



WESTERN WEBER COUNTY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

July 10, 2012
5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Minutes: Approval of the June 12, 2012 meeting minutes

2. Consent Agenda:
 - 2.1. LVM042512 Consideration and action on a request for final approval of the Maryann Estates Subdivision 1st Amendment (3 Lots) and a recommendation for the vacation of lot 6 of the Maryann Estates Subdivision within the Agricultural A-1 Zone located at approximately 497 S 4450 W and a recommendation of a deferral of curb, gutter, and sidewalk (Phil Hancock, Applicant)
 - 2.2. LVF061210 Consideration and action on a request for final approval of the Fenster Farm Subdivision Phase 1 (4 Lots) within the Agricultural A-2 Zone located at approximately 500 N 5500 W to include a deferral of curb, gutter, and sidewalk (Allan Karras, Applicant)
 - 2.3. LVL061210 Consideration and action on a request for final approval of the Lisa Estates Subdivision Phases 1 & 2 (5 Lots) within the Agricultural A-2 Zone located at approximately 350 N 5500 W including a deferral of curb, gutter, and sidewalk (Allan Karras, Applicant)
 - 2.4. LVS060712 Consideration and action on a request for preliminary and final approval of the Salt Creek Estates Subdivision (3 Lots) within the Agricultural A-2 Zone located at approximately 6436 W 1950 N including a deferral of curb, gutter, and sidewalk (Jeff W. Hales, Applicant)
 - 2.5. LVL053012 Consideration and action for final approval of the Larkin Place Subdivision (3 Lots) within the Agricultural A-1 Zone located at approximately 5517 W 1150 S including a deferral of curb, gutter and sidewalk improvements (Rod Herrick, Applicant)
 - 2.6. LVT061912 Consideration and action for final approval of the Taylor's Place Subdivision (1 Lot) within the Agricultural A-2 Zone located at approximately 1639 S 7500 W including a deferral of curb, gutter, and sidewalk improvements (Jared Taylor, Applicant)

3. Petitions, Applications and Public Hearings:
 - New Business:
 - 3.1. ZTA-2012-06 Consideration and action on a request to amend the Weber County Zoning Ordinance Chapter 32 (Signs) by creating new regulations for business signs in the RE-15 and RE-20 Zones (Washington Heights Church, Applicant)

4. Public Comments:
5. Planning Commissioner's Remarks:
6. Staff Communications:
 - 6.1. Planning Director's Report:
 - 6.2. Legal Counsel's Remarks:

- Adjourn: Adjourn to the County Commission Chambers for a Work Session

7. Work Session Agenda Items:
 - WS.1. Update & Information Agri-Tourism Ordinance

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session may be held in the Breakout Room. A pre-meeting will be held in Room 108 beginning at 4:30 p.m. – No decisions are made in this meeting



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

Minutes of the Western Weber County Planning Commission held June 12, 2012, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Doug Hansen, Chair; Wayne Andreotti; Brenda Meibos; Jannette Borklund; Ryan Judkins; John Parke

Excused/Absent: Andrew Favero

Staff Present: Robert Scott, Planning Director; Justin Morris, Planner; Sean Wilkinson, Planner; Jeff Thomson, Legal Counsel; Kary Serrano, Secretary

Pledge of Allegiance

Roll Call:

Rob Scott introduced to the Planning Commission, Jeff Thomson, Legal Counsel, who would be filling in for Monette Hurtado until she returns.

1. Minutes: Approval of the May 08, 2012 meeting minutes

MOTION: Chair Hansen declared the meeting minutes approved with the noted correction.

2. Consent Agenda:

- 2.1 LVH051112: Consideration and action for final approval of the Heatherglen Subdivision Phase 2 (4 Lots) within the Agricultural A-1 Zone located at approximately 3979 N 3175 W (Arthur Plum, Linda Plum, and Howard Plum, Applicants)**
- 2.2. CUP 2009-18: Consideration and action for approval on a site plan for CUP2009-18 to allow Great Salt Lake Minerals (GSL) to construct a 13,200 square foot structure housing two steam boilers located at 765 N 10500 W. within the Manufacturing M-3 Zone (GSL Minerals Corporation, Applicant)**

MOTION: Commissioner Parke moved to approve consent agenda items LVH051112 and CUP 2009-18. Commissioner Borklund seconded the motion. A vote was taken and Chair Hansen said the motion carried with all members present voting aye. Motion Carried (5-0)

3. Petitions, Applications and Public Hearings:

Old Business:

- 3.1. CUP 2012-3: Consideration and action for approval of a Conditional Use Application for a aggregate mining and processing (gravel operation) located at approximately 10000 W 900 S, Little Mountain within the M3 Zone (Westinghouse Applicant, Applicant W.W. Clyde & Company, Agent)**

Jim Gentry reviewed the staff report and said the conditions for approval are from the Weber-Morgan Weber Fire District and the Weber County Engineering Division; and their letter talks about the need storm water permits because of the disturbed areas if greater than 5,000 sq. ft. and if they are excavating more than 200 yards. The county needs final grade maps, copies of the signed permits from the state, signed copies of the reclamation contract from the Health Department, and a signed copy of the approval letter from the State Department of Air Quality for dust control. Staff recommends approval of this conditional use subject to the applicant meeting the conditions of approval as listed in the staff report and other conditions required from the Planning Commission.

Chair Hansen said that from your report, it sounds like the applicant has done a good job by posting a bond. Mr. Gentry replied that the applicant has obtained all the permits through the County Engineer's office.

Mike Edwards, Clyde Companies Geneva Rock, said they have the storm water permit through the state and have all the permits signed and such as; the DOGM Permit, the Air Quality Temporary Relocation Permit, the Storm Water Permit, and the Environmental Management System for tracking, including the dust plan and equipment. If there are any other conditions or information needed he would be happy to supply that.

Commissioner Borklund said this is a temporary use and it's not going to be there forever. Mike Edwards replied that is correct. The temporary relocation permit for the air quality is for one year, so there is a potential for one year to mine whatever is needed.

MOTION: Commissioner Parke moved to approve Conditional Use CUP2013-3 for aggregate mining and processing subject to staff recommendations. Commission Andreotti seconded the motion. A vote was taken and Chair Hansen said the motion carried with all members present voting aye. Motion Carried (5-0)

3.2. ZTA-2012-04: Consideration and action for approval of staff amendments to the Weber County Zoning Ordinance 32 (Signs), Chapter 1 (General Provisions) regarding the provisions for temporary signage including political signs

Rob Scott said it was pointed out by our attorney's office some time ago that our sign ordinance provisions that related to political signage were unconstitutional. After doing some research, staff has proposed certain amendments that would address that specific concern. There are three parts to this ordinance that makes political signs content neutral; it also places them under the umbrella of temporary signs, and make adjustments to definitions and other minor changes to be consistent with other ancillary ordinances. We held a work session with the Planning Commission back in May; and after those discussions, have made the appropriate changes. There are a couple changes he made reference to, such as special events signs and directional signs where we made those signs larger. In addition to that, he has separated the special events directional signs into a new sign type in the table to make it less confusing. As previously stated, for Special Event Signs, staff is recommending that there be a limit on those that are onsite, either ground or banner signs. The item before you would be to recommend to the County Commission to adopt this ordinance. Staff would establish a public hearing date and act on the ordinance once they have had their hearing.

Chair Hansen said that there is no limit to the number of special events signs but since they are temporary, the signs may be posted but then they will be removed. Rob Scott replied yes they will. In Western Weber County, they were trying to remember if they ever had a special event, in the Ogden Valley they have them on a regular basis. Generally speaking, the event coordinators recognize the extensive nature and expense of signs, and overall have been very reasonable as far a number and size and the placement of those signs.

