



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval of the Washington Heights Church auditorium addition, located at 1770 E 6200 S, Ogden.

Agenda Date: September 19, 2023

Applicant: Shane Sellers

File Number: DR 2023-09

Application Type: Design Review, administrative

Property Information

Approximate Address: 1770 E 6200 S, Ogden

Project Area: 30,000 square feet

Zoning: Residential RE-15

Existing Land Use: Church

Proposed Land Use: Church

Parcel ID: 07-083-0077

Adjacent Land Use

North:	South Ogden (commercial)	South:	Uintah (residential)
East:	Residential	West:	Residential

Staff Information

Report Presenter: Steve Burton
sburton@webercountyutah.gov
801-399-8766

Report Reviewer: RG

Applicable Ordinances

1. Title 104 Zones Chapter 3 Residential Estates zones (RE-15)
2. Title 104 Chapter 1 (Design Review)
3. Title 108 Standards Chapter 2 (Architectural, Landscape, and Screening Design Standards)
4. Title 108 Standards Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations)

Proposal

The applicant is proposing an auditorium addition to the existing Washington Heights Church in the RE-15 zone. The applicant has provided the following project description as part of the application:

Washington Heights Church would like to add a formal sanctuary auditorium to their existing campus. The 30,000sf addition will include an initial seating capacity of 1,500 in fixed seats on the main level. A later phase will add an additional 500 fixed seats in a balcony. An expanded foyer / circulation space along with restroom facilities will be added to better facilitate circulation and exiting. Current parking accommodates nearly 650 parking stalls. The proposal is to replace the affected stalls and retain a similar parking count. A loop drive is also proposed for expedite better site circulation. The building will have sloped floors allowing us to recess the building deeper into the existing site grading and maintain appropriate architectural massing and connection to the existing campus rooflines.

The proposal also includes a classroom and kitchen expansion and outdoor entry/ landscaping updates. The project is compliant with the land use code and the following is an analysis of how the proposal complies with the code.

Analysis

General Plan: The proposal is in compliance with the West Central Weber General Plan by continuing permitted uses within the existing RE-15 zone.

Zoning: The RE-15 zone allows a church as a permitted use, when approved through design review. As shown on the applicant's site plan, the proposal meets the following required zoning standards:

Front yard: 30 feet.

Side yard: 20 feet.

Rear yard: 30 feet.

Building height: 35 feet.

Lot coverage max: none.

Design Review: The design review chapter requires the land use authority to review an application with the following considerations:

(a). Considerations relating to traffic safety and traffic congestion:

The applicant is proposing one additional access to 6200 S, at the far west side of the property. The applicant is adding a loop drive to the west side of the lot for better traffic circulation. The requirement for parking spaces is one space per five fixed seats. The proposed addition will include 2,000 fixed seats, so at least 400 spaces are required. For the overall occupant load of the building, including the existing assembly areas, the applicant expects 3,053 occupants, and if one space is required per 5 occupants, 610 spaces would be required. The applicant shows a total of 640 spaces in the parking lot.

(b). Considerations relating to outdoor advertising:

The proposal does not include any new outdoor advertising.

(c). Considerations to landscaping:

The existing site is landscaped with turf grass, evergreen trees, deciduous trees, shrubs, and rocks, and meets the 10 percent of the project area requirement. With the additional parking area and loop drive, the applicant is proposing an additional landscaping area between the loop drive and the parking area. The applicant shows a 10,000 square foot turf grass area with the majority of the new landscaping as xeriscaped with a wildflower blend, shrubs and perennials. The applicant shows a gravel pathway through the new landscaping area.

(d). Considerations relating to buildings and site layout:

The north portion of the addition is the only part of the addition that will be visible from a street. The building exterior of the addition will include textured and colored CMU and colored fiber cement panel. The existing building has stucco and textured CMU that is tan and the proposed addition is primarily gray. The materials and roof pitches will be similar to the existing building but the color schemes between the existing building and the addition are different. The Planning Commission may choose to require more tan as part of the addition.

(e). Considerations relating to utility easements, drainage, and other engineering questions:

The site is required to detain the water that could runoff the site from hard surface parking and existing structures. The Weber County Engineering Division has not yet uploaded a review for the project, but the site will be required to comply with Engineering Division requirements.

(f). Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:

There have been no development agreements that apply to this property.

Review Agencies: Before obtaining a building permit, the applicant will be required to show compliance with all review agency requirements for design review.

Staff Recommendation

Staff recommends approval of DR 2023-09. This recommendation is based on review agency requirements and is based on the following conditions:

1. The applicant will be required to submit a water and sewer approval letter from the culinary and sewer provider for the proposed addition.

