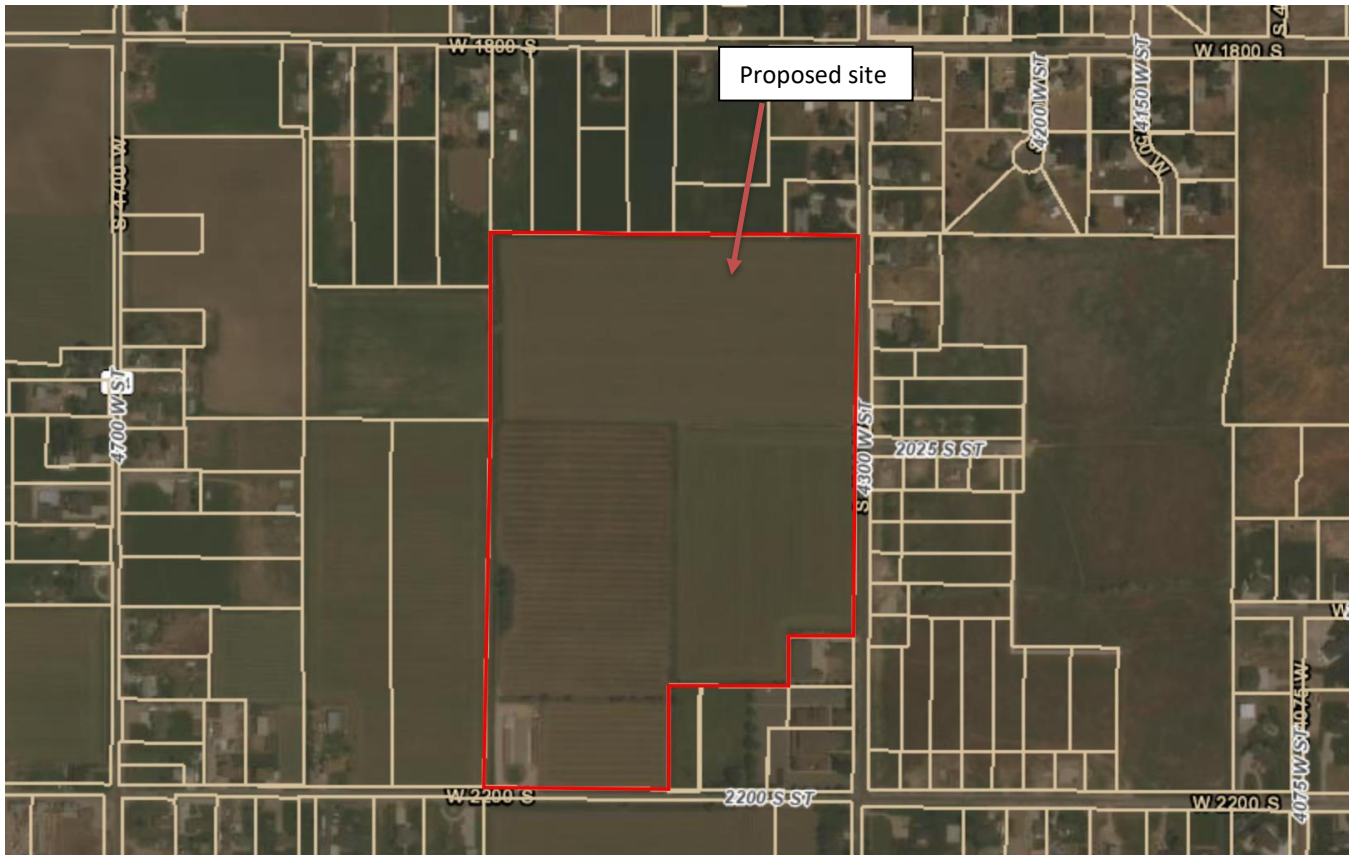


Exhibit A – Application

Weber School District_New High School - Design Reviews

[+ Add Follower](#) [✎ Change Status](#) [✎ Edit Project](#)

Address: 4400 West 2200 South, Taylor, UT, 84405 6913
Maps: [Google Maps](#)
Project Type: Design Reviews
Sub Type: Design Reviews
Created By: [Devin Lujan](#)
Created On: 12/8/2021
Project Status: Accepted
Status Date: 12/16/2021
File Number:
Project Manager: [Tammy Aydelotte](#)

[Application](#) [Documents 25](#) [Comments 0](#) [Reviews 4](#) [Followers 10](#) [Status](#) [Notifications](#) [Payments 0](#)

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [✎ Edit Application](#) [Print](#)

Project Description A new high school in Taylor, Utah. Additional site improvements include asphalt parking lots, sports fields, and landscaping.