Commissioner Borklund asked if short term vendors, are permitted to one time per year and can they extend that if they want to be there longer. Mr. Scott replied that the short term vendor's business license expires 120 consecutive days after the date of issuance.

MOTION: Commissioner Andreotti moved to recommend to the Weber County Commission to adopt this ZTA2012-04, Amendments to the Weber County Zoning Ordinance 32 (Signs), Chapter 1 (General Provisions). Commissioner Borklund seconded the motion. A vote was taken and Chair Hansen said the motion carried with all members present voting aye. Motion Carried (5-0)

New Business:

3.3. LVM042512: Consideration and action on a request for preliminary approval of the Maryann Estates Subdivision 1st Amendment (3 lot) and a recommendation for the vacation of lot 6 of the Maryann Estates Subdivision within the Agricultural A-1 Zone located at approximately 450 S 4450 W (Phil Hancock, Applicant)

Ben Hatfield reviewed the staff report and said the applicant is also requesting a vacation of the lot that was done with the first subdivision, and a deferral of curb, gutter, and sidewalk. There subdivision currently is no curb, gutter, and sidewalk along the route to the elementary school. Currently there is no curb, gutter, and sidewalk along 4450 West 400 South, so it seems it would warrant deferring curb, gutter, and sidewalk until that is required to come into this area of the county. Staff is recommending preliminary approval subject to other agency comments and recommendations.

Phil Hancock, 3752 W 900 S, applicant, said as indicated by staff he is requesting a simple adjustment to the existing subdivision.

Commissioner Borklund clarified that there is a temporary turnaround at the end of the road. Phil Hancock replied yes. Chair Hansen said so you are taking the other lots and making three lots out of them and vacating Lot 6 for the old plan. Phil Hancock replied that is correct.

Commissioner Judkins asked staff in the pre-meeting if the driveway would be broken up and to the end of the road. Phil Hancock replied yes, that anywhere there is private improvements inside the county's right-of-way will be taken out with the county standards.

MOTION: Commissioner Parke moved to recommend preliminary approval of LVM042512 and subdivision vacation SUBVAC2012-04 with agency and staff recommendations with the deferral of curb, gutter, and sidewalk. Commissioner Judkins seconded the motion. A vote was taken and Chair Hansen said the motion carried with all members present voting aye. Motion Carried (5-0)

4. **Public Comments:** No public comments.

5. **Planning Commissioner's Remarks:** No Planning Commissioner Remarks.

6. **Staff Communications:**

6.1. **Planning Director's Report:** Rob Scott said that currently the Board of Adjustment has two vacancies on that board. He would describe the Board of Adjustment as the relief valve to the standards of the zoning ordinance. If someone has a circumstance that is not self-imposed, but has something to do with land, or other circumstances, then they could seek relief by going to the Board of Adjustment. The board has five members and two alternates, and they generally meet about five or six times a year. The type of people that are best suited to be on this type of a board are those who are conscientious, have some common sense, and have the ability to say no to. It is not an easy board to be on. We have advertised for people to submit applications, and currently only have one board member that is from the Western Weber County area, and everyone else is from the Ogden Valley. It's not a requirement but it would be nice to have a balance. If you have any suggestions, or if you are interested in making contact with various individuals to encourage them to make an application please do so.

6.2. **Legal Counsel's Remarks:** Jeff Thomson said this is a great way to be initiated, he wished that all his initiations in the area of the law were this great, and would run this quickly and smoothly.

Adjourn: Adjourn to the County Commission Chambers for a Work Session

7. **Work Session Agenda Items:**

WS.1. **Discussion: Weber County Zoning Ordinance chapters to be amended in conjunction with the Agri-Tourism Ordinance**

Scott Mendoza said that he wanted to talk about ten or so zoning ordinance chapters they have updated that are affected by the potential adoption of the Agri-Tourism Ordinance. The following amendments are as follows:

Chapter 5: Adding Agri-Tourism as a use in the conditional use section.

Chapter 5B: Adding Agri-Tourism as a use in the Ogden Valley Chapter, the AV-3 is amending the same

Chapter 6: Adding Agri-Tourism as a use in the Western Weber County and this is the A-2 Zone

Chapter 7: Adding Agri-Tourism as a use in the A-3 Zone

Forest Valley F-3 Zone: Updating or amending the Forest Valley F-3 Zone, that's the three-acre zone. The Ogden Valley has asked us to update that in the Forest F-5 Zone, the five-acre zone in the Ogden Valley.

Chapter 18C: This does not apply, this is an architectural design; this does not apply to design reviews or conditional use permits that are proposed in the Western Weber County. What they are doing is exempting Agri-Tourism from these architectural standards. In the Agri-Tourism standards, the structures that were built should have an agriculture type theme; they should have an agricultural vernacular. So they resemble farm homes, farm houses, or farm type structures.

Chapter 23: This is that supplementary chapter, and this is the section that deals with access other than frontage, access via right-of-ways, access via easements, and things like that. Within Chapter 23, the thought was that you didn't really care, and in fact if a farm is on a farm lane that was more what we were looking for. This is the section that allows access to a lot using a private right-of-way, or an access easement, and you can see there is criteria here.

So if somebody were to come and request that type of access, this is an access where it's not across their front lot line off of a dedicated road. They would have to meet these three criteria's or one of three:

- 1. The lot or parcel is a bonafide agricultural parcel that is actively devoted to agriculture.
- 2. An agricultural use that is the main use.
- 3. The lot or parcel is a bonafide agricultural parcel that is actively devoted to an agricultural use that is the main use and is the subject parcel of an approved Agri-Tourism operation.

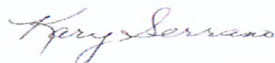
Chapter 24: This is our Parking Standards Chapter and it seemed that this was the last thing we were looking to do was take a farm and require a large parking lot to be paved or concreted. This is the page that talks about parking lot standards, and the underlined text is what we are proposing. Every parcel of land, hereafter used as public parking area shall be paved with asphalt or concrete surface. Exceptions to this requirement will be made for seasonal, temporary, or transient uses; including but not limited to a fair, festival, short term vendor, park & ride lot, and legitimate agricultural uses and agriculturally related uses. Including but not limited to; a petting zoo, corn maze, green house, garden plant sales, and/or approved Agri-Tourism operations. As determined by the Planning Commission, parking lots shall have appropriate bumper guards or curbs where needed.

Chapter 34: This is the Home Occupation, Short Term Vendor, Temporary Outdoor Sales, and Farmer's Market Chapter and within this chapter, we have this section on Farmer's Market. The work that had been done prior to Agri-Tourism was done in such a way that you could only have a Farmer's Market on a commercially zoned property or in a public park. What we have done is added that you can have a farmer's market on a farm. The timeframe that we were looking at being consistent with this chapter is June through October. For Agri-tourism, they can function from June through December. An application for a farmer's market that is part of an Agri-Tourism operation shall be subject to a conditional use permit review, as well as Chapter 46 of the Weber County Zoning Ordinance and an application for a farmer's market, located on a commercial zoned property or within a public park shall be subject to the following requirements.

Chapter 36: This is the Design Review Chapter that requires landscaping and screening and those types of things. These amendments are for clarity. Within the Exceptions in Section 36-3, it states for buildings and uses covered by a conditional use permit or Planned Unit Development Approval (PRUD), a design review shall be incorporated within such conditional use permit or PRUD and need not be a separate application provided by the requirements of this chapter are met. Agricultural uses including Agri-Tourism shall be exempt from meeting the landscape requirements as set forth in Section 36-4-3 below. As you can see there is a page and a half with all the landscaping requirements that a farmer would be relieved from having to do.