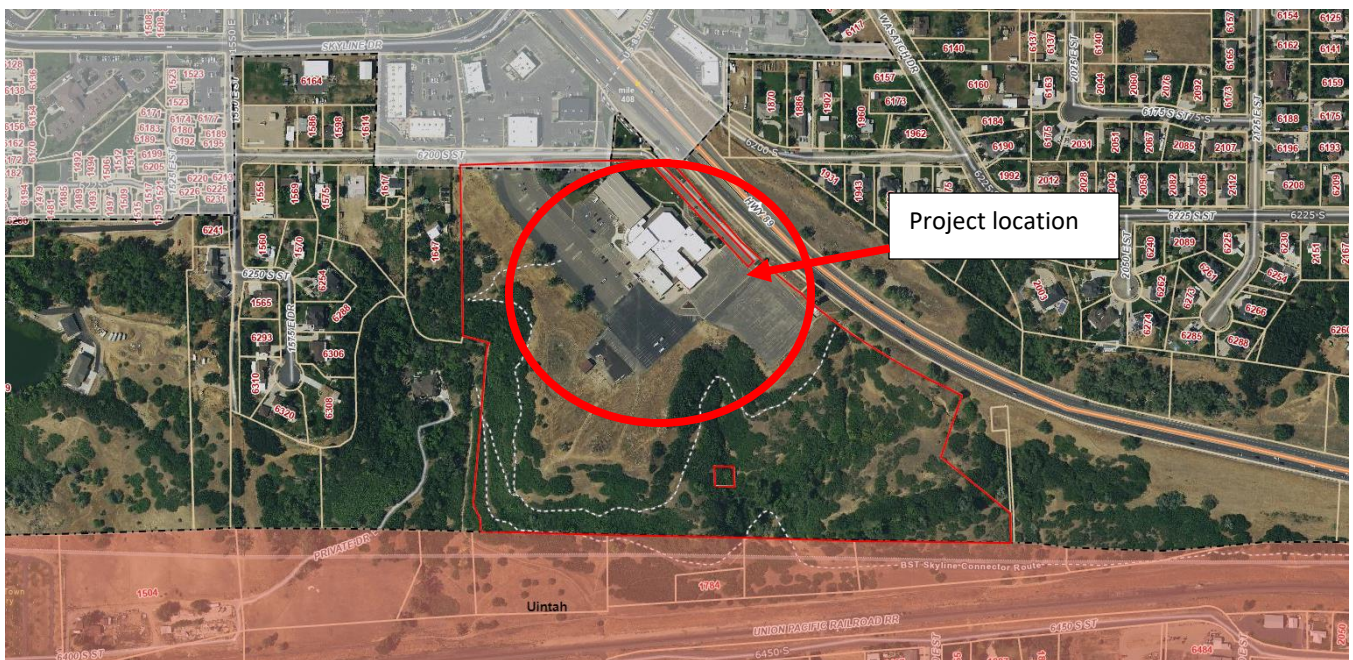
The recommendation for approval is based on the following findings:

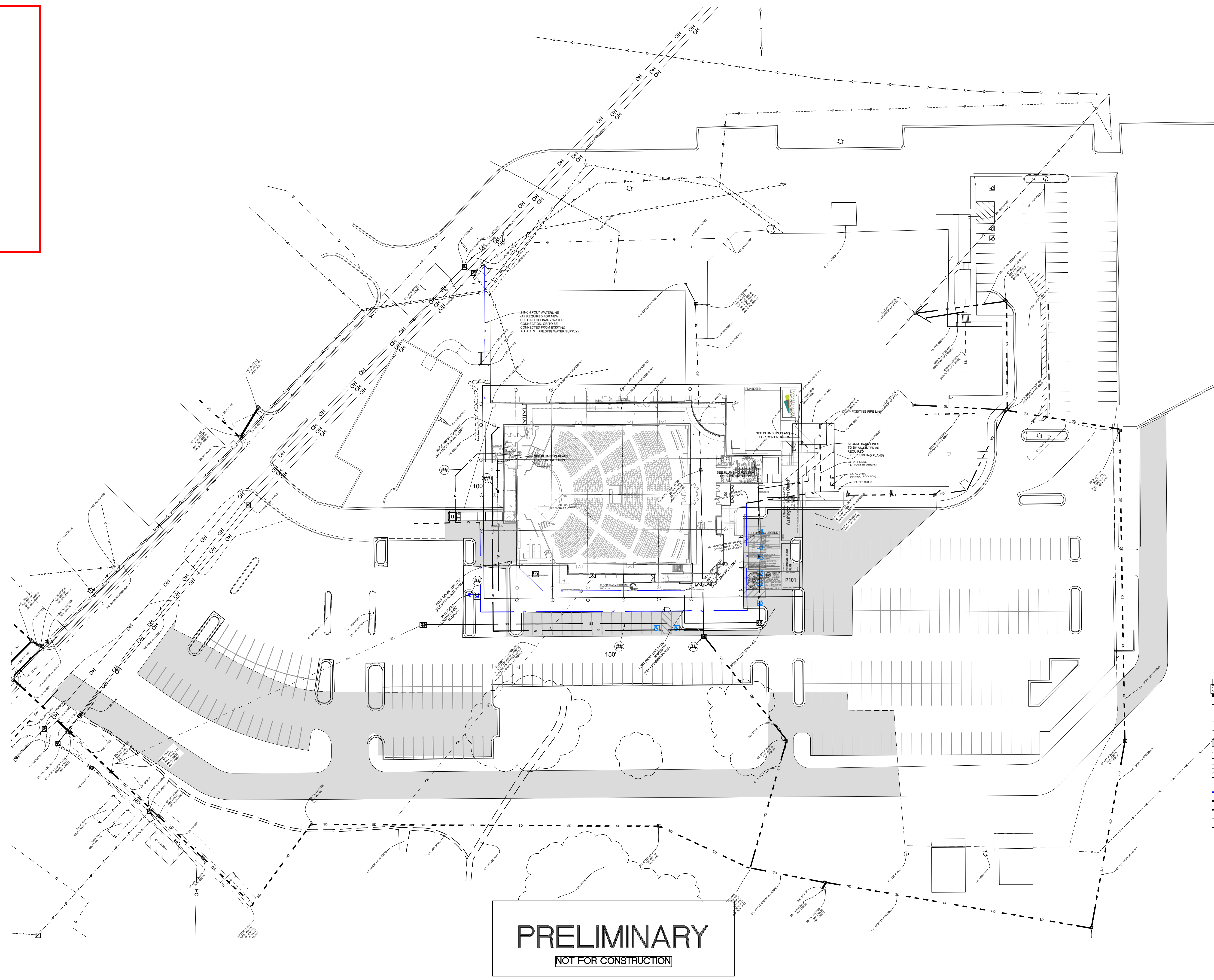
1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use is not detrimental to public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.

Exhibits

- A. Engineered plans and site plan.

