

Planning Review for DR 2013-13

I have put together the following comments that are required to be addressed prior to being scheduled for a Planning Commission agenda. The below bullet points are also items of concern. However, there are three glaring items that need to be address in the plans.

1. The boundary of the properties:
 - a. There are two parcels and a property line running through the current school. If left unaddressed this property would run through the proposed school, creating zoning violations with each property due to side yard setbacks. This can be a common problem. The nearby church had this problem with an addition that they recently did. To resolve this issue a new deed that describes the whole property would remove this property line. The County Recorder may be able to help with this issue.
 - b. The two properties shown on the plan have been shown incorrectly. Please not the notch on the north boundary. The west side is shown lower than the east side. However, the county plats show the opposite should be. The east property extends farther north than the west. That may seem odd since the trail installed matches the plan. If you need help please consult the recorder's plat or I can show you the county parcel maps.
 - c. How was the alignment of the right of way determined? Please verify this with the County Surveyor and the Engineering Division. As there will be substantial improvement within the right of way it appears that this would be of high priority.
- I see that there are renderings and elevations submitted. Typically also submit is a list of exterior materials and colors.
 - I don't see a signage proposal submitted. Did you want a monument sign or any wall signs for the building?
 - Some landscaping is shown in places, while other areas are blank. Is there a landscaping plan? If so please submit it. Are there any plans for outdoor lighting either on the building, in the landscaping, of for the parking areas?
 - Again the plan refers to the Landscaping and Architectural plans, but none have been submitted. Please submit them for review.
 - I don't see anything showing setbacks for the proposed building. For this property the front setback should be 30 feet. It appears that you can achieve this.
 - Is a loading and unloading area needed for the site? None are shown in the parking layout.
 - Building mechanicals and utilities are not shown. If these items are to be located on the ground, please have them screened or concealed to insure harmony with adjacent development.
 - When does construction want to start?

Other than these items the design seems to work well for the needs of the community. If you have any questions please let me know or submit the missing information for review.

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