WS.2. Adjourn: The meeting was adjourned at 6:05 p.m.

Respectfully Submitted,



Kary Serrano, Secretary,
Weber County Planning



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of the Maryann Estates Subdivision 1st Amendment (3 lots) with a recommendation for the vacation of lot 6 of the Maryann Estates Subdivision and a recommendation for the deferral of curb, gutter, and sidewalk.

Agenda Date: Tuesday, July 10, 2012

Applicant: Phil Hancock

File Number: LVM042512 and SubVac0412

Property Information

Approximate Address: 497 South 4450 West

Project Area: 5.33 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-260-0001 and 15-049-0009

Township, Range, Section: T6N, R2W, Sections 17

Adjacent Land Use

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

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5 (A-1 Zone)

Background

The applicant is requesting final approval of the Maryann Estates Subdivision 1st Amendment (3 lots) with a recommendation for the vacation of Lot 6 of Maryann Estates Subdivision and a recommendation for the deferral of curb, gutter, and sidewalk, located at 497 South 4450 West. The Western Weber Planning Commission granted preliminary approval for this subdivision on June 12, 2012.

The proposed subdivision occupies 5.33 acres and consists of 3 lots. The owner wants to re-configure Lot 6 by creating 2 lots. One lot will front on 400 South, while the other with an existing home will front on 4450 West. In order to provide frontage for the lot the road for 4450 West will be extended south to the end of the lot and stub to a 26 acre parcel. 4450 West is a 60 foot Right of Way. The third new lot will be created on 4450 West on the opposite side of the street from the existing home. There will be a 7.66 acre remainder agricultural parcel not approved for development left over to the east of the subdivision. The vacation of Lot 6 will be accompanied with the recording of the amended subdivision plat. The subdivision lies within the Agricultural Zone (A-1), which requires a minimum area of 40,000 square feet per lot and a minimum lot width of 150 feet, which the lots meet.

The applicant is requesting a deferral of curb, gutter, and sidewalks. The subdivision is directly across some agricultural fields, less than ½ miles from West Weber Elementary School. Students walking to school would use both 400 South and 4100 West, see exhibit C. As curb, gutter, and sidewalk currently exist on 4450 West, 400 South and 4100 West, staff suggests a deferral for these improvements should be made as only two lots will be currently using 4450 West.

Culinary water is provided by a Taylor West Weber Water and the lots will have individual septic systems. New fire hydrants will need to be installed if they already do not exist. Road improvements will need to be installed or an escrow provided with the Weber County Engineering Division.

Summary of Planning Commission Considerations

Does this Subdivision meet the applicable County Ordinance requirements?

Conformance to the General Plan

The subdivision conforms to the General Plan by meeting the outline of permitted land uses and requirements, and the requirements of the zone in which it is located.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Survey Department
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District
- Vacation of Lot 6 of Maryann Estates Subdivision

Staff Recommendation

Staff recommends preliminary approval of the amended subdivision plat subject to staff and other agency comments and recommendations. Staff also recommends for the vacation of Lot 6 of Maryann Estates Subdivision and a recommendation for the deferral of curb, gutter, and sidewalk.

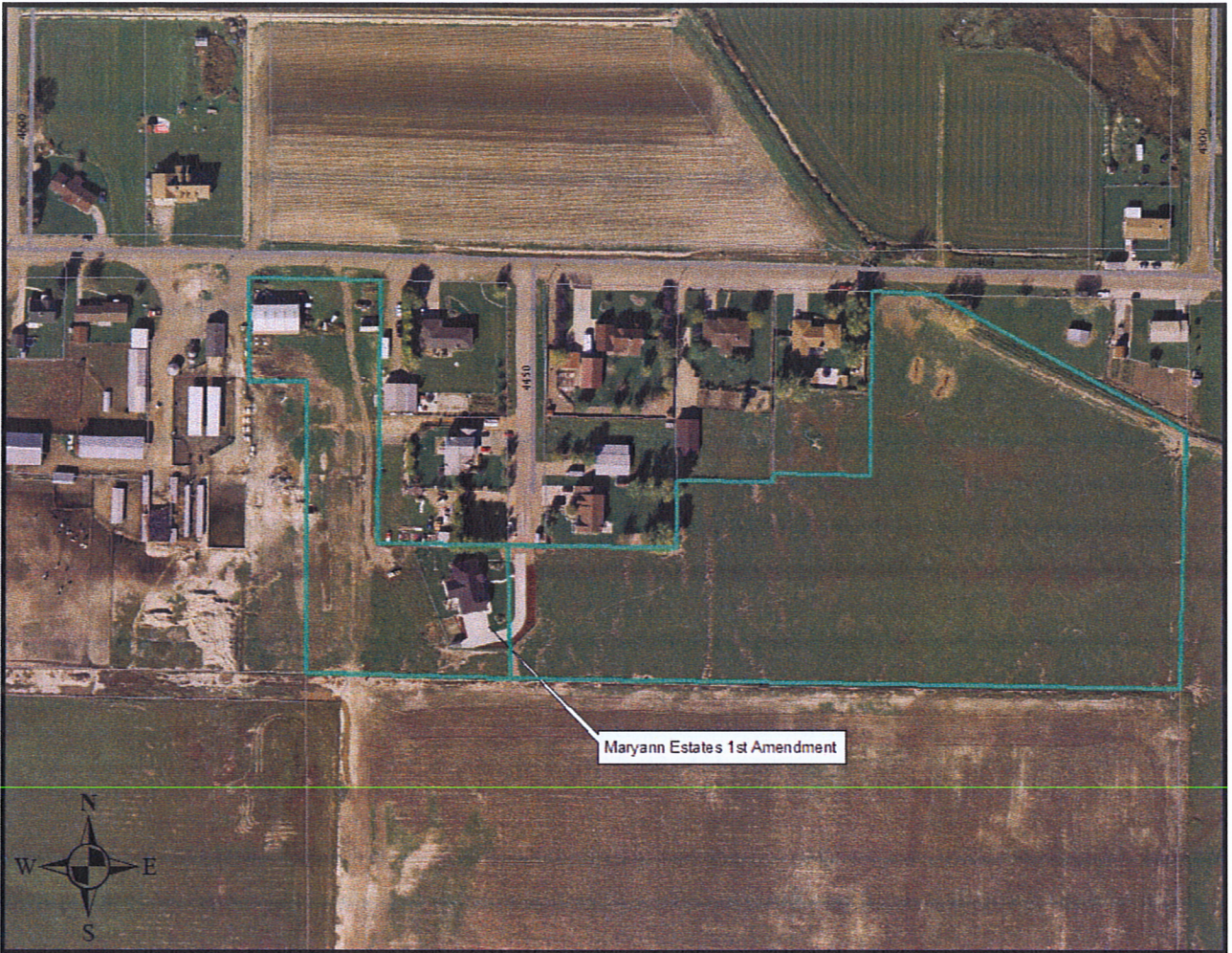
Exhibits

- A. Original Subdivision plat
- B. Amended Subdivision plat

Map 1



Map 2





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and / or action for final approval of Fenster Farm Subdivision, 4 lots, and a request for a deferral of curb, gutter, and sidewalk.

Agenda Date: Tuesday, July 10, 2012

Applicant: Allan Karras

File Number: LVL 12-06-10

Property Information

Approximate Address: 500 North 5500 West

Project Area: 4.61 acres

Zoning: Agricultural A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-024-0003, 15-024-0014

Township, Range, Section: 6 North, 2 West, Section 7

Adjacent Land Use

North: Residential, Agricultural	South: Agricultural, Residential
East: River, Agricultural	West: Agricultural

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 6: Agricultural Zone A-2

Background

The applicant is requesting final approval of Fenster Farm Subdivision (4 lots). Each lot contains at least 150 feet of frontage and at least 40,000 square feet, as required by Chapter 6 (Agricultural Zone A-2) of the Zoning Ordinance.