Area Map



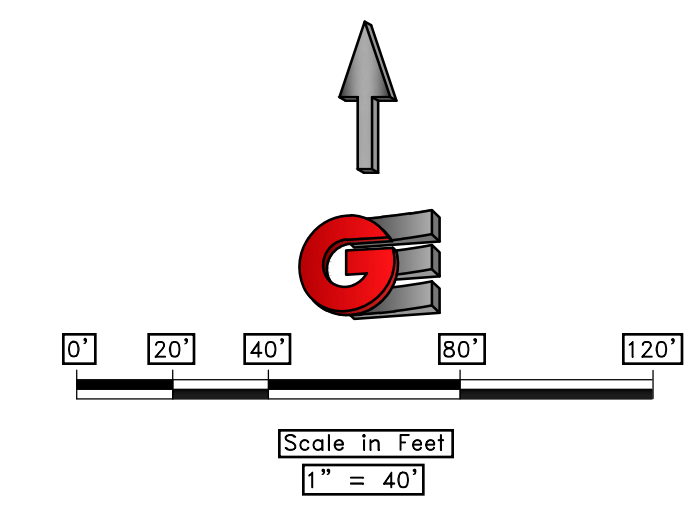


PRELIMINARY
NOT FOR CONSTRUCTION

- SITE PLAN KEY NOTES**
- 1 24" STANDARD CURB AND GUTTER.
 - 2 ASPHALT PAVING - SECTION 3" ASPHALT OVER 5" ROAD BASE, 8" GRANULAR BORROW
 - 3 THICKENED EDGE CONCRETE SIDEWALK. (SEE DETAIL 16 ON SHEET CDT100)
 - 4 TYPICAL CONCRETE SIDEWALK. (SEE DETAIL 17 ON SHEET CDT100)
 - 5 CONCRETE STAIRS (SEE ARCHITECTURAL PLANS)
 - 6 CONCRETE RAMP (SEE ARCHITECTURAL PLANS)
 - 7 CONCRETE RETAINING WALL
 - 8 TYPICAL ADA RAMP (SEE DETAIL 8 ON SHEET CDT100)
 - 9 ADA PARKING SYMBOL.
 - 10 TYPICAL PARKING STRIPING TO BE 4" WHITE.
 - 11 TYPICAL NO PARKING STRIPING (SEE DETAIL 11 ON SHEET CDT100)
 - 12 DUMPSTER ENCLOSURE. (SEE ARCHITECTURAL PLANS)
 - 13 EXISTING CULINARY WATER LINE TO BE REMOVED
 - 14 CONNECT NEW 6"Ø C-900 PVC WATER LINE TO EXISTING WATER MAIN
 - 15 RELOCATED FIRE HYDRANT ASSEMBLY
 - 16 NEW 4"Ø C-900 PVC FIRE LINE
 - 17 EXISTING SAN SEWER LINE TO BE REMOVED
 - 18 EXISTING STORM DRAIN CATCH BASIN TO BE REMOVED
 - 19 EXISTING STORM DRAIN LINE TO BE REMOVED
 - 20 NEW 4"Ø PVC SEWER LATERAL
 - 21 NEW 5'Ø STORM DRAIN MANHOLE

LEGEND
(NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)

	BOUNDARY LINE
	NEW CHAINLINK FENCE
	EXISTING 1' CONTOUR AND ELEVATION
	EXISTING 5' CONTOUR AND ELEVATION
	DESIGN CONTOUR AND ELEVATION
	STANDARD ASPHALT PAVING
	CONCRETE SIDEWALK
	NEW 24" CURB AND GUTTER
	NEW 24" OPEN FACE CURB AND GUTTER
	EXISTING WATER LINE
	NEW CULINARY WATER LINE
	EXISTING STORM DRAIN LINE
	NEW STORM DRAIN LINE
	EXISTING SANITARY SEWER LINE
	NEW SANITARY SEWER LINE
	NEW WATER VALVE
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	NYOPLAST INLINE DRAIN
	NEW SANITARY SEWER MANHOLE



SEAL:

REV	DATE	DESCRIPTION

A Sanctuary Expansion for
Washington Heights Church
1770 E 6200 S
Ogden, UT, 84405

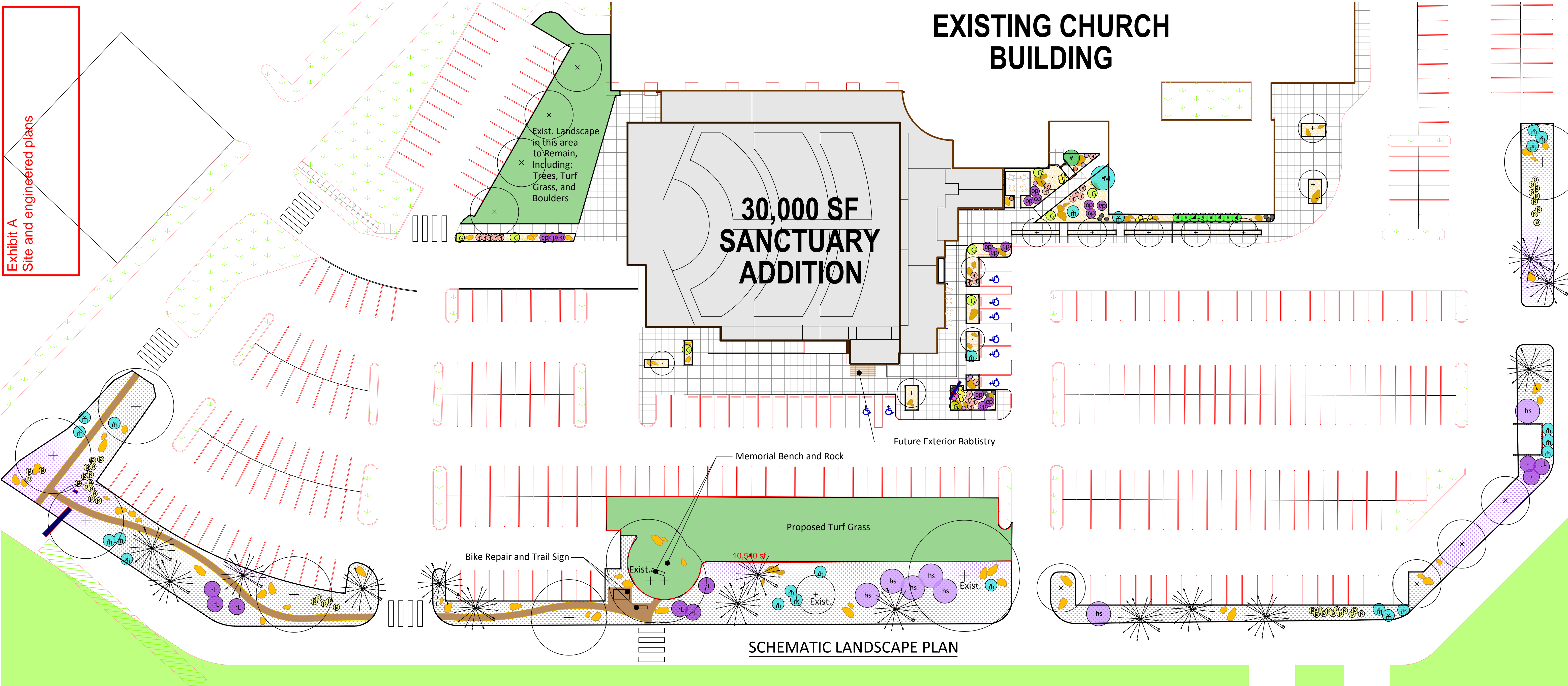
PROJECT:

