

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**January 27, 2021
4:00 to 5:00 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/81898447110>

Meeting ID: 818 9844 7110

- 1. DR 2020-05: Valley Physical Therapy, located at 5461 E 2300 N, Eden. *Presenter Steve Burton***

The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser:

Meeting ID: 818 9844 7110

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for design review approval of a mixed use commercial building, located at 5461 E 2300 N, Eden
Type of Decision:	Administrative
Applicant:	Lance Froerer
File Number:	DR# 2020-05

Property Information

Approximate Address:	5461 E 2300 N, Eden
Project Area:	0.58 acres
Zoning:	CV-2
Existing Land Use:	Vacant
Proposed Land Use:	Commercial
Parcel ID:	22-316-0003
Township, Range, Section:	Township 7 North, Range 1 East, Section 35

Adjacent Land Use

North:	Residential	South:	Commercial
East:	Residential	West:	Agricultural

Staff Information

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

Applicable Ordinances

- Weber County LUC Title 104, Chapter 21 – Commercial Valley Zone (CV-2) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 16 – Ogden Valley Outdoor Lighting
- Weber County LUC Title 108, Chapter 8 – Parking and Loading Space Regulations

Summary and Background

The applicant is requesting an administrative design review approval of a mixed use two-story building located within the Old Town Eden Village area, as shown on the Ogden Valley General Plan. The approximate floor area of the building is 8,000 square feet. Under the design review chapter of the Weber County Land Use Code (LUC), small buildings under 10,000 square feet that impact an area less than one acre can be approved by the Planning Director.

Analysis

Design Review: The CV-2 Zone requires a design review to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. As part of a 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:*
 - The proposed site plan shows an entrance to the site along the west side of the lot from 2300 N Street. The entrance wraps around the proposed building to the east and will turn into a one way lane that exits the site back onto 2300 N. The proposed exit lane is approximately 100 feet to the curve that turns south into 5500 E Street. Given that this corner is planned to be a pedestrian friendly streetscape with other street front buildings along the intersection, the proposed entrance and exit locations are acceptable.

- The applicant has proposed 17 on-site parking spaces (10ft by 19 ft). In addition to the on-site parking, the applicant shows 7 parking spaces (45 degree angled) within the county right-of-way. Given the county's current plans for this area to act as a village area, the 45 degree angled parking along the right of way is acceptable. While the building will provide commercial retail space to many tenants in the future, at least one tenant will be a physical therapy clinic. The parking chapter of the Land Use Code requires four parking space per professional staff plus one space per subordinate staff. The applicant anticipates one professional staff and 2 subordinate staff, a total requirement of 6 spaces. The remaining 18 spaces are sufficient for the future tenants.
- *Outdoor advertising:*
 - The applicant has proposed one wall sign per business that occupies the building. Under the Ogden Valley Signage ordinance for multiple unit buildings, each unit is allowed up to five percent of the width of the unit multiplied by the height. A condition of approval has been added to the recommendation, that each tenant provide detailed sign elevations prior to installation, so that each sign can be determined to meet the requirements of the ordinance. The applicant has stated in their narrative that the signs will not be internally illuminated, but will have gooseneck lighting that complies with the outdoor lighting standards.
 - According to LUC110-2-12(1), "Signs may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass (including plexi-glass), metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina.
- *Outdoor Lighting Plan:*
 - The proposed outdoor lighting includes street lighting as well as signage lighting. The submitted lighting fixtures are compliant with the Ogden Valley Outdoor Lighting shielding standards, however the brightness and color of the bulbs will need to meet the requirements of the land use code, before receiving a certificate of occupancy for the building.
- *Landscaping:*
 - The applicant has shown two flowering pear trees inside the ten foot sidewalk. There are three other trees shown on the site plan within the onsite parking areas. As a condition of approval the applicant will need to provide a tree planting and maintenance plan that is approved by the County Planning Division and County Engineer.
- *Building and site layout:*
 - The site plan shows that the proposed building will be located along the front property line, which is permitted with an approved complete street design. The building is shown 13 feet from the east side lot line, 28 feet from the west lot line, and 100 feet from the rear lot line. The proposed setbacks are allowed by the CV-2 zoning requirements.
 - For a complete street, the applicant is showing a 10 ft sidewalk, 6 ft bike bath, and a 2 ft area for curb and gutter. There are light posts and trees within the 10 ft sidewalk, as shown on the site plan.
 - The building height will be no greater than 35 feet, except in the location of the stairwell to the roof, which will be up to 38 feet. The LUC 108-7-5(a) offers an exception to building height for stairwells.
 - The building materials include wood siding, wrought iron railing, brick veneer, and cast iron. The building elevations are shown on exhibit A. The concept images of the style of the building are shown on exhibit B. Exhibit B is meant to show the general colors of the building, including natural stone, wood, and iron colors.