A new road will be constructed to serve as frontage for lots 1-3. This new road will have to meet the requirements of the Weber County Engineering Division. Improvement plans for this road are being reviewed and it is anticipated that they will be approved in the near future. Installment of the improvements will take place prior to the recording of subdivision plats. If not, an escrow for all improvements will be required with the county. The applicant is requesting a deferral for curb, gutter, and sidewalk along their existing frontage and proposed road. This development is not within 1.5 miles of any school.

The Western Weber Planning Commission reviewed a request for preliminary approval for this subdivision Jan. 11, 2011 and with a 4-2 vote, required that curb, gutter, and sidewalk only be installed on the interior lots of phase 2. This decision was appealed to the Weber County Commission on Feb. 15, 2012, where it was determined that a deferral of these improvements should be made.

Due to the recent flooding issues that occurred last year throughout the county and on this property, the owners have been working with the Weber County Engineering Division concerning areas located in the flood plain. As part of the mitigation efforts, the houses will be required to be elevated to one foot above the base flood elevation. The Weber Fire District is requiring three new fire hydrants. In review, the Weber County Treasures offices had responded that taxes are delinquent, but later commented that they were paid current as of June 2011. All other reviewing agencies and departments have responded with no significant concerns.

West Warren-Warren Water Improvement District will provide culinary water, Weber Basin Conservancy District will provide secondary water, and a Weber-Morgan Health Department approved septic system will provide wastewater services.

Summary of Planning Commission Considerations

- Does the proposed subdivision meet the Weber County Zoning and Subdivision Ordinance?

Conformance to the General Plan

This subdivision conforms to the general plan by meeting the requirements of applicable ordinances.

Conditions of Approval

- Requirements of Weber County Engineering Division
- Requirements of Weber Fire District
- Requirements of Weber County Surveyors
- Requirements of Weber County Treasures' Office
- Requirements of Weber-Morgan Health Department
- Requirements of West Warren-Warren Water Improvement District

Staff Recommendation

Staff recommends final approval of the Fenster Farm Subdivision subject to staff and other agency comments, recommendations and requirements.

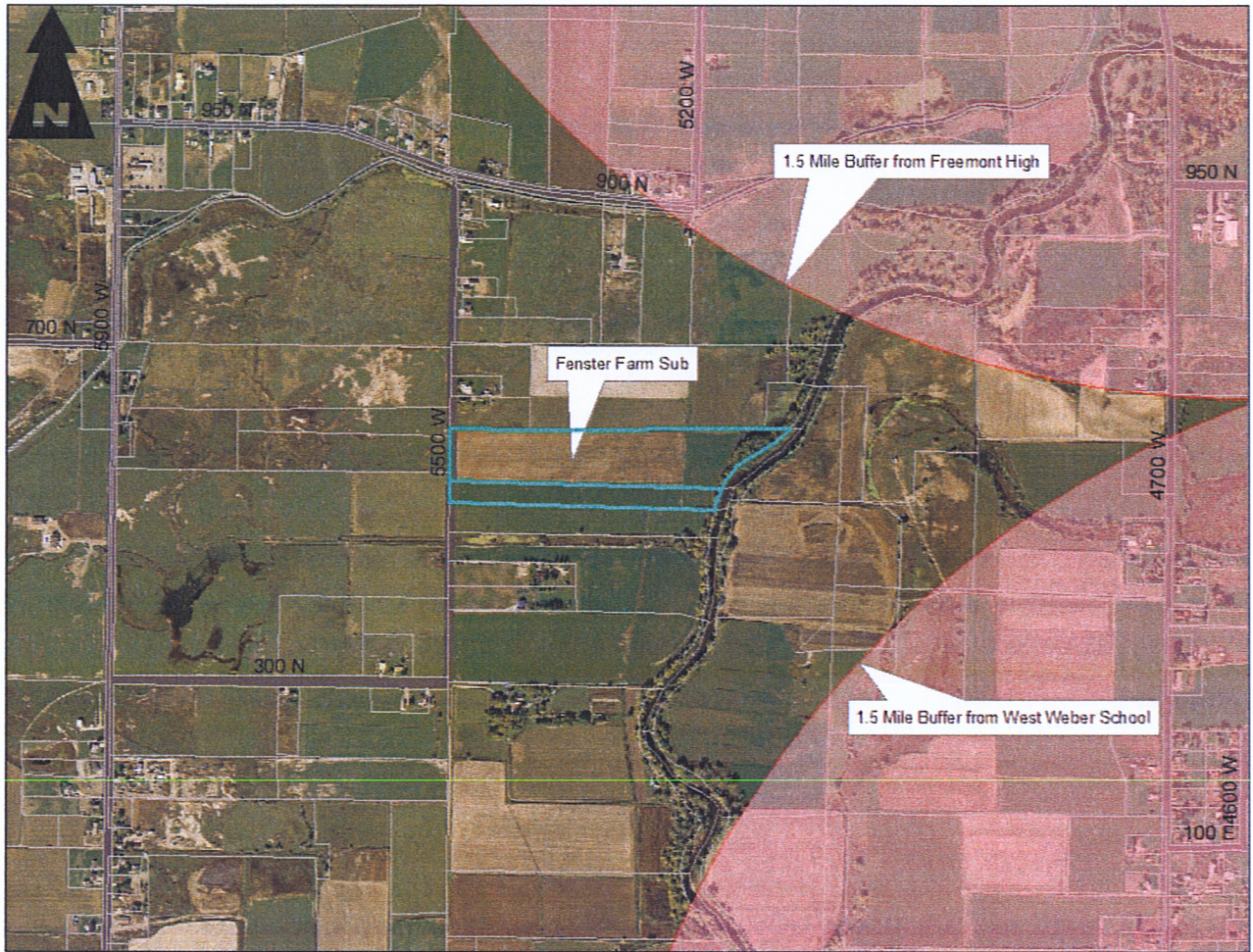
Exhibits

- A. Subdivision plat

Map 1



Map 2





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and / or action for final approval of Lisa Estates Subdivision Phase 1, 1 lot, and Lisa Estates Subdivision Phase 2, 4 lots, with a request for a deferral of curb, gutter, and sidewalk.

Agenda Date: Tuesday, July 10, 2012

Applicant: Allan Karras

File Number: LVL 12-06-10

Property Information

Approximate Address: 350 North 5500 West

Project Area: 6.53 acres

Zoning: Agricultural A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-024-0005, 15-024-0006

Township, Range, Section: 6 North, 2 West, Section 7

Adjacent Land Use

North: Residential, Agricultural	South: Agricultural, Residential
East: River, Agricultural	West: Agricultural, Residential

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 6: Agricultural Zone A-2

Background

The applicant is requesting final approval of both phase 1 (1 lot) and 2 (4 lots) of Lisa Estates Subdivision. Each lot contains at least 150 feet of frontage and at least 40,000 square feet, as required by Chapter 6 (Agricultural Zone A-2) of the Zoning Ordinance. The subdivisions are being developed in two phases, with lot 1 in the first phase and lots 2-5 in the second phase.

A new road will be constructed in phase 2 to serve lots 2-5. This new road will have to meet the requirements of the Weber County Engineering Division. Improvement plans for this road are being reviewed and it is anticipated that they will be approved in the near future. Installment of the improvements will take place prior to the recording of subdivision plats. If not, an escrow for all improvements will be required with the county. The applicant is requesting a deferral for curb, gutter, and sidewalk along their existing frontage and proposed road. This development is not within 1.5 miles of any school.