Property Address 4400 West 2200 South
Taylor, UT, 84405 6913

Property Owner Scott Zelmer
801-476-3903
szellmer@wsd.net

Representative Devin Lujan
801-660-9458
devinlujan@gallowayus.com

Accessory Dwelling Unit False

Current Zoning

Subdivision Name

Number of Lots

Lot Number

Lot Size 52 ac

Frontage 4300 West

Culinary Water Authority Taylor-West Weber Water District

Secondary Water Provider Hooper Irrigation Company

Sanitary Sewer Authority Central Weber Sewer

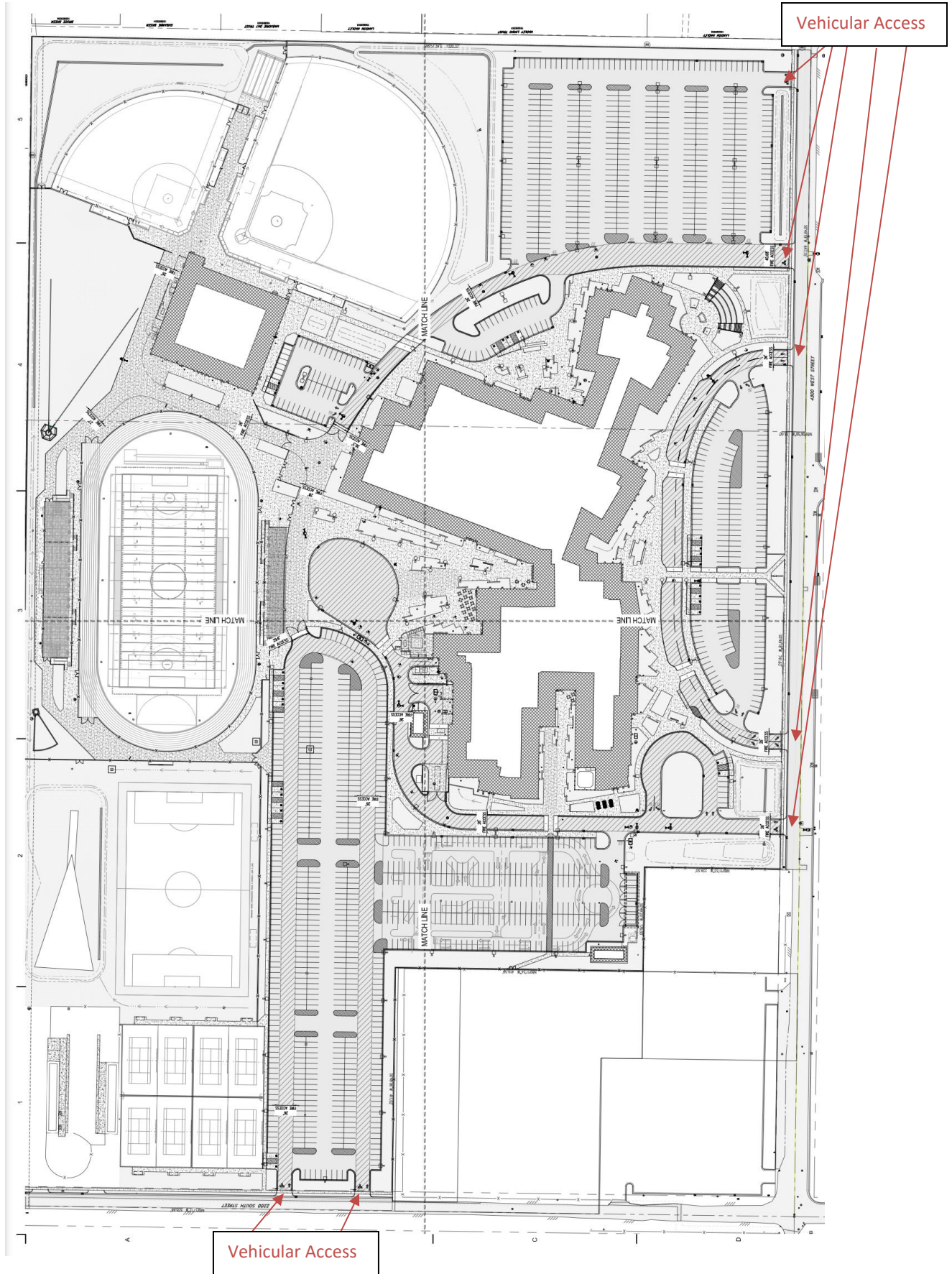
Nearest Hydrant Address

Signed By Representative, Devin Marie Lujan

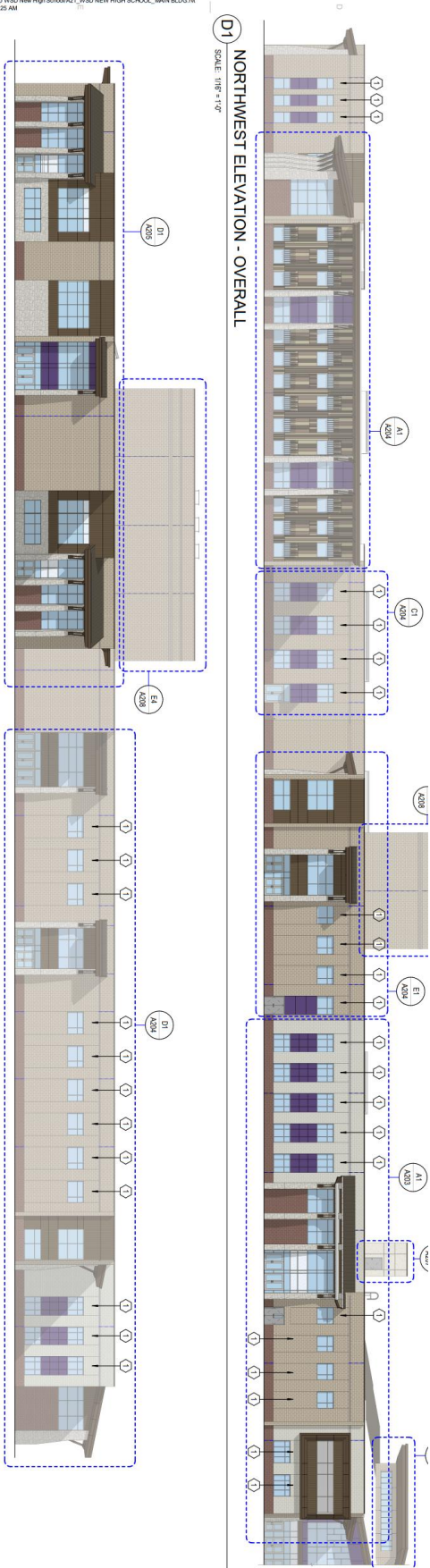
Parcel Number

[✕ Remove](#) 150800058 - [County Map](#)