ISSUE DATE: 8/11/2023
CIVIL UTILITY PLAN
PROJECT: AC-161

SHEET NUMBER:

CE4-01

DO NOT SCALE DRAWING



EXISTING CHURCH BUILDING

**30,000 SF
SANCTUARY
ADDITION**

SCHMATIC LANDSCAPE PLAN

PLANTING LEGEND

TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY. +/-	TYPE	REMARKS
	<i>Crataegus x lavallei</i>	Lavalle Hawthorne	2" Cal.	8	Deciduous	Waterwise
	<i>Gleditsia triacanthos inermis</i>	Honeylocust	2" Cal.	4	Deciduous	Waterwise
	<i>Malus sp. 'Spring Snow'</i>	'Spring Snow' Crabapple	2" Cal.	4	Deciduous	Waterwise
	<i>Pinus ponderosa</i>	Ponderosa Pine	6'	15	Evergreen	Waterwise
	<i>Populus deltoides</i>	Cottonless Cottonwood	2" Cal.	6	Deciduous	Waterwise

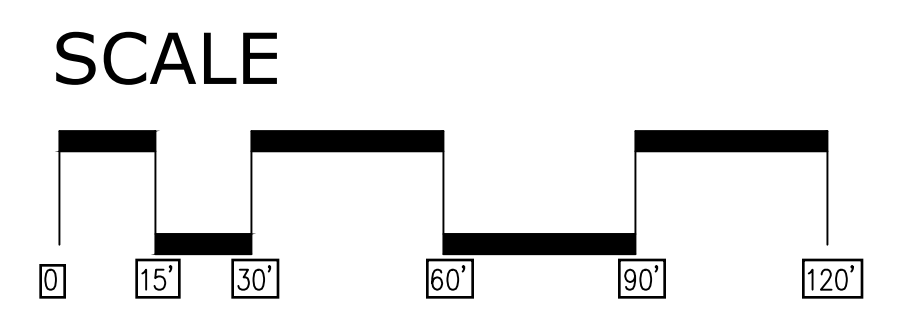
SHRUBS/PERENNIALS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY. +/-	TYPE	REMARKS
	<i>Cornus sericea</i>	Red Twig Dogwood	5 Gal.	8	Deciduous	Waterwise
	Perennials	(Various)	3 Gal.	32	Perennial	Waterwise
	<i>Lonicera japonica 'Purpurea'</i>	Honeysuckle	5 Gal.	7	Deciduous	Waterwise
	<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	5 Gal.	9	Grass	Waterwise
	<i>Pinus mugo 'Pumilio'</i>	Dwarf Mugo Pine	5 Gal.	23	Evergreen	Waterwise
	<i>Pinus mugo 'Tannenbaum'</i>	Mugo Pine	5 Gal.	1	Evergreen	Waterwise
	<i>Potentilla fruticosa 'Goldfinger'</i>	Potentilla	5 Gal.	39	Deciduous	Waterwise
	<i>Prunus x cistena</i>	Cistena Plum	5 Gal.	15	Deciduous	Waterwise
	<i>Rosa 'WEKPhorn' Pink Home Run</i>	Pink Shrub Rose	5 Gal.	20	Deciduous	Waterwise
	<i>Syringa vulgaris</i>	Lilac	5 Gal.	9	Deciduous	Waterwise
	<i>Viburnum x Rhytidophylloides</i>	Leatherleaf Viburnum	5 Gal.	1	Deciduous	Waterwise

MISCELLANEOUS	
	3" depth min. 2" to 4" River Rock Mulch
	Great Basin Wildflower Blend
	Gravel Trail
	Ryerson Steel Edging - see specifications
	Boulders

At Washington Heights Church, the existing landscape is very beautiful and inviting. Upon analysis, it appears that the appeal comes from several factors, including: the location at the top of Washington Boulevard, the open expansiveness of the site, the beautiful architecture and outdoor spaces, the natural connection of the site with the surrounding nature, the generous use of boulders in the landscape, and of course, the very uplifting nature of a devoted church.

In designing the landscape for the addition, strong focus is given to keeping with these themes, and working to promote them further if possible. Specifically it entails:

1. Continuing the use of large boulders throughout the landscape. These boulders set a very powerful theme, and are conducive to a spiritual institution.
2. Bringing in a lot of flowering plants, for their beauty and aromatic features. Flowers are also always conducive to, and welcome at spiritual institutions.
3. Use of seed mixes. Weber County Zoning requirements only allow a maximum of 50% turf grass. This has been maximized in the design, and a wildflower seed mix has been utilized to provide a rich landscape for expansive outlying areas where drip irrigation would not be practical.
4. Evergreens have been carefully incorporated to provide year-round appeal in the landscape.
5. For the inner pedestrian areas, close to the buildings, a decorative gravel base has been incorporated, to match the existing, and to utilize drip irrigation. The plants in these areas have been chosen, again, for their flowering and other interesting features, such as the Leatherleaf Viburnum with its unique leaf texture, Hawthorne trees with their dichotomy of thorns and flowers, evergreens with their year round constancy, and perennials with their exuberant beauty.



GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 1800 W. 2100 S. WEST HAVEN, UT 84008
 P. 801.476.0202 F. 801.476.0066
 Design by: Jeff Scarborough, RLA

REV#	DATE	DESCRIPTION

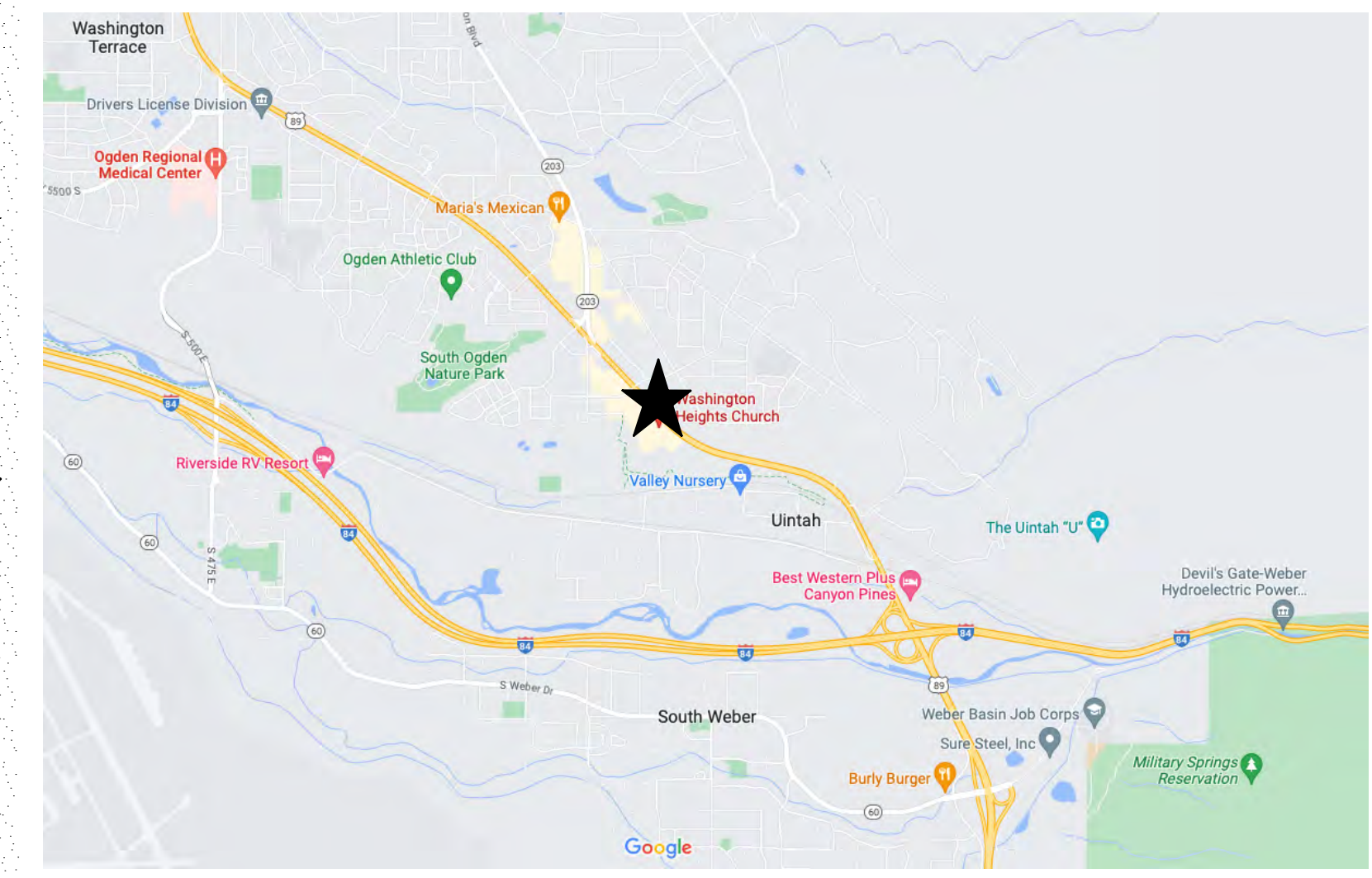
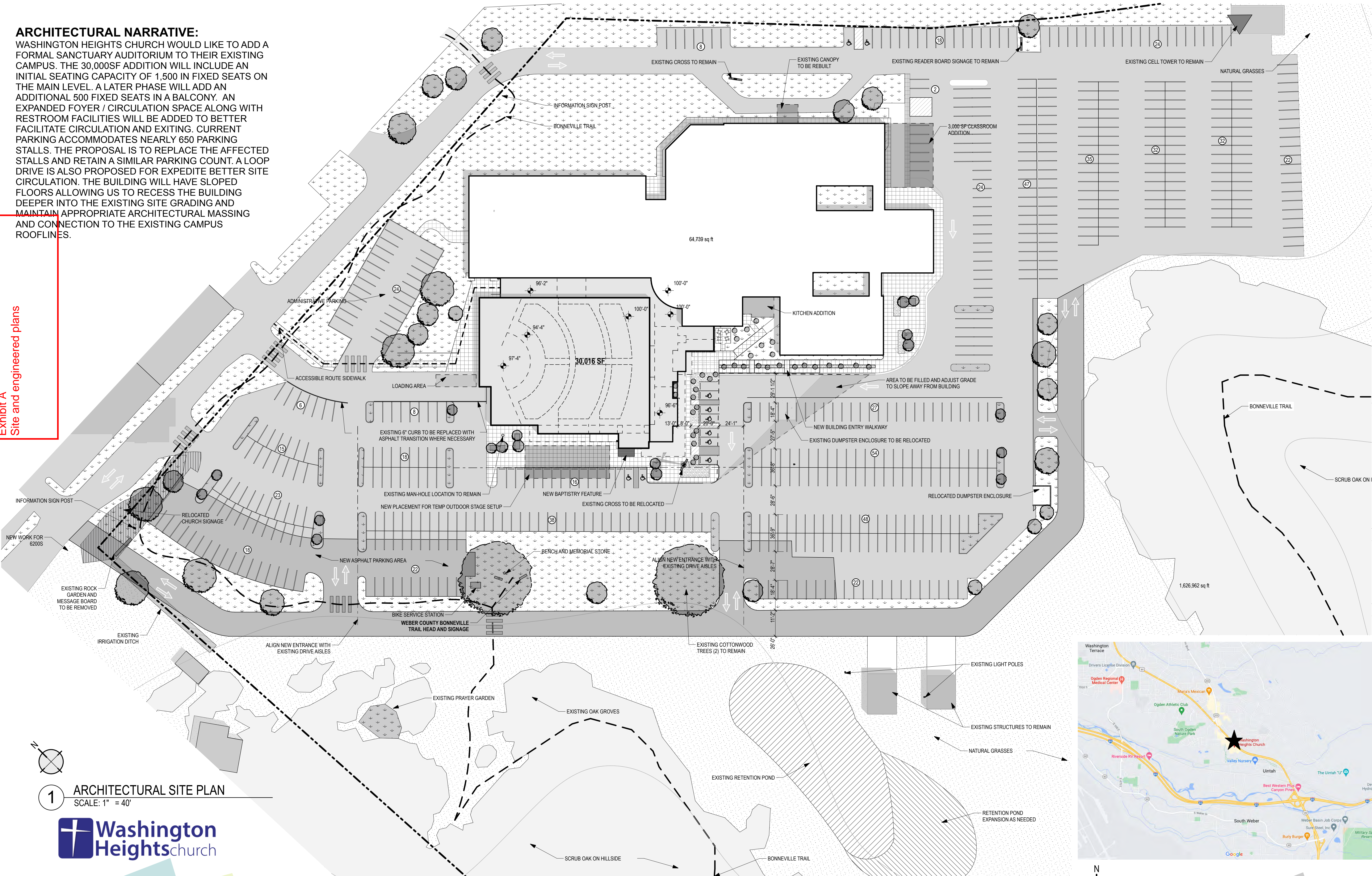
A Sanctuary Expansion for
Washington Heights Church
 1770 E 6200 S
 Ogden, UT, 84405
 MOUNTAIN WEST ARCHITECTURE | 542 25TH STREET - OGDEN, UT 84401 | PH: 801-388-6032 | www.mountainwestarchitecture.com