The Western Weber Planning Commission reviewed a request for preliminary approval for this subdivision Jan. 11, 2011 and with a 4-2 vote, required that curb, gutter, and sidewalk only be installed on the interior lots of phase 2. This decision was appealed to the Weber County Commission on Feb. 15, 2012, where it was determined that a deferral of these improvements should be made "because it makes sense for the area and community".

Due to the recent flooding issues that occurred last year throughout the county and on this property, the owners have been working with the Weber County Engineering Division concerning areas located in the flood plain. As part of the mitigation efforts, the houses will be required to be elevated to one foot above the base flood elevation. The Weber Fire District is requiring three new fire hydrants. In review, the Weber County Treasures offices had responded that taxes are delinquent,

but later commented that they were paid current as of Nov 7, 2011. All other reviewing agencies and departments have responded with no significant concerns.

West Warren-Warren Water Improvement District will provide culinary water, Weber Basin Conservancy District will provide secondary water, and a Weber-Morgan Health Department approved septic system will provide wastewater services.

Summary of Planning Commission Considerations

- Does the proposed subdivision meet the Weber County Zoning and Subdivision Ordinance?

Conformance to the General Plan

This subdivision conforms to the general plan by meeting the requirements of applicable ordinances.

Conditions of Approval

- Requirements of Weber County Engineering Division
- Requirements of Weber Fire District
- Requirements of Weber County Surveyors
- Requirements of Weber County Treasures' Office
- Requirements of Weber-Morgan Health Department
- Requirements of West Warren-Warren Water Improvement District

Staff Recommendation

Staff recommends final approval of phase 1 and 2 of Lisa Estates Subdivision subject to staff and other agency comments, recommendations and requirements.

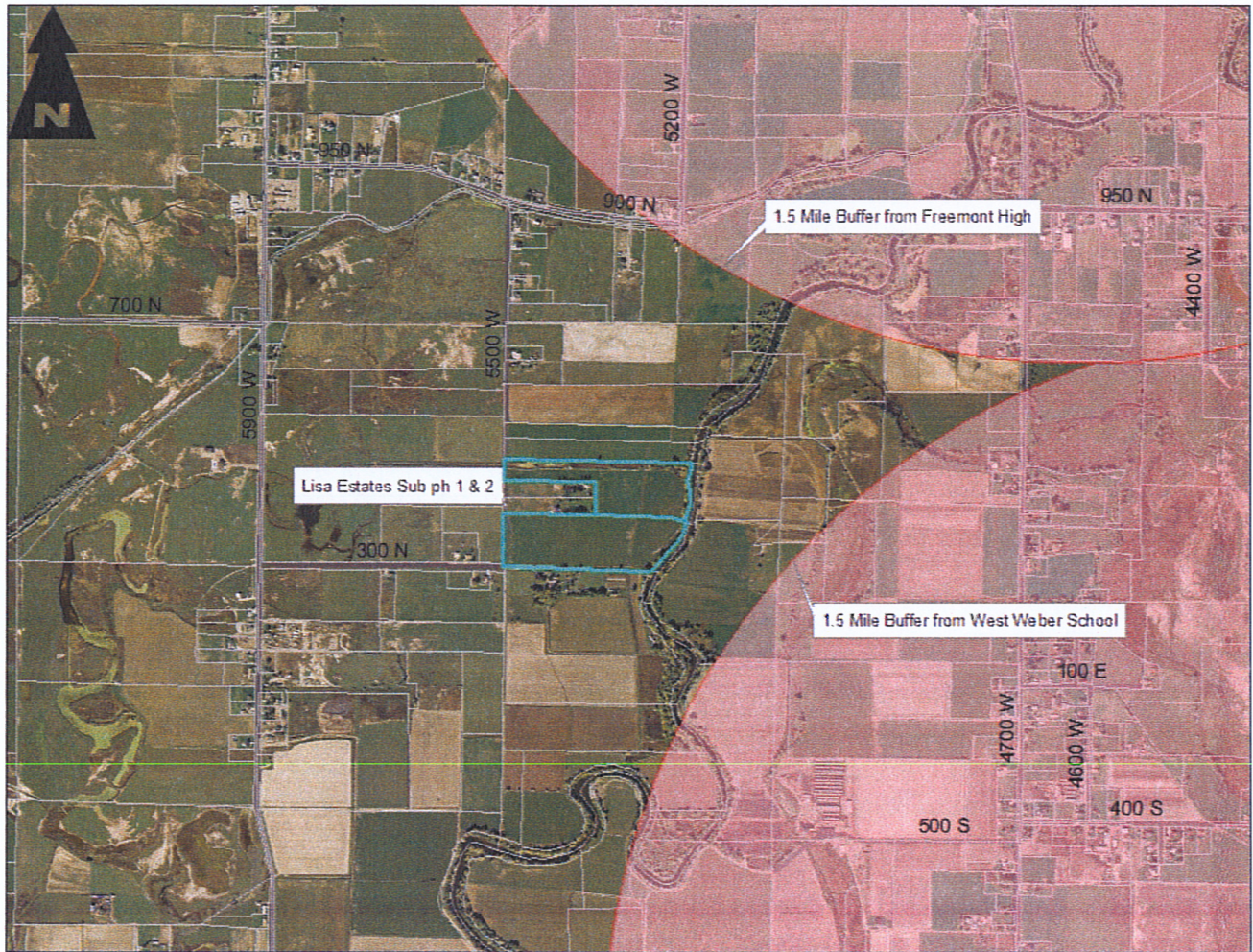
Exhibits

- A. Subdivision plat

Map 1



Map 2





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary and final approval of the Salt Creek Estates Subdivision (3 lots) with a recommendation for the deferral of curb, gutter, and sidewalk.

Agenda Date: Tuesday, July 10, 2012

Applicant: Jeff Hales

File Number: LVS060712

Property Information

Approximate Address: 6436 West 1950 North

Project Area: 4.789 Acres

Zoning: Agricultural Zone (A-2)

Existing Land Use: Residential/ Agricultural

Proposed Land Use: Residential

Parcel ID: 19-057-0018 and 19-057-0017

Township, Range, Section: T7N, R3W, Section 36

Adjacent Land Use

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

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 6 (A-2 Zone)

Background

The applicant is requesting preliminary and final approval of the Salt Creek Estates Subdivision (3 lots) with a recommendation for the deferral of curb, gutter, and sidewalk, located at 6436 West 1950 North. The proposed subdivision occupies 4.789 acres and consists of 3 lots. The owner wants to re-configure property by creating 2 new lots on 1950 North. One lot will front on 1900 North where there is an existing home. Between the lots is a canal owned by Warren Irrigation. A large slough/ drainage goes through lots 1 and 3.

The subdivision lies within the Agricultural Zone (A-2), which requires a minimum area of 40,000 square feet per lot and a minimum lot width of 150 feet, which the lots meet.

The applicant is requesting a deferral of curb, gutter, and sidewalks. Staff suggests a deferral for these improvements should be made as the subdivision is about 2¼ miles from Freemont High School.

Culinary water is provided by Warren/ West Warren Water and the lots will have individual septic systems. New fire hydrants will need to be installed if they already do not exist. A substandard road agreement will need to be provided with the Weber County Engineering Division as the existing roads surrounding the subdivision are substandard.

Summary of Planning Commission Considerations

Does this Subdivision meet the applicable County Ordinance requirements?

Conformance to the General Plan

The subdivision conforms to the General Plan by meeting the outline of permitted land uses and requirements, and the requirements of the zone in which it is located.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Survey Department
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District

Staff Recommendation

Staff recommends final approval of the subdivision plat subject to staff and other agency comments and recommendations. Staff also recommends for the deferral of curb, gutter, and sidewalk.