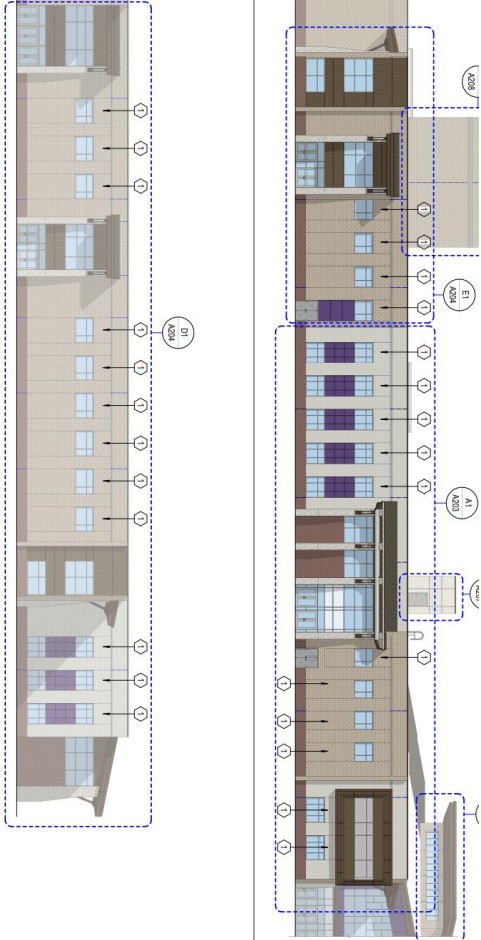
Exhibit B – Site Plans , Elevations, & Landscaping Plan