SHEET TITLE:
SCH. LANDSCAPE PLAN
 DATE: 8-10-2023
 SHEET NUMBER:
L-SCH
 DO NOT SCALE DRAWING

ARCHITECTURAL NARRATIVE:

WASHINGTON HEIGHTS CHURCH WOULD LIKE TO ADD A FORMAL SANCTUARY AUDITORIUM TO THEIR EXISTING CAMPUS. THE 30,000SF ADDITION WILL INCLUDE AN INITIAL SEATING CAPACITY OF 1,500 IN FIXED SEATS ON THE MAIN LEVEL. A LATER PHASE WILL ADD AN ADDITIONAL 500 FIXED SEATS IN A BALCONY. AN EXPANDED FOYER / CIRCULATION SPACE ALONG WITH RESTROOM FACILITIES WILL BE ADDED TO BETTER FACILITATE CIRCULATION AND EXITING. CURRENT PARKING ACCOMMODATES NEARLY 650 PARKING STALLS. THE PROPOSAL IS TO REPLACE THE AFFECTED STALLS AND RETAIN A SIMILAR PARKING COUNT. A LOOP DRIVE IS ALSO PROPOSED FOR EXPEDITE BETTER SITE CIRCULATION. THE BUILDING WILL HAVE SLOPED FLOORS ALLOWING US TO RECESS THE BUILDING DEEPER INTO THE EXISTING SITE GRADING AND MAINTAIN APPROPRIATE ARCHITECTURAL MASSING AND CONNECTION TO THE EXISTING CAMPUS ROOFLINES.

Exhibit A
Site and engineered plans



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'



WHC
NEW SANCTUARY

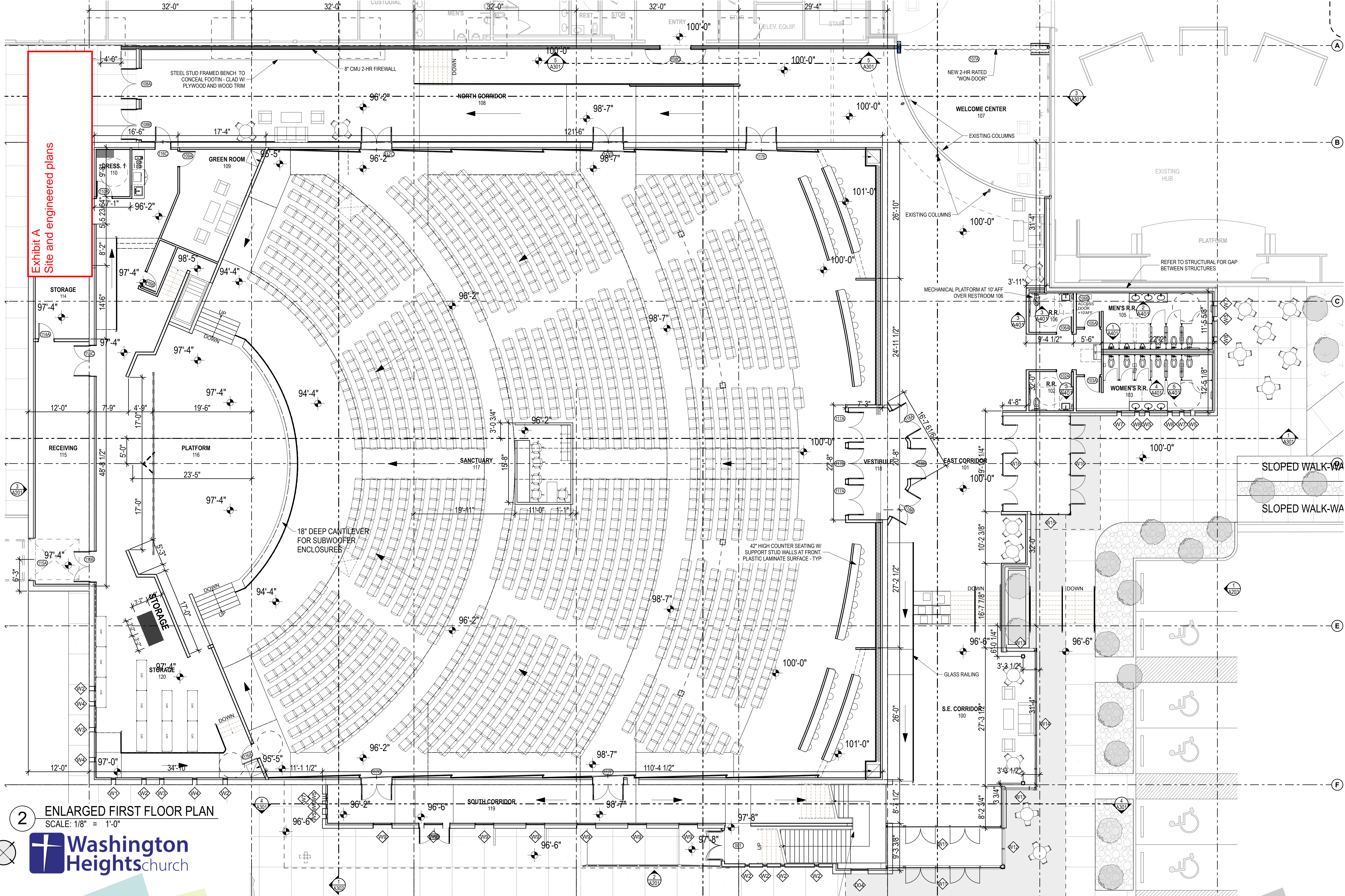
ARCHITECTURAL SITE PLAN
1770 E 6200 S OGDEN, UT. 84405 (801.479.7030)