- *Utility easements, drainage, and other engineering questions:*
 - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by providing street front retail space within the Old Town Eden future area plan. The architecture and materials of the building also follow the policies of the general plan for this specific location.

Staff Recommendation

The Planning Division recommends approval of file# DR 2020-05, subject to all review agency requirements and the following conditions:

1. All exterior lighting must comply with the Ogden Valley Lighting requirements, as outlined in LUC§ 108-16, and will be verified at occupancy.
2. All proposed signage will be reviewed when a detailed signage plan is submitted for request of a building permit. Signs that are proposed after construction of the building must be reviewed and approved with a land use permit to verify compliance with the Ogden Valley Signage Ordinance.
3. A tree planting method and maintenance plan will need to be approved by the Weber County Planning Director and the County Engineer.

Administrative Approval

Administrative approval of DR 2020-05 is 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: _____

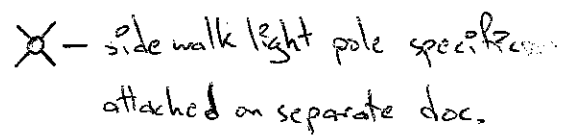
Rick Grover
Weber County Planning Director

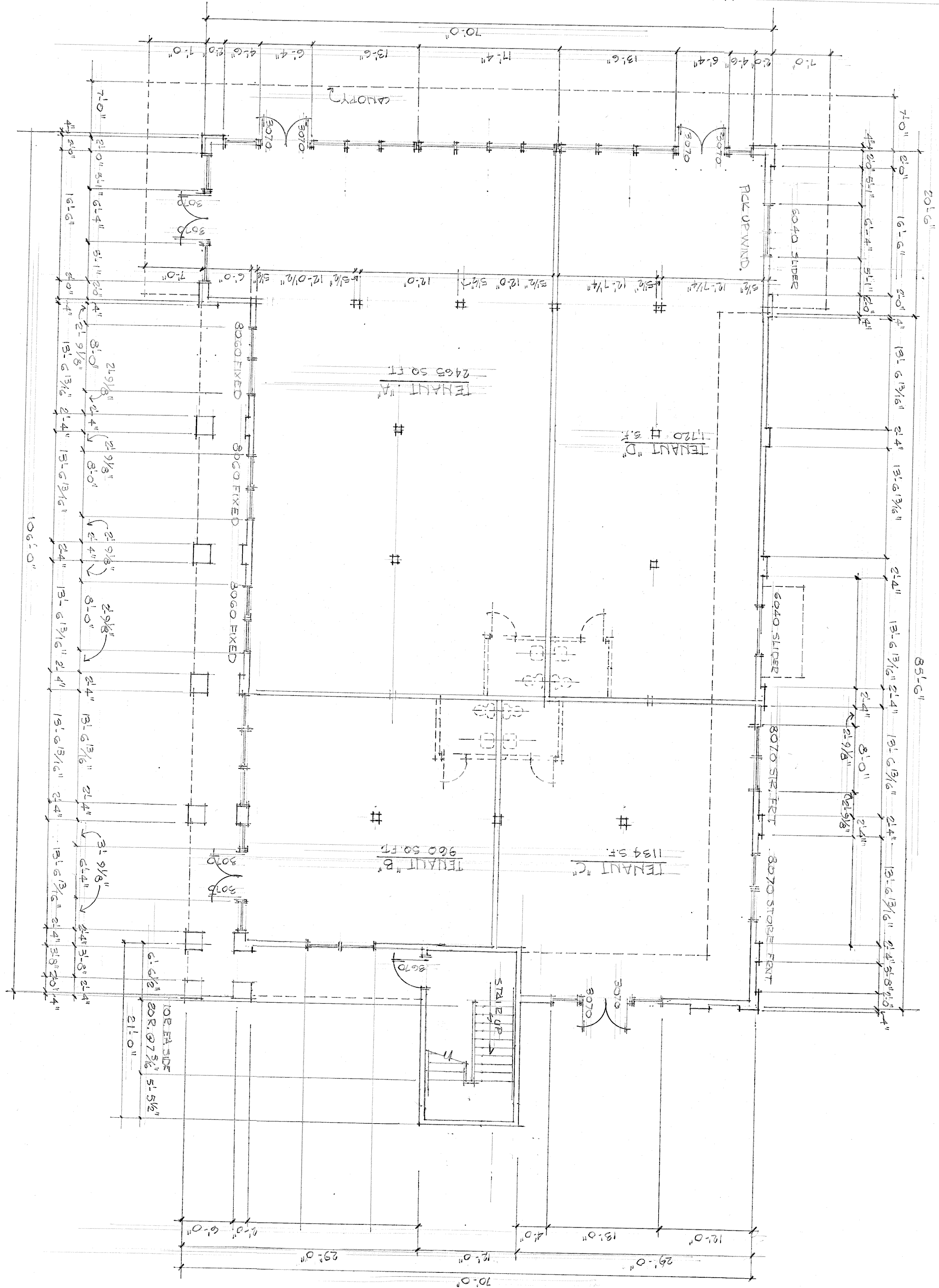
Exhibits

- A. Site Plan and building elevations
- B. Concept images
- C. Proposed outdoor lighting.