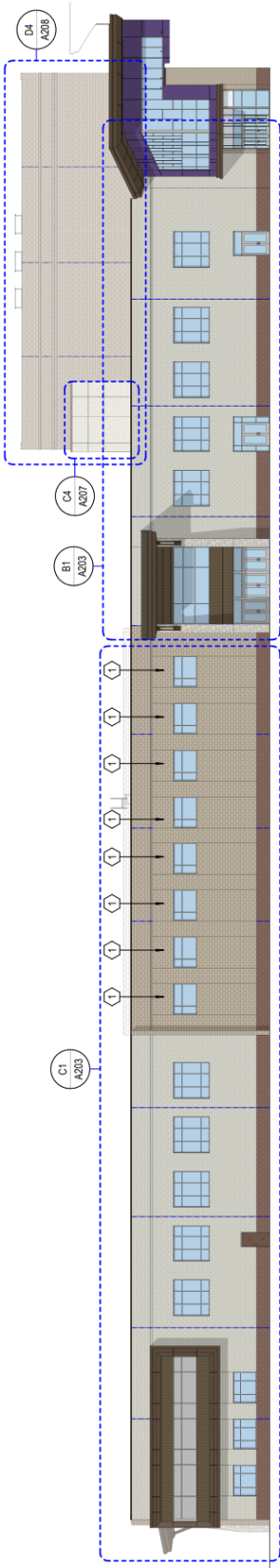


E1 NORTHWEST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



E1 NORTHEAST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



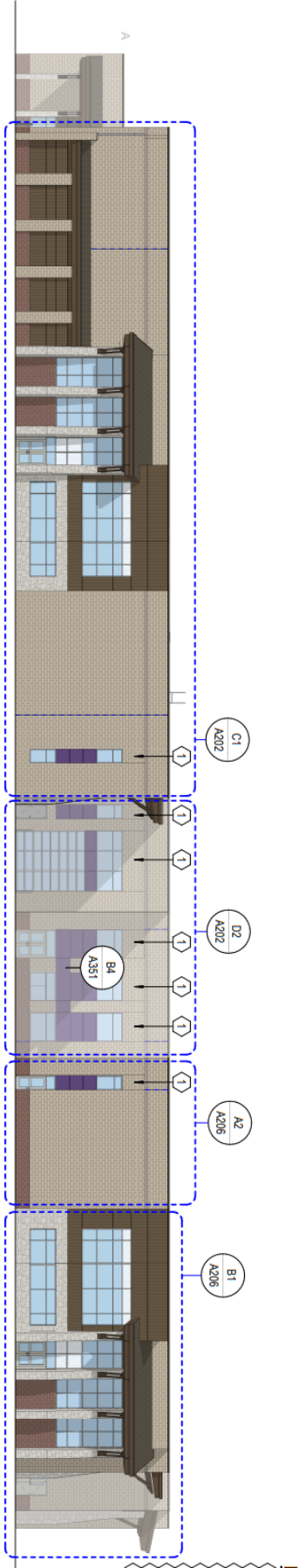


C1 SOUTHWEST ELEVATION - OVERALL

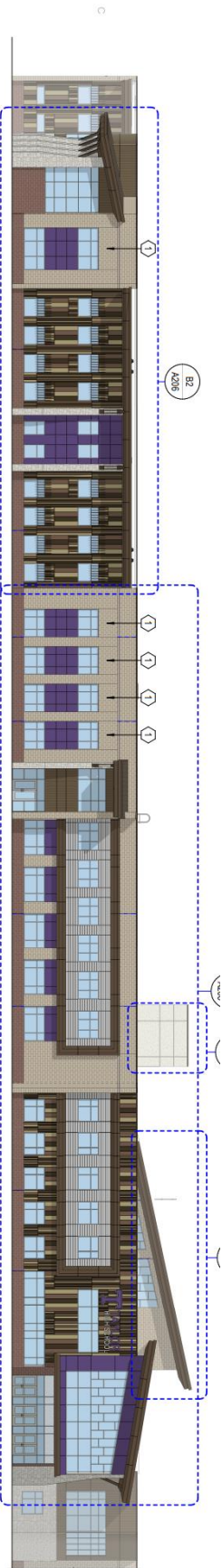
SCALE: 1/16" = 1'-0"

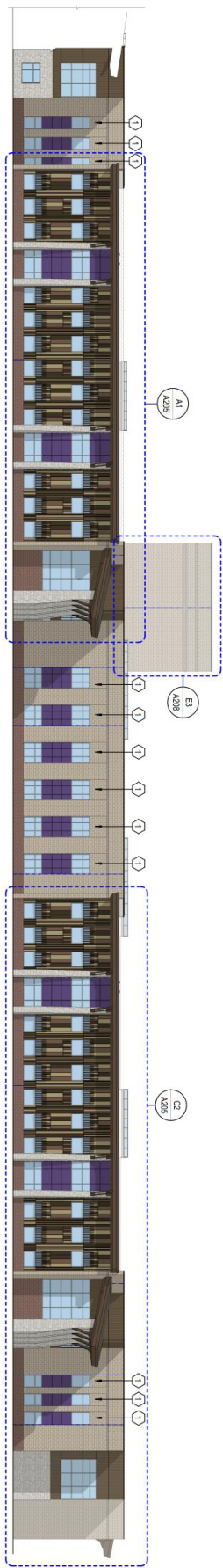
A1
SCALE: 1/16" = 1'-0"

SOUTH ELEVATION - OVERALL



C1 EAST ELEVATION - OVERALL
SCALE: 1/8" = 1'-0"





LEGEND - EXTERIOR ELEVATION



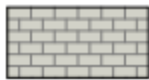
MASONRY TYPE 1: 8x16, HONED
BASIS-OF-DESIGN: AMCOR "TIERRA BROWN"



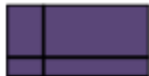
MASONRY TYPE 2: 8x16, SPLIT-FACE
BASIS-OF-DESIGN: AMCOR "MOKIE"



