Written Response 9-14-2023

A Review has been added to the Myers-Telford-Conditional Use Permits project.

Review Status: Not Approved by Felix Lleverino
Review:

Robinson Auto Shop

Planning Review 2

Will you provide more information in a landscape plan?

An automatic irrigation system is required by Section 108-2-5 (i) (5). - Ok we will have it automatically sprinkled.

The site shall have a minimum of 20% of the total area landscaped and a minimum of 80% of the landscaping shall be living plant materials. The landscape plan will need to list the area calculations - current site is 15847 sqft with 4950 Sqft of landscaping making a total of 32%.

A maximum of 50% of the total landscaped area shall be planted in turf grass. The landscape plan will need to label and calculate landscaped areas. - No problem. Its is all native seeds (sunflowers, native grasses bushes, cottonwood trees)

Show the ten-foot sidewalk location. A sidewalk is a default requirement by code. I will check with the Planning Director and the County Engineer to see if they will defer this requirement. If they are okay with deferring this, I will present it to the Planning Commission for their input. We have been able to defer it two times already so I don't see why they would require all the sudden.

Section 108-2-6 requires landscaping between the parking area and the street. The minimum landscape area shall consist of the following: - Does this run east and west? I haven't ever seen these anywhere in the county.  Do you have an example?

·         Trees: One tree per 40 lineal ft.

·         Shrubs and ground cover

·         Screening: A fence or a wall shall not exceed four feet in height, and shall not replace the plant material requirement. The minimum plantings specified shall be installed on the street side of the screen. Additional plant materials may be planted on the parking area side of the screen.

·         Berms: If the parking area is greater than 20 feet from the street right of way, earthen berms with a mix of various screening elements shall be used. The height of these screening elements may vary between 18 to 36 inches high.

Show the vehicle traffic plan. Section 108-8-9 limits in and out traffic to two 34’ maximum width in and out driveways and that they are not closer than 20’ to a property line. - Does it have to be two or can we do one?

Provide some more information detailing how inoperable vehicles will be handled and stored. It should be noted that all vehicles that are brought in for repairs cannot be stored outdoors. - Does this mean overnight, or how long is it allowed to sit before it is being stored?

Provide a sign plan with colored images of the design of the sign. The Ogden Valley Sign Code restricts the use of the color white, except for as an accent. See section 110-2-12 for more details. - Spencer will upload that.

Specify the kelvins of shielded light attached to the building. The maximum kelvins must be less than 3,000 kelvins. - See attached light.  The bulb will be 2700 Kelvin warm White.

Felix Lleverino

Weber County Planning Division