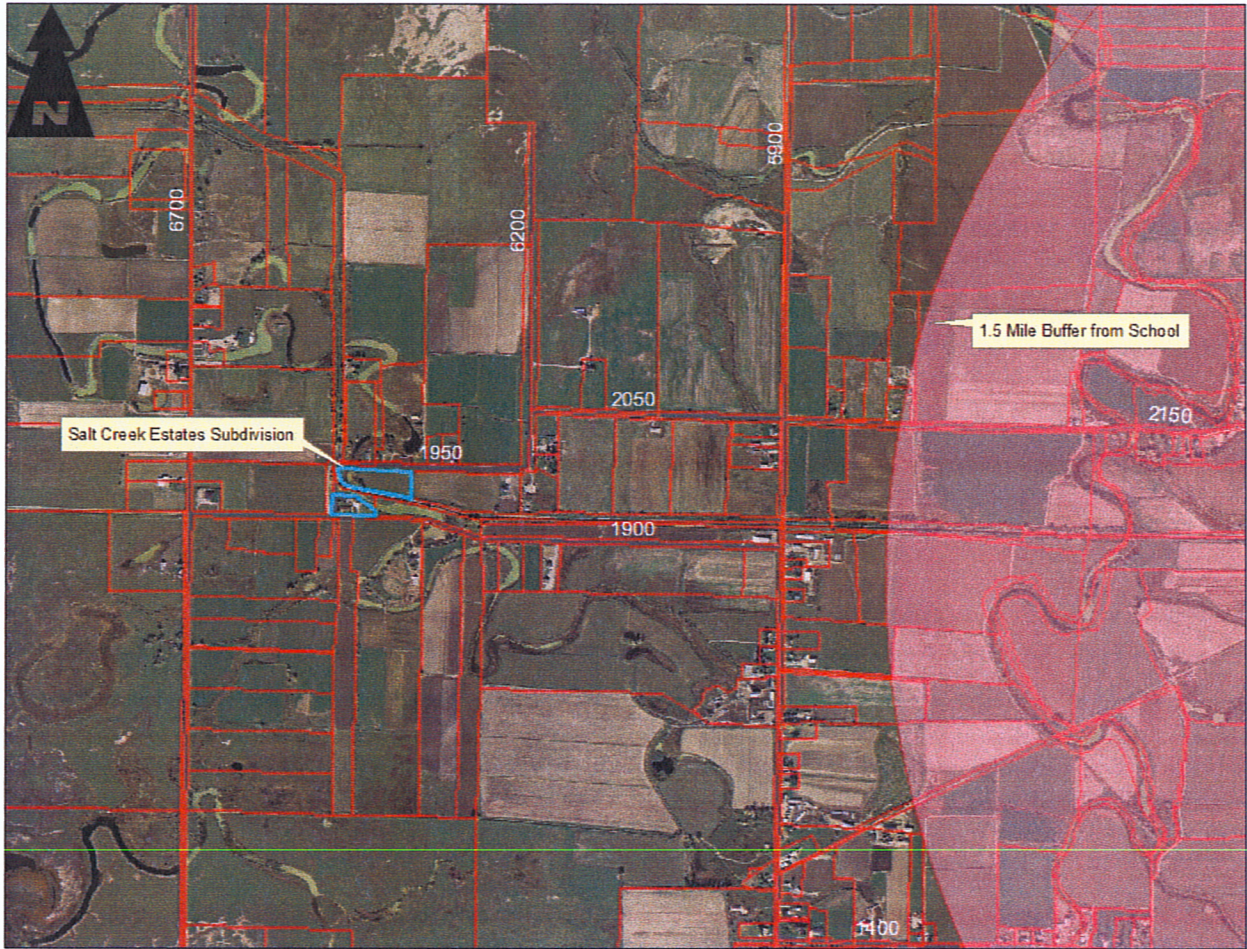
Exhibits

- A. Proposed subdivision plat

Map 1



Map 2





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Larkin Place Subdivision (3 lots), including a deferral of curb, gutter and sidewalk improvements.

Agenda Date: Tuesday, July 10, 2012

Applicant: Joseph Herrick

File Number: LVL053012

Property Information

Approximate Address: 5517 West 1150 South

Project Area: 3.2 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-053-0032

Township, Range, Section: T6N, R2W, Sections 7 and 19

Adjacent Land Use

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

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 5 (Agricultural Zone A-1)
- Weber County Subdivision Ordinance

Background

Larkin Place Subdivision is a three lot subdivision located at approximately 5500 West and 1200 South. All three lots contain at least 40,000 square feet and have lot widths of at least 150 feet, which meet the requirements of the A-1 Zone. Lot 3 has an existing single family dwelling. A deferral agreement for curb, gutter and sidewalk improvements is being requested. Elementary and secondary schools are more than 1.5 miles from the subdivision and all students are eligible for busing. The Weber Fire District is requiring one new fire hydrant. Culinary water is provided by Taylor West Weber Water Improvement District, secondary water is provided by Hooper Irrigation, and waste water treatment is provided by individual septic tanks. Review agency requirements must be addressed prior to this subdivision being placed on the County Commission agenda for final approval.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?
- Should a deferral for the curb, gutter and sidewalk improvements be granted?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division

- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of UDOT
- Requirements of Taylor West Weber Water Improvement District and Hooper Irrigation

Staff Recommendation

Staff recommends final approval of Larkin Place Subdivision, based upon its compliance with the Weber County Subdivision and Zoning Ordinances, subject to the requirements of applicable review agencies.

Exhibits

- A. Subdivision Plat Map
- B. Engineering and Fire District Review Comments
- C. Deferral Map