MASONRY TYPE 3: 4x16, SPLIT-FACE
BASIS-OF-DESIGN: AMCOR "TIERRA BROWN"



MASONRY TYPE 4: 8x16, HONED
BASIS-OF-DESIGN: AMCOR "COLONIAL TAN"



COMPOSITE METAL PANEL
BASIS-OF-DESIGN: ALPOLIC (CUSTOM COLOR)



COMPOSITE METAL PANEL
BASIS-OF-DESIGN: ALPOLIC "SBR BRONZE"



PROFILED METAL PANEL
BASIS-OF-DESIGN: IMETCO LATITUDE - "PLATINUM SILVER"



PROFILED METAL PANEL
BASIS-OF-DESIGN: IMETCO LATITUDE (4", 8", AND 16" WIDTHS)
 CHESTNUT
 LIGHT BRONZE
 EPIC BRONZE



ALUMINUM PLANK PANEL
BASIS-OF-DESIGN: ALUMABOARD "LIGHT NATIONAL WALNUT"



NATURAL STONE VENEER
BASIS-OF-DESIGN: MERRILLSTONE "DAMASCUS"



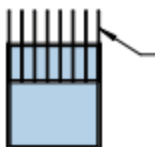
EXTERIOR INSULATION AND FINISH SYSTEM
BASIS-OF-DESIGN: DRYVIT, COLOR TO MATCH "COLONIAL TAN" CMU