VICINITY PLAN



DATE: 8/18/23

Exhibit A
Site and engineered plans



2 ENLARGED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



WHC
NEW SANCTUARY

ARCHITECTURAL FIRST FLOOR PLAN

1770 E 6200 S OGDEN, UT. 84405 (801.479.7030)

DATE: 8/18/23

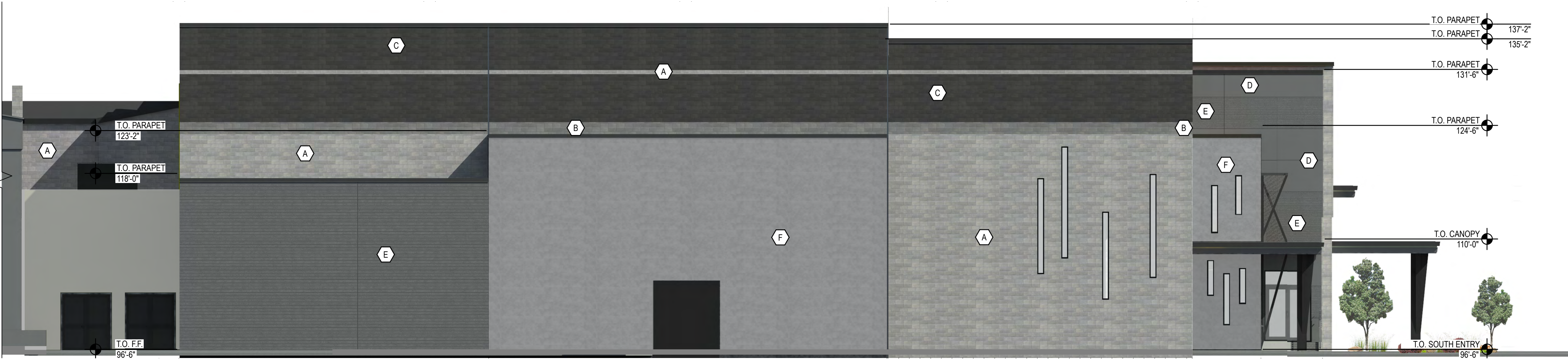
MOUNTAIN WEST
ARCHITECTURE



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



2 COLORED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 COLORED WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXPOSED INTEGRAL COLOR CMU #1	EXPOSED INTEGRAL COLOR CMU #2	EXPOSED INTEGRAL COLOR CMU #3
A	B	C
NICHIHA "ILLUMINATION" FIBER CEMENT PANEL	NICHIHA "RIBBED" FIBER CEMENT PANEL	NICHIHA "CORBOSA-MOONDUST" FIBER CEMENT PANEL
D	E	F

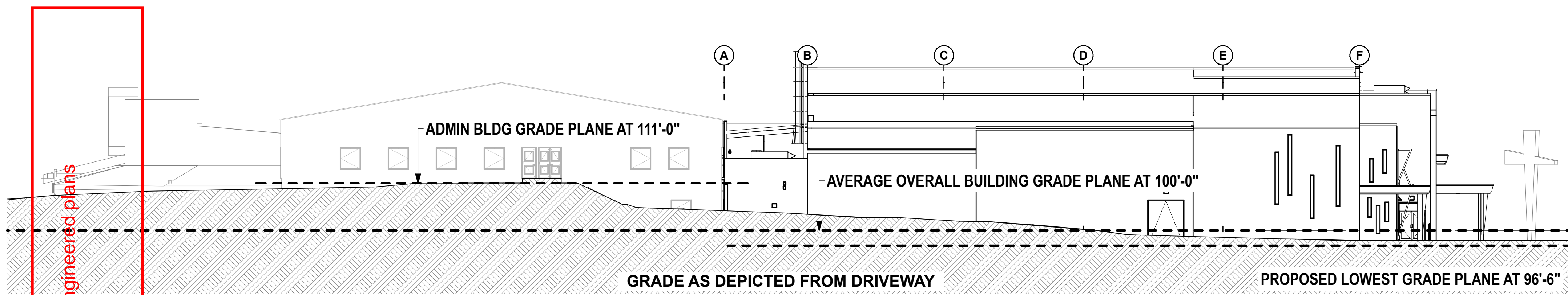


WHC
NEW SANCTUARY

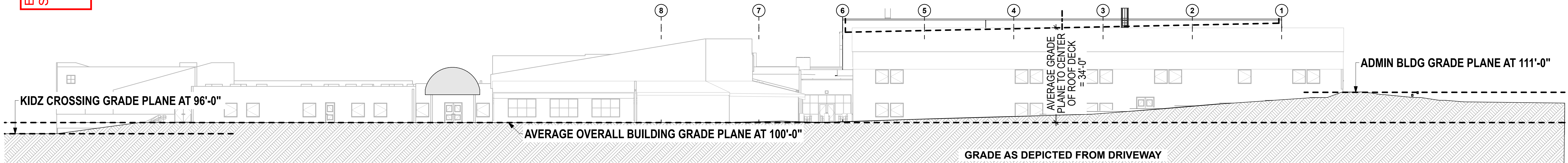
COLORED ELEVATIONS
1770 E 6200 S OGDEN, UT. 84405 (801.479.7030)