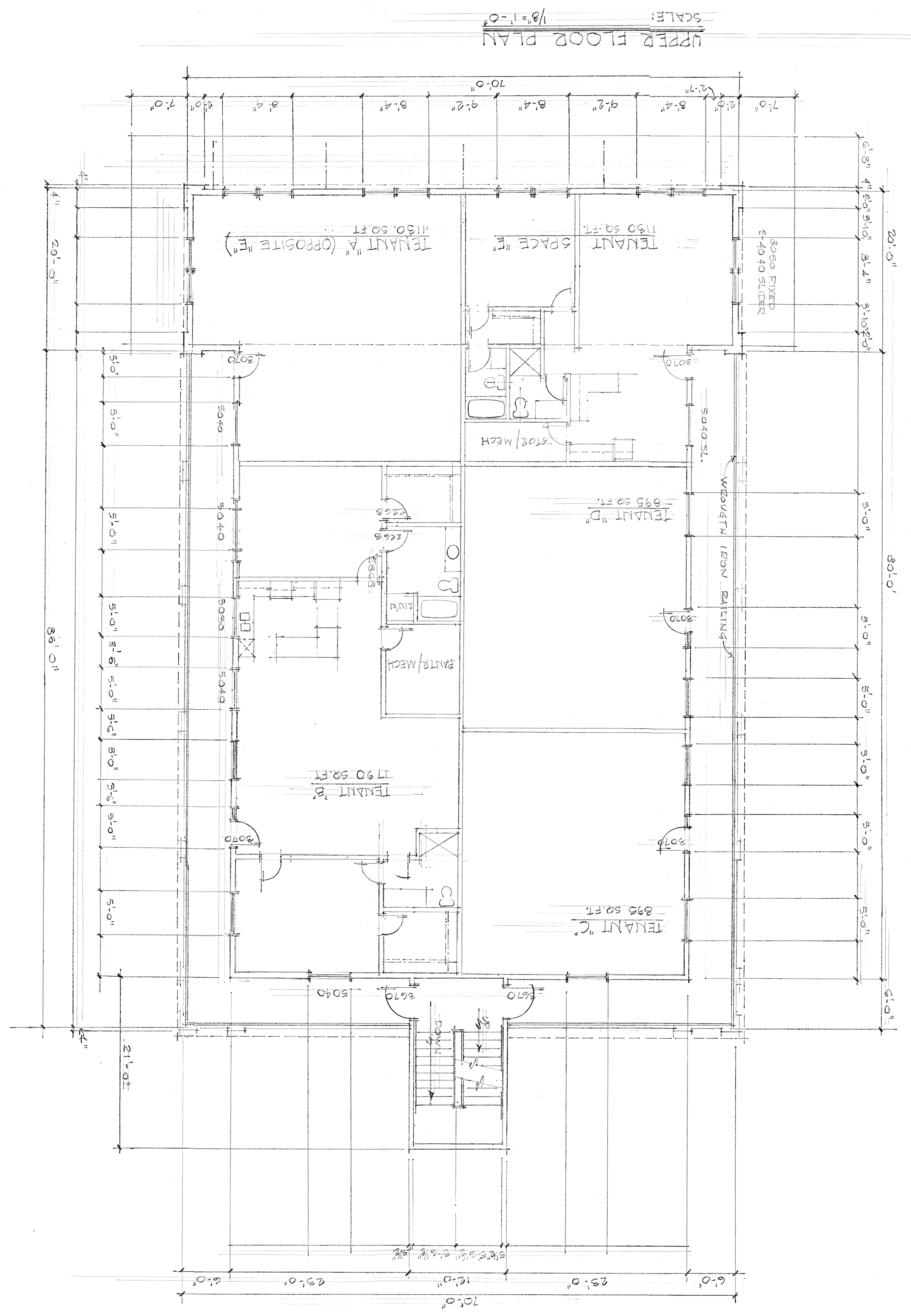
Area Map



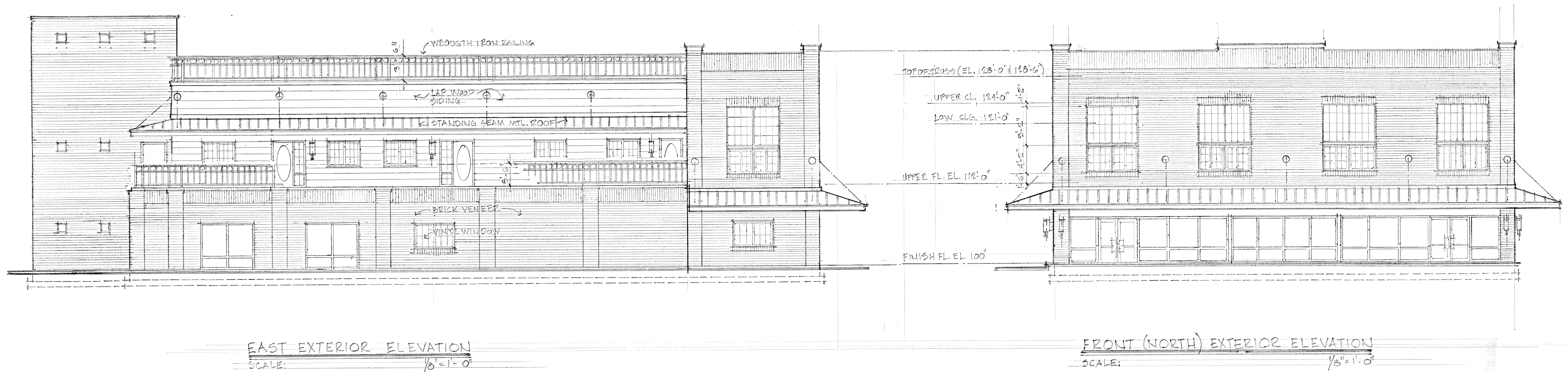




FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"









Exterior lighting for the sidewalk.

All exterior lighting will be 3000 Kelvin or below, downward facing and covered.

Our Goodyear Lamp Posts Combine Original Barn Lighting with Brilliant LED Technology!



WEATHERPROOF
DESIGN



LED
TECHNOLOGY



DARK SKY
APPROVED



MET
CERTIFIED



SHATTER
RESISTANT



2-YEAR
WARRANTY



Classic Style

Our Goodyear Post Lamp features that classic deep shade that provides truly vivid outdoor lighting. Perfectly suited for farm lighting or general landscape lighting, the Goodyear is available in 10", 12", 14", and 16" shade sizes with available finishes including black, white, yellow, vintage green, mahogany bronze, cherry red, and galvanized silver



Environmental Friendly and High Quality

Vintage Post Lighting

Perfectly sized for landscape lighting, Cocoweb Lamp Posts capture that classic rustic lighting look with an elegant curve leading to the shade. Available in 8ft and 11ft sizes, our light posts provide vibrant lighting whether it's for your backyard or authentic country barn.

Weatherproof

Cocoweb utilizes Eco-friendly powder coated finishes for our barn post light collections for weather-proofing and a beautiful, lifetime finish that prevents cracking, chipping and fading over time.

Quality Lighting

The Goodyear Barn Post Light Collection is built to last. Made entirely of steel; the fixture is exceptionally durable and resistant to damage. The exterior is smooth to the touch and constructed to withstand the test of time. The LED is enclosed in a clear diffuser on the underside of the shade, to protect it from the environment.

Advanced LED Technology

Cocoweb's LED providing an average of 50,000 hours of light. Our barn post lights come pre-installed with the LED array for durability and convenience. The LEDs produce a color temperature of 2700k; a soft, warm yellow-orange hue of light and a brightness of 1600 lumen

Dark Sky Approved and MET Certified

Our barn post light fixtures are certified International Dark Sky Association approved and MET Certified. These seals of approval attest that our fixtures reduce light trespass, minimize overall glare, and don't pollute the night sky over time. Finding dark sky friendly fixtures is difficult, and Cocoweb aims to stand out from the rest by providing safe, quality lighting.

Website listed below if additional information is needed for this light:

<https://www.cocoweb.com/barn-lights/barn-post-lights/customizable-goodyear-led-lamp-post-light/>