VISION GLASS

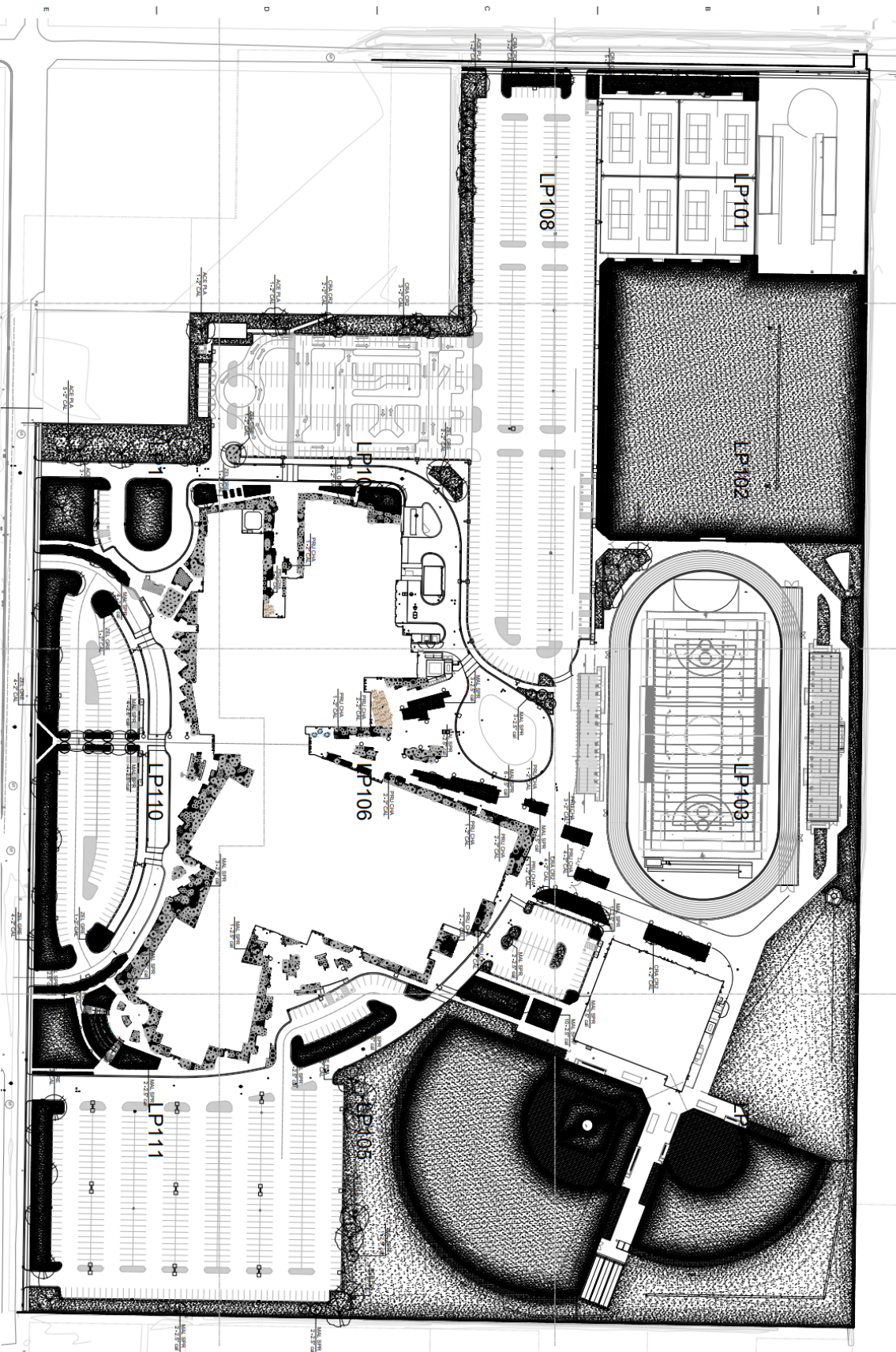


SPANDREL PANEL


























BID ALTERNATE 5: VERTICAL SUN SHADE SYSTEM SEE E3 / A211

OVERALL LANDSCAPE PLAN
SCALE 1" = 60'



PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY | REMARKS |
|------------------------------------------------------------------------------------|---------------|------------------------------------------|--------------------------------|------------|---------------------------------|-------------|
|  | ACE FLA | ACER PLATANOIDES | NORWAY MAPLE | 2" CAL | 26 | 5 BRANCHING |
|  | GRA GR2 | CRATAEGUS CRUSGALLI 'NERBIS' | THORNLESS COCKSPUR Hawthorn | 2" CAL | 26 | 5 BRANCHING |
|  | MAL SPR | MALUS SPRING SNOW | SPRING SNOW CRAB APPLE | 2.5" CAL | 60 | |
|  | PRU CHA | PRUNUS GALLERIANA 'CHANTICLEER' | CHANTICLEER PEAR | 2" CAL | 30 | 5 BRANCHING |
|  | ZEL GRE | ZELKOYA SERBATA 'GREEN VASE' | SAMELEAF ZELKOYA | 2" CAL | 23 | 5 BRANCHING |
|  | CODE | BOTANICAL NAME | COMMON NAME | CONT | QTY | REMARKS |
|  | CAL ACU | CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' | FOERSTER'S REED GRASS | 1 GAL | 144 | |
|  | COR GR3 | CORNUS ALBA 'CREAM CRACKER' | CREAM CRACKER DOGWOOD | 5 GAL | 96 | |
|  | EVO ALA | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL | 53 | |
|  | EVO EME | EUONYMUS FORTUNEI 'EMERALD 'N GOLD' TM | WINTERREEPER | 5 GAL | 46 | |
|  | HEL BLU | HELOTORICHON SEMPERVIRENS 'BLUE OATS' | BLUE OAT GRASS | 5 GAL | 130 | |
|  | HEM ORO | HEMEROCALLIS X STELLA DE ORO | STELLA DE ORO DAYLILY | 1 GAL | 192 | |
|  | MAH COM | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 5 GAL | 212 | |
|  | NAN DOM | NANDINA DOMESTICA | HEAVENLY BAMBOO | 5 GAL | 52 | |
|  | PRN SLO | PRUNUS MUGO 'SLOWGROW' | MUGO PINE | 5 GAL | 120 | |
|  | PRU PAW | PRUNUS BESSEYI 'PAWNEE BUTTES' | SAND CHERRY | 5 GAL | 65 | |
|  | RHA COL | RHAMNUS FRANGULA 'COLUMNARIS' | ALDER BUCKTHORN | 10 GAL | 50 | |
|  | RHU GRO | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | 217 | |
|  | SAL PUR | SALIX PURPUREA 'NANA' | DWARF ARCTIC WILLOW | 5 GAL | 129 | |
|  | SPI NEO | SPHRAEA JAPONICA 'NEON FLASH' | NEON FLASH SPHRAEA | 5 GAL | 82 | |
|  | VIB OPV | VIBURNUM OPULUS 'EUROPEAN GRANBERYBUSH' | EUROPEAN GRANBERYBUSH VIBURNUM | 5 GAL | 167 | |
|  | GROUND COVERS | BOTANICAL NAME | COMMON NAME | SPACING | QTY | REMARKS |
|  | LAWN | SOD | SOD | 660,988 SF | SEE SPECIFICATIONS FOR SEED MIX | |

PLANTING NOTES

1. ALL PLANTS SHALL CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATIONS OF NURSERYMEN AMERICAN STANDARDS FOR NURSERY STOCK.
2. THIS CONTRACTOR SHALL SPREAD TOPSOIL TO A DEPTH OF 6" IN ALL SHRUB BEDS, AREAS AND 12" IN ALL SHRUB BEDS.
3. ALL MOWSTRIPS ARE TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM SYSTEM AND THE LANDSCAPE PLANTING.
4. INSTALL SHREDDED BARK MULCH IN ALL SHRUB PLANTING BEDS AFTER PLANT MATERIAL INSTALLATION.
5. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT.
6. SEE CIVIL GRADING PLAN FOR SITE GRADES.

Exhibit C - Pathway from the West