DATE: 8/18/23

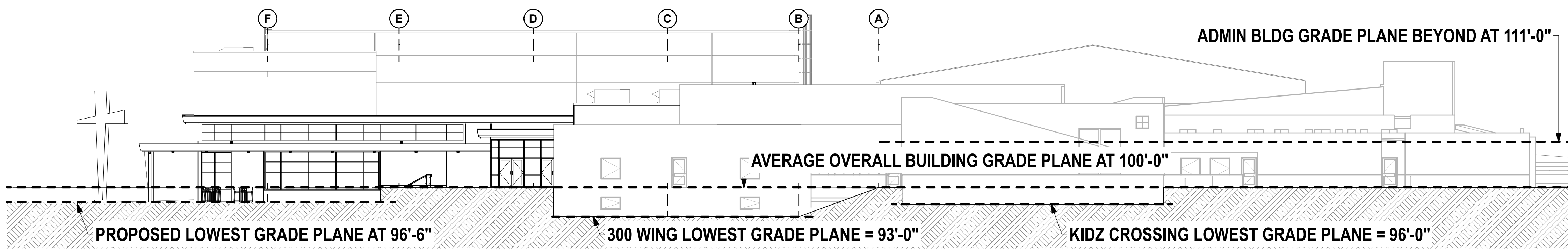




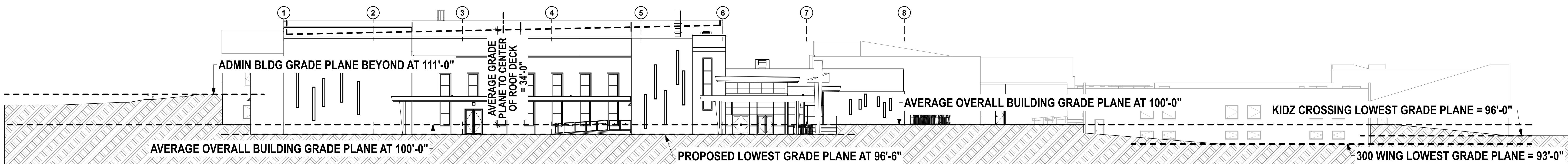
1 Building Elevation
SCALE: 1/16" = 1'-0"



2 Building Elevation
SCALE: 1/16" = 1'-0"



3 Building Elevation
SCALE: 1/16" = 1'-0"



4 Building Elevation
SCALE: 1/16" = 1'-0"



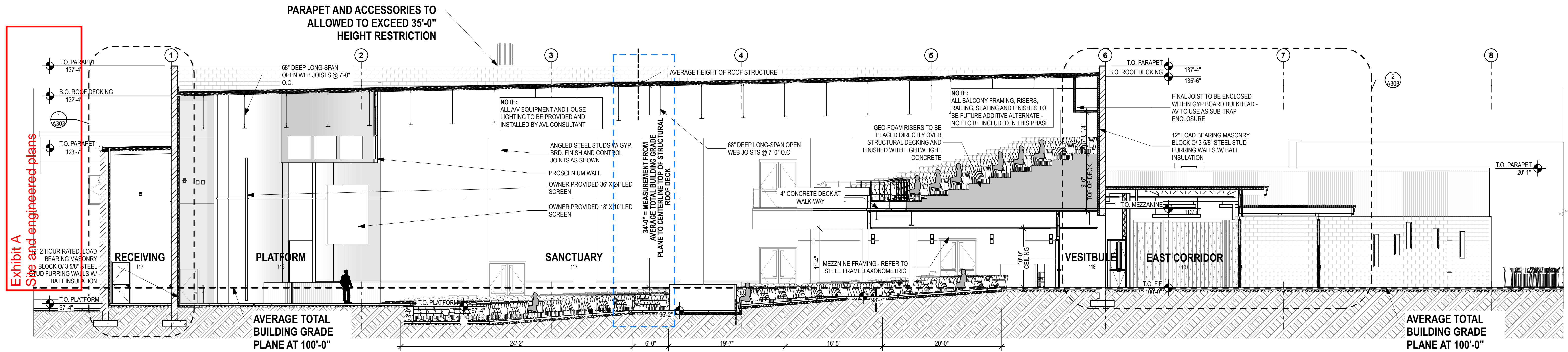
WHC
NEW SANCTUARY

GRADE PLAN TO ROOF HEIGHT STUDY

1770 E 6200 S OGDEN, UT. 84405 (801.479.7030)

DATE: 8/18/23





1 BUILDING SECTION @ SANCTUARY
SCALE: 1/8" = 1'-0"



2 HIGHWAY 89 PERSPECTIVE MASSING
SCALE: 1" = 1'-0"



WHC
NEW SANCTUARY

RENDERINGS

1770 E 6200 S OGDEN, UT. 84405 (801.479.7030)

DATE: 8/18/23

MOUNTAIN WEST
ARCHITECTURE

Exhibit A
Site and engineered plans



WHC
NEW SANCTUARY

RENDERINGS

1770 E 6200 S OGDEN, UT. 84405 (801.479.7030)

DATE: 8/18/23

MOUNTAIN WEST
ARCHITECTURE



WHC
NEW SANCTUARY

RENDERINGS

1770 E 6200 S OGDEN, UT. 84405 (801.479.7030)

DATE: 8/18/23

MOUNTAIN WEST
ARCHITECTURE