



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application to amend the design review file# 2012-07 for a Peterbilt Parts and Service Building located in the Weber Industrial Park.

Applicant: Dancole, LLC (Gary Bauer, Managing Member)

File Number: DR 2014-09

Property Information

Approximate Address: 1559 West 2550 North Ogden, UT 84401

Project Area: 8.95 Acres

Zoning: M-1

Existing Land Use: Personal Storage/Warehouse

Proposed Land Use: Parts and Service Building

Parcel ID: 19-157-0001

Township, Range, Section: Township 7 North, Range 2 West, Section 36

Adjacent Land Use

North:	Vacant/Industrial-Manufacturing	South:	Industrial-Manufacturing
East:	Industrial-Manufacturing	West:	Industrial-Manufacturing

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: SW

Applicable Ordinances

- Title 101-General Provisions, Chapter 1, Section 7-Definitions
- Title 104-Zones, Chapter 22-Manufacturing (M-1) Zone
- Title 108-Standards, Chapter 1-Design Review
- Title 108-Standards, Chapter 8-Parking and Loading Space, Vehicle Traffic and Access Regulations
- Title 110-Signs, Chapter 1-Western Weber Signs

Background

The applicant is seeking approval for the transition of a previously approved storage building located in the Weber Industrial Park to a Peterbilt Parts and Service Building. In 2012, the applicant received approval for a 6800 square foot warehouse for personal storage. The proposal is part of a larger parcel containing 8.95 acres and is known as Lot 1 in the Weber Industrial Park. The subject property is located at approximately 1559 West 2550 North, Ogden, UT and is zoned Manufacturing (M-1). Truck service stations are considered permitted uses in the M-1 Zone. Culinary water for the building is provided by Bona Vista Water Improvement District and sanitary sewer services are provided by Central Weber Sewer Improvement District. All review agency requirements must be addressed and completed prior to the issuance of a business license. The proposal appears to conform to the Western Weber General Plan and the Uniform Land Use Code of Weber County. The following is staff's evaluation of the request.

Analysis

Zoning: The Uniform Land Use Code of Weber County (LUC) §104-22-1 has identified the need to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses. The request for a Peterbilt Maintenance Building has been reviewed as a "Truck service station" in the M-1 Zone as a permitted use. The ability to provide parts for Peterbilt trucks has been considered and reviewed as "Accessory uses and buildings customarily incidental to a permitted use."

The M-1 Zone has specific standards identified in the LUC §104-22-2 that shall be met as part of the site development process. Those standards are as follows:

- Minimum lot area: None if connected to a public sewer; 20,000 square feet otherwise
- Minimum lot width: 100 feet
- Minimum yard setbacks:
 - Front: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
 - Side: None, except 20 feet where a building is adjacent to a residential zone boundary and side yard facing a street on a corner lot, and for single-family dwelling.
 - Rear: None, except 20 feet where building rear on a residential zone and 30 feet for single-family dwellings
- Building height:
 - Minimum: 1 story
 - Maximum: none
- Maximum lot coverage: Not over 80 percent of lot area by buildings.

The proposed amendment consists of an existing building and site improvements (see Exhibit A) that meet the zoning standards of the M-1 Zone pertaining to lot area, lot width, setbacks, height and lot coverage. The applicant currently is connected to the Bona Vista Water Improvement District and the Central Weber Sewer Improvement District.

Sign regulations: The applicant has incorporated a proposed sign and its location as part of the Design Review Amendment request (see Exhibit A&B). The proposed sign has been evaluated as a "Freestanding/Pole-Business Sign" which is permitted in the M-1 Zone in accordance with LUC § 110-1.

A business sign has been defined in the LUC §101-1-7 as:

"Sign, freestanding (pole sign). The term "freestanding sign (pole sign) means any sign supported by a single pole or support that is placed on or anchored in the ground and that is independent from any building or other structure."