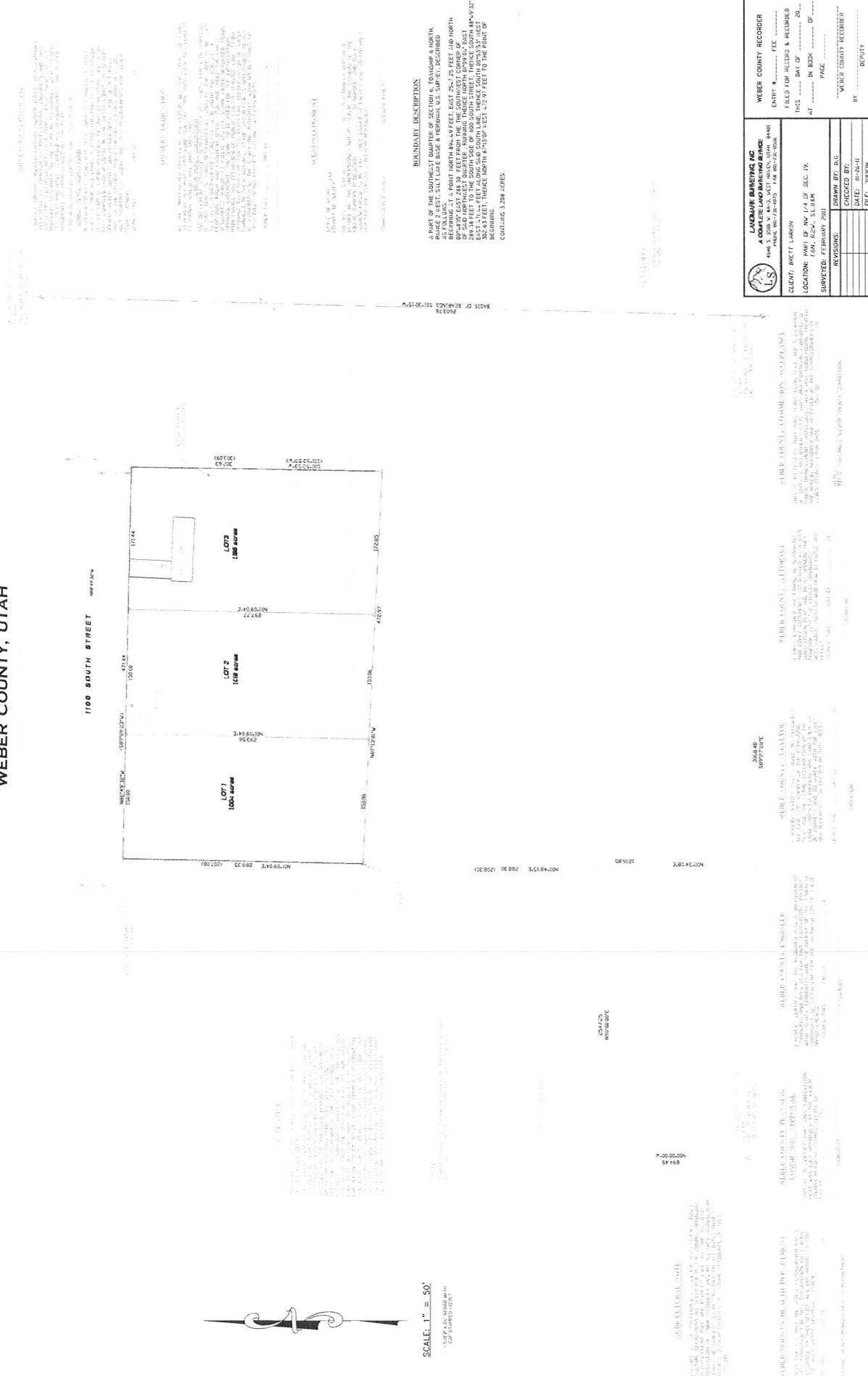
Location Map



Exhibit A

A PART OF THE N. E. 1/4 OF SEC. 7 AND THE N. W. 1/4 OF SEC. 19, T. 6 N., R. 2 W., S. L. B. & M. WEBER COUNTY, UTAH

LARKIN PLACE SUBDIVISION



LANDMARK BARRING INC
A COMPLETE LAND BARRING SERVICE

CLIENT: BRETT LARSON
LOCATION: PART OF NW 1/4 OF SEC. 19, T. 6 N., R. 2 W., S. L. B. & M. WEBER COUNTY, UTAH

SURVEYED: FEBRUARY 2011

REVISIONS: (Table with columns for REVISION, DRAWN BY, DATE, CHECKED BY, FILED)

WEBER COUNTY RECORDER
ENTRY # _____ FEE _____
FILED FOR RECORD & RETURNED
THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF _____
PAGE _____

WEBER COUNTY RECORDER
BY _____ DEPUTY

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Engineering

Project: [Larkin Place Subdivision](#)
 User: [Michael Tuttle](#)
 Department: [Weber County Engineering Division](#)
 Created: 2012-06-06 11:59:44
 Modified: 2012-06-18 17:13:22

Notes

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
 1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (100) feet to the inch and shall show:
 1. The proposed name of the subdivision.
 2. The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatted parts, shall be submitted; and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.
 3. Sufficient information to locate accurately the property shown on the plan, including Sections Corner Ties.
 4. The individual or company names and addresses of the subdivider, the engineer and registered land surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.
 5. Contour map at intervals of 1', 2', 5', or 10' as determined by the Planning Commission.
 6. The boundary lines of the tract to be subdivided showing bearings and distances.
 7. The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.
 8. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
 9. The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.
 10. North point, scale and date.
 11. Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot.
 12. The location of percolation test holes on each lot.
 13. Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater.
 14. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.
2. The east edge of the plat states "1 ROD RIGHT OF WAT OF RECORD" I assume that this is supposed to be WAY instead of WAT.
3. Is there any road way being dedicated, or is it already an existing 80' ROW?
4. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
5. Is the ditch out front in the ROW or on the private property. If it's in the ROW it will need to be piped. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
6. There will need to be an easement given for the existing ditches in the subdivision.
7. An excavation permit is required for all work done within the existing right-of-way.
8. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
9. A Storm Water Construction Activity Permit is required for any construction that:
 1. disturbs more than 5000 square feet of land surface area, or
 2. consist of the excavation and/or fill of more than 200cubic yards of material, or
 3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.
10. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be

submitted to the county before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.

11. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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Weber Fire District Review

Project: Larkin Place Subdivision
User: Ted Black
Department: Weber Fire District
Created: 2012-06-19 13:31:07
Modified: 2012-06-19 13:31:07

Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- I = Insufficient Info

Fire Hydrant Requirements

- C (1) One new fire hydrant(s) is required at the center point of the subdivision frontage.
- I Fire flow 1000 g.p.m.
- I Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One new fire hydrant is required as indicated, the developer may choose to place a fire hydrant at each end of the subdivision frontage. The developer shall submit a letter of water availability. The plan review fee for this project of \$50.00 is due and payable to the Weber Fire District prior to any approval.

Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 10%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- N Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- N Second fire apparatus access road required.
- C \$50.00 fee required for this plan review

General Requirements

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2010 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Exhibit C





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Taylor Place Subdivision (1 lot), including a deferral of curb, gutter and sidewalk improvements.

Agenda Date: Tuesday, July 10, 2012

Applicant: Jared Taylor

File Number: LVT061912

Property Information

Approximate Address: 1639 South 7500 West

Project Area: 2 Acres

Zoning: Agricultural Zone (A-2)

Existing Land Use: Residential

Proposed Land Use: Residential Subdivision Lot

Parcel ID: 10-043-0057

Township, Range, Section: T6N, R3W, Section 22

Adjacent Land Use

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

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 6 (Agricultural Zone A-2)
- Weber County Subdivision Ordinance

Background

Taylor Place Subdivision is a one lot subdivision located at approximately 1600 South and 3500 West. Lot 1 contains two acres and has a lot width of 240 feet, both of which meet the requirements of the A-2 Zone. Lot 1 has an existing single family dwelling and several accessory buildings. A deferral agreement for curb, gutter and sidewalk improvements is being requested. Elementary and secondary schools are more than 1.5 miles from the subdivision and all students are eligible for busing. Culinary water is provided by West Warren-Warren Water Improvement District, secondary water is provided by Warren Irrigation, and waste water treatment is provided by an individual septic tank. Review agency requirements must be addressed prior to this subdivision being placed on the County Commission agenda for final approval.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?
- Should a deferral for the curb, gutter and sidewalk improvements be granted?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department

- Requirements of the Weber Fire District
- Requirements of West Warren-Warren Water Improvement District and Warren Irrigation

Staff Recommendation

Staff recommends final approval of Taylor Place Subdivision, based upon its compliance with the Weber County Subdivision and Zoning Ordinances, subject to the requirements of applicable review agencies.

