



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**August 16, 2024
9:00 a.m.**

1. Administrative Items

1.1 File no. DR 2024-03 - Consideration and action for a sign/billboard located at 2971 E I-84, Ogden, 84403.

Planner: Tammy Aydelotte

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801--399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



Design Review Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for a sign/billboard located at 2971 E I-84, Ogden, 84403.
Type of Decision:	Administrative
Applicant:	Geneva Rock Products, Owner
Authorized Agent:	Bill Gammell
File Number:	DR 2024-03

Property Information

Approximate Address:	2971 E I-84, Ogden, 84403
Project Area:	300 sq. ft., on the ground, on a 0.77 acre parcel
Zoning:	Commercial (C-3)
Existing Land Use:	Rock Quarry/Gravel Pit
Parcel ID:	07-100-0032

Adjacent Land Use

North:	Interstate 84	South:	Rock Quarry/Gravel Pit
East:	UDOT/County Line	West:	Rock Quarry/Gravel Pit

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Chapter 20 Commercial (C-3) Zone
- Title 108, Chapter 1 Design Review, Application and Review
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 110, Chapter 1 Signs, Western Weber Signs

Summary and Background

The applicant is requesting approval of installation of a sign/billboard located at 2971 E I-84, Ogden, 84403. The proposal includes a monopole static sign, with a face of 48' x 14' and a total overall height of 50'. The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC) and appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The proposed use conforms to the Western Weber General Plan by encouraging commercial development within established commercial areas and enforcing the adopted "quality development standards" to ensure compatibility with surrounding development.

Design Review: The manufacturing zone mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the structure remains orderly and harmonious with the surrounding neighborhood. The matters for consideration are as follows:

- *Considerations relating to buildings and site layout.* Planning is looking at this proposal as an off-premises sign, meaning that the sign will advertise for a service or product not conducted on the same site as the proposed location for the sign/billboard. The proposal includes installation of a new billboard sign. The overall proposed height will be 50', with a sign face of 672 Square feet (48' x 14'). The proposed sign location meets all County setback requirements, however, all billboards adjacent to freeways shall comply with State of Utah Outdoor Advertising Regulations. The applicant is applying for a permit with UDOT, however UDOT is requiring a building permit from Weber County prior to issuing any type of approval from the State.
- *Lighting of Signs.* Signs may be illuminated by indirect lighting, floodlights, or luminous tubes only. No lighting shall be installed in any way which will permit direct rays of such light to penetrate onto any adjoining property used for residential purposes, or in any manner constituting a nuisance. Animated signs are prohibited except as expressly provided herein.

Per Weber County LUC 110-1-7-A. *“Must not be placed on public property or extend over public property. No projecting sign may extend more than 24” from the building to which it is attached. No freestanding sign shall be located closer than 10 ft. to any property line. Signs shall not be less than 10 ft. above the ground or sidewalk. Maximum height regulations: 50 ft. unless attached to a building and then no more than 40 ft. above roof or parapet wall. In the A-2, A-3, & C-3 Zones no sign shall be erected higher than the height of the main building to which it is attached.*

B. *“... billboards adjacent to freeways shall comply with State of Utah Outdoor Advertising Regulations.”*

Staff Recommendation

The Planning Division recommends approval of file# DR2024-03, design review for a billboard located at the west mouth of Weber Canyon, located at 2971 E I-84, Ogden, 84403. This recommendation for approval is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposal, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
3. The proposal, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed design implements quality development standards and will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

This recommendation for approval is subject to all review agency requirements, and subject to the following conditions:

1. Any exterior lighting of the proposed sign shall be downward directed to comply with Weber County Dark Sky Ordinance (LUC 108-16).
2. In an effort to maintain harmony with natural surroundings, Planning would request a corten or faux corten for the pole surface.
3. The proposed sign shall exceed the 1,000 square feet in area, and shall not exceed **50'** in overall height.
4. The pole will be painted black, with a red vertical strip down the middle, to coordinate with the sign font and design.

Exhibits

- A. Design Review Application
- B. Site Plan
- C. Sign Details

Exhibit A – Design Review Application

Geneva Rock -Design Reviews

+ Add Follower

Change Status

Change Review Due Date

Edit Project

Address: 2971 E. I-84 EB, Ogden, UT, 84403	Project Status: Accepted
Maps: County Map , Google Maps	Status Date: 7/23/2024
Project Type: Design Reviews	File Number: DR2024-03
Sub Type: Design Reviews	Project Manager: Tammy Aydelotte
Created By: breeze stringham	
Created On: 7/17/2024	

- Application
- Documents 4
- Comments 0
- Reviews 2
- Followers 8
- History
- Reminder 0
- Payments 1
- Internal 0

Application

+ Add Building + Add Parcel + Add a Contractor Edit Application Print Building Permit

Project Description Sign/Billboard build at parcel 071000032 in Weber County. Property owner is Geneva Rock Products. Proposed Sign: 65' Overall Height, Center Mount, V-Build, Sign Face 14'x48', Static.

Property Address	2971 E. I-84 EB Ogden, UT, 84403
Property Owner	Geneva Rock Products/Bill Gammell Geneva Rock Products/Bill Gammell 801-802-6917 bgammell@clydeinc.com
Representative	Bill Gammell 801-802-6917 bgammell@clydeinc.com

Accessory Dwelling Unit	False
Current Zoning	C-3
Subdivision Name	
Number of new lots being created	0
Lot Number	
Lot Size	
Frontage	
Culinary Water Authority	Not Applicable
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Not Applicable
Nearest Hydrant Address	
Signed By	Owner, breeze stringham

Parcel Number

Remove 071000032 - County Map