"The term "business/commercial sign means any sign with wording, a logo or other representation that directly or indirectly names, advertises or calls attention to a business, product, service, profession, commodity, commercial event, or other commercial activity, or otherwise contains commercial speech."

According to LUC §104-22-5 and §110-1-7(1) a business sign shall not exceed in area five square feet for each foot of street frontage with a maximum of 650 square feet for each sign and a height limit of 50 feet above the street level immediately adjoining said sign in the M-1 zone. Freestanding signs cannot be located closer than 10 feet to any property line and the sign shall not be less than 10 feet above the ground or sidewalk.

Parcels in the Weber Industrial Park are allowed to have multiple buildings on one parcel and the uses could be evaluated as part of a "Leased Area". The Planning Division has met with the Surveying Division, the Economic Development Director and the applicant to determine what should be considered "frontage" for the subject building due to the parcel having multiple structures and frontage along both 2550 North and 1500 West in the Weber Industrial Park. Peterbilt would like to lease approximately 63,555 square feet including an existing building with a foundation footprint of 4,221.20 square feet according to the site plan (see Exhibit A) that has been provided.

The proposed sign area is 249.82 square feet, which does not exceed the allowed maximum area of 650 square feet per sign, based on the 296.91 feet of frontage that has been allocated to the "leased area"; the maximum height of the sign has been identified as 50 feet above the street level immediately adjoining said sign (see Exhibit B). The site plan that has been provided has identified the sign location setback from the property line 11 feet.

Design standards and requirements: The applicant has been able to adequately address the Weber County Design Review criteria pertaining to:

- Traffic, parking, building and site layout (see Exhibit A)
- Outdoor advertising (see Exhibit B)
- Landscaping (see Exhibit C)
- Utility easements and drainage (see Exhibit D)

Due to the size of the business sign, the applicant will need to apply for and receive approval of a building permit prior to any installation of the sign. The applicant will also need to meet any requirements of the Building Division regarding the transition from a storage warehouse to a parts and service building.

The Engineering Division has identified some items of concern pertaining to site construction, land disturbance and storm water during the initial review. If the most recent submittal does not address the Engineering Division's concerns the applicant will need to address all items as part of the Design Review approval.

Protective Covenants approval required: The applicant has received written approval from Doug Larsen, the Administrator of the Weber Industrial Park Protective Covenants (see Exhibit E).

Approval Process and Public Notice: The Planning Director may approve revisions to an approved design review plan that has been determined to be slight, inconsequential, and not in violation of any substantive provision of this Code. The Planning Director's written approval of the amendment shall be appended to the written decision of the planning commission; however due to the total footprint of the original Design Review being less than 10,000 square feet, the initial review and approval was also granted by the Planning Director after meeting the requirements of all applicable ordinances.

Public notice is not required for revisions that are approved by the Planning Director and deemed slight or inconsequential.

Conformance to the General Plan

The Western Weber General Plan has identified the need to maintain and reserve property zoned for manufacturing and direct any new industrial uses to an existing planned and zoned industrial area. It appears the application conforms to the Western Weber General Plan by locating in an area that currently allows for and encourages the proposed uses.

Staff Recommendation

Staff recommends approval of the amended Design Review for the Peterbilt Parts and Service Building located at 1559 West 2550 North Ogden, UT. This recommendation for approval is subject to all review agency requirements and based on the findings and conditions of approval as listed below:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use conforms to applicable County ordinances.
3. The proposed use will not be detrimental to the public health, safety, or welfare.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Building Division

Administrative Approval

Administrative final approval of the amended Design Review for the Peterbilt Parts and Service Building located at 1559 West 2550 North Ogden, UT, file# DR 2014-09, is hereby 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: Monday, November 10, 2014



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Site Plan
- B. Signage Plan
- C. Landscaping and Irrigation Plan
- D. Utility Plan
- E. Protective Covenants Approval