Exhibits

- A. Subdivision Plat Map
- B. Engineering and Fire District Review Comments
- C. Deferral Map

Location Map



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Engineering Review 1

Project: Taylor Place Subdivision
User: Rochelle Pfeaster
Department: Weber County Engineering Division
Created: 2012-06-19 13:57:23
Modified: 2012-06-19 13:57:23

Notes

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
2. The irrigation ditch in the front of the property will need to be piped with 36" RCP with a drainage swale on top. Plan & profile drawings need to be submitted to us and the irrigation company. A letter from the irrigation company approving the design will be required. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
3. If a new septic system will be installed, the location of the perk test pits need to be shown on the plat.
4. If there are irrigation ditches on the property use to convey water to surrounding property owners, an easement needs to be granted on the ditches.
5. An excavation permit is required for all work done within the existing right-of-way.
6. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
7. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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Weber Fire District Review

Project: Taylor Place Subdivision
User: Ted Black
Department: Weber Fire District
Created: 2012-06-19 13:21:40
Modified: 2012-06-19 13:21:40
Approved: Yes

Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- I = Insufficient Info

Fire Hydrant Requirements

- A (1) One existing fire hydrant(s) as indicated on the plan. Maximum Spacing 500 ft.
- I Fire flow 1000 g.p.m.
- I Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One existing fire hydrant is required as indicated on the plan. The developer shall submit a letter of water availability. The plan review fee for this project of \$50.00 is due and payable to the Weber Fire District prior to any approval.

Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 10%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- N Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- N Second fire apparatus access road required.
- C \$50.00 fee required for this plan review

General Requirements

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2007 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Exhibit C





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to amend the Weber County Zoning Ordinance Chapter 32 (Signs) by creating new regulations for business signs in the RE-15 and RE-20 Zones

Agenda Date: Tuesday, July 10, 2012

Applicant: Washington Heights Baptist Church

File Number: ZTA 2012-06

Property Information

Approximate Address: Not Applicable

Project Area: Not Applicable

Zoning: Not Applicable

Existing Land Use: Not Applicable

Proposed Land Use: Not Applicable

Parcel ID: Not Applicable

Township, Range, Section: Not Applicable

Adjacent Land Use

North:	Not Applicable	South:	Not Applicable
East:	Not Applicable	West:	Not Applicable

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
(801) 399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 32 (Signs)

Background

The applicant is proposing to amend the Weber County Zoning Ordinance Chapter 32 (Signs) by creating new regulations for business signs in the RE-15 and RE-20 Zones. Section 7 (Sign/Zone Regulations) currently allows business signs in the RE-15 and RE-20 zones with the following regulations:

“One (1) or more signs not exceeding two (2) sq. ft. for each one (1) lineal ft. of street frontage occupied by a nonconforming commercial or industrial use; provided the combined total area of such signs shall not exceed one hundred (100) sq. ft.; such uses not occupying frontage may have one or more signs not exceeding forty (40) sq. ft. in combined total area. In addition temporary business signs not exceeding one hundred (100) sq. ft. in total area are permitted provided that no such temporary sign shall be erected for more than thirty (30) days.”

The applicant’s proposed amendment is to create a conditional use exception to these regulations for properties in the RE-15 and RE-20 Zones which have at least 20 acres and 500 feet of frontage on a highway. The exception would allow qualifying parcels to have one or more signs not exceeding a combined total of 400 square feet. Individual signs would be limited to a maximum size of 150 square feet.

Summary of Planning Commission Considerations

The RE-15 and RE-20 Zones are residential zones which are intended to provide for and protect residential development at a low density in a semi-agricultural or rural environment. Commercial businesses are not generally anticipated in these zones, although uses such as day care, dog kennels, green houses, golf courses, and religious institutions are currently allowed. The business sign regulations in these zones are currently quite restrictive because they are intended for non-conforming uses which were legally created and have been allowed to continue despite changes to the zoning ordinance.

Staff agrees that the current regulations are appropriate for these types of non-conforming uses. However, other uses such as a golf course or religious institution may require additional signage, especially if the uses are on large parcels of land, have large structures, or have multiple access points. The applicant's request adequately addresses these potential issues and proposes a reasonable increase in the total signage allowed based on property size (20 acres) and frontage on a highway (500 feet). However, staff proposes that the term "highway" be removed and replaced by "road with a right-of-way of 80 feet or more in width." Based on a review of the zoning map, the only area where the proposed amendment would apply is on property in the Uintah area owned by the Washington Heights Baptist Church.

The Planning Commission should consider the following questions in making a recommendation to the County Commission:

- Are the proposed amendments to the numbers and sizes of signs reasonable considering the area and frontage requirements proposed?
- Should the proposed amendments be applied to other zones outside of RE-15 and RE-20?
- Are there any detrimental effects that may come from approving this amendment?

Conformance to the General Plan

This is a legislative matter. The draft ordinance is consistent with the Western Weber County General Plan.

Conditions of Approval

Not Applicable

Staff Recommendation

Staff recommends approval of the proposed amendments as shown in Exhibit B. The Planning Commission's decision should be made as a recommendation to the County Commission.

Exhibits

- A. Applicant's draft proposal
- B. Weber County Zoning Ordinance Chapter 32 (Signs) proposed amendments

Exhibit A

Weber County General Plan or Text Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted June 7, 2012	Received By (Office Use) \$300 #848	Added to Map (Office Use) ZTA 2012-06
--------------------------------	--	--

Property Owner Contact Information

Name of Property Owner(s) Washington Heights Church (Sam Barber)		Mailing Address of Property Owner(s) 1770 East 6200 South South Ogden, UT 84405
Phone 801-479-7030	Fax	
Email Address mark@mountainwestarchitects.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Ordinance Proposal

Ordinance to be Amended: Weber County Sign Ordinance

Describing the amendment and/or proposed changes to the ordinance:

1. BUSINESS SIGNS

Exception allowed as a Conditional Use:

For RE- 15 and RE- 20 (and any other zoning staff feels appropriate) One (1) or more signs not exceeding in total area (?) sq.ft. for each one (1) lineal ft of street frontage; provided the combined total area of the signs is less than 400 sq. ft.; provided the property is 20 acres or more and located on a highway with a min of 500' of frontage. No one sign shall exceed 150 sq. ft.

TYPE OF SIGN	ZONE IN WHICH SIGN IS PERMITTED	MAXIMUM SIZE OF SIGN(S); TOTAL AREA OF ALL SIGNS ON PROPERTY	LOCATION OF SIGN ON SITE; LINEAL SPACING OF SIGNS	MAXIMUM HEIGHT REGULATIONS
<p>1. <u>BUSINESS SIGNS</u></p> <p>Flat Free Standing Projecting Temporary Wall</p> <p>Legal nonconforming commercial or industrial use</p>	<p>RE-15, RE-20, S-1G, S-2G, A-1, A-2, A-3, F-1, F-5, F-10, F-40, S-1, R-1-12, R-1-10, R-2, R-3, RMHP, RMH-1-6</p>	<p>One (1) or more signs not exceeding two (2) sq. ft. for each one (1) lineal ft. of street frontage occupied by a nonconforming commercial or industrial use; provided the combined total area of such signs shall not exceed one hundred (100) sq. ft.; such uses not occupying frontage may have one or more signs not exceeding forty (40) sq. ft. in combined total area. In addition temporary business signs not exceeding one hundred (100) sq. ft. in total area are permitted provided that no such temporary sign shall be erected for more than thirty (30) days.</p> <p><u>Exception allowed as a Conditional Use:</u></p> <p><u>Parcels in the RE-15 and RE-20 Zones which have at least 20 acres and 500 feet of frontage on a road with a right-of-way of 80 feet or more in width are allowed to have one or more signs not exceeding a combined total of 400 square feet.</u></p> <p><u>Individual signs can have a maximum of 150 square feet.</u></p>	<p>Signs shall not be located in any required front or side yard except that signs attached to a building may project not more than six (6) feet into a required yard, not less than ten (10) feet above the ground.</p>	<p>No freestanding signs shall be permitted with a maximum height of more than twenty-five (25) feet above the street level immediately adjoining said sign, except in C-2, C-3, M-1, M-2, and M-3 Zones, where the maximum height of such signs shall be fifty (50) feet. No sign shall be erected higher than the height of the main building to which it is attached.</p>