Map 1

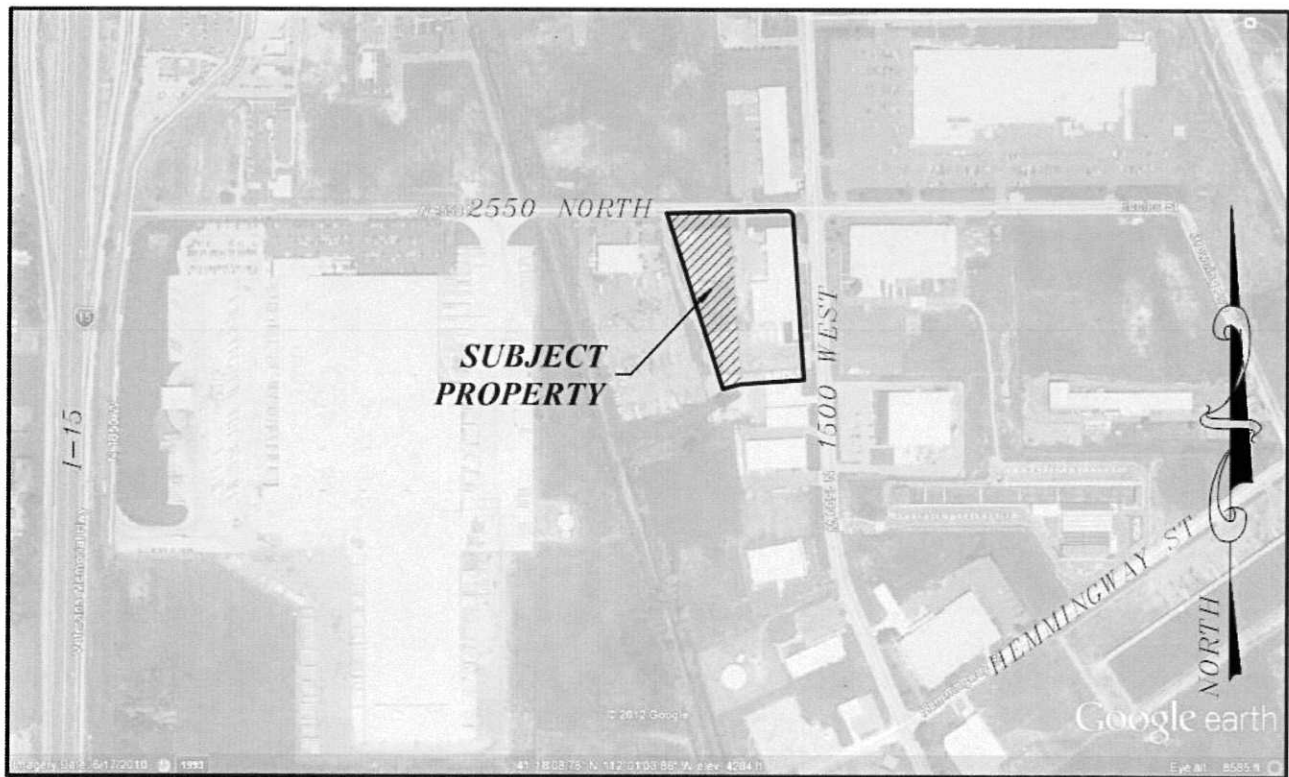
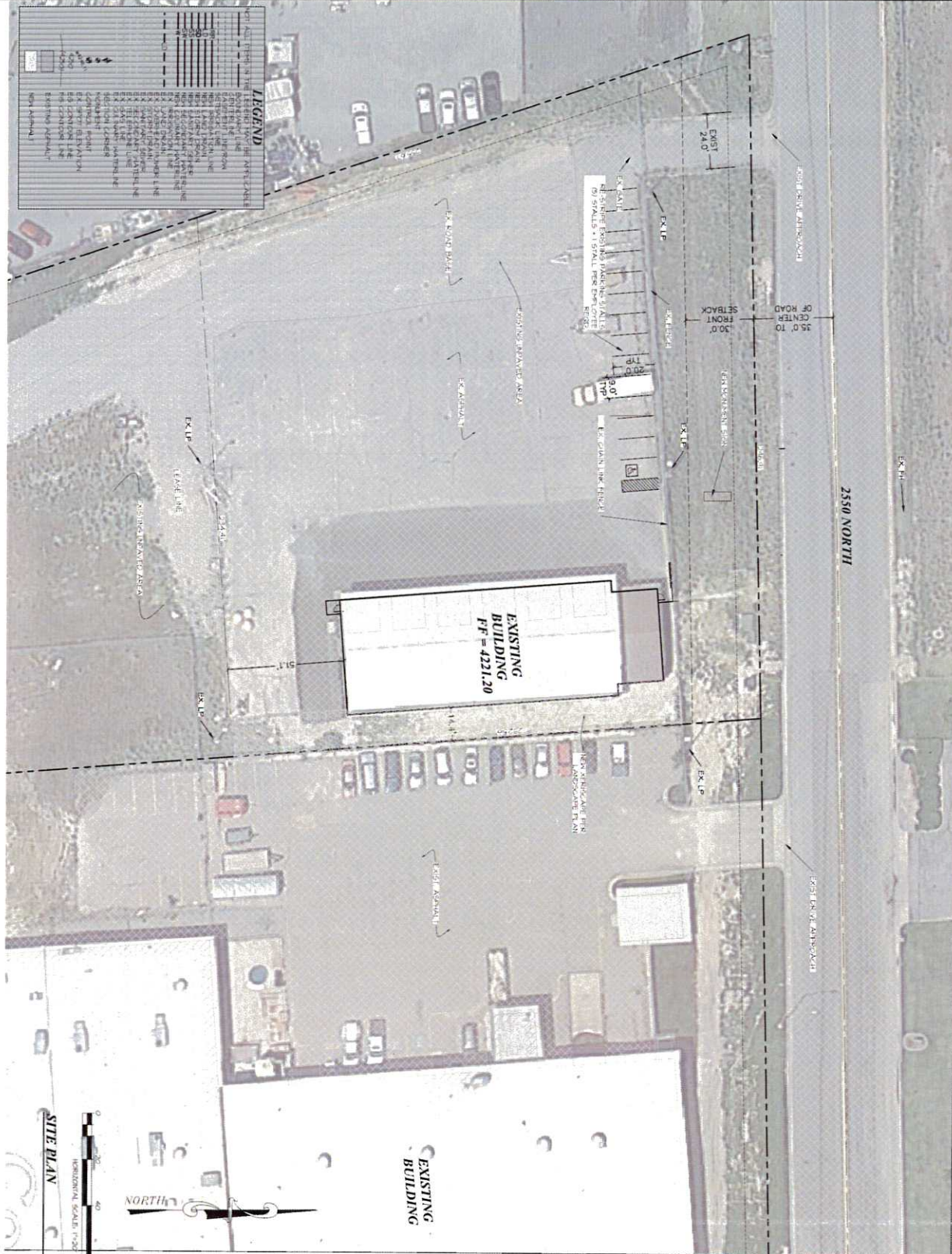


Exhibit A-Site Plan



SITE PLAN

NORTH_W

**EXISTING
BUILDING**

1500 WEST

EXIST DRIVE

40.0' TO
CENTER —
OF ROAD

**177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065**

SILVERPEAK

**PETERBUILT LEASE SPACE
LOT 1B, WEBER INDUSTRIAL PARK
WEBER COUNTY, UTAH**

DRAWING DESCRIPTION:

SITE PLAN

DATE: / /
PROJECT: 12-031
DRAWN BY: JRJ
PLOT: 11-07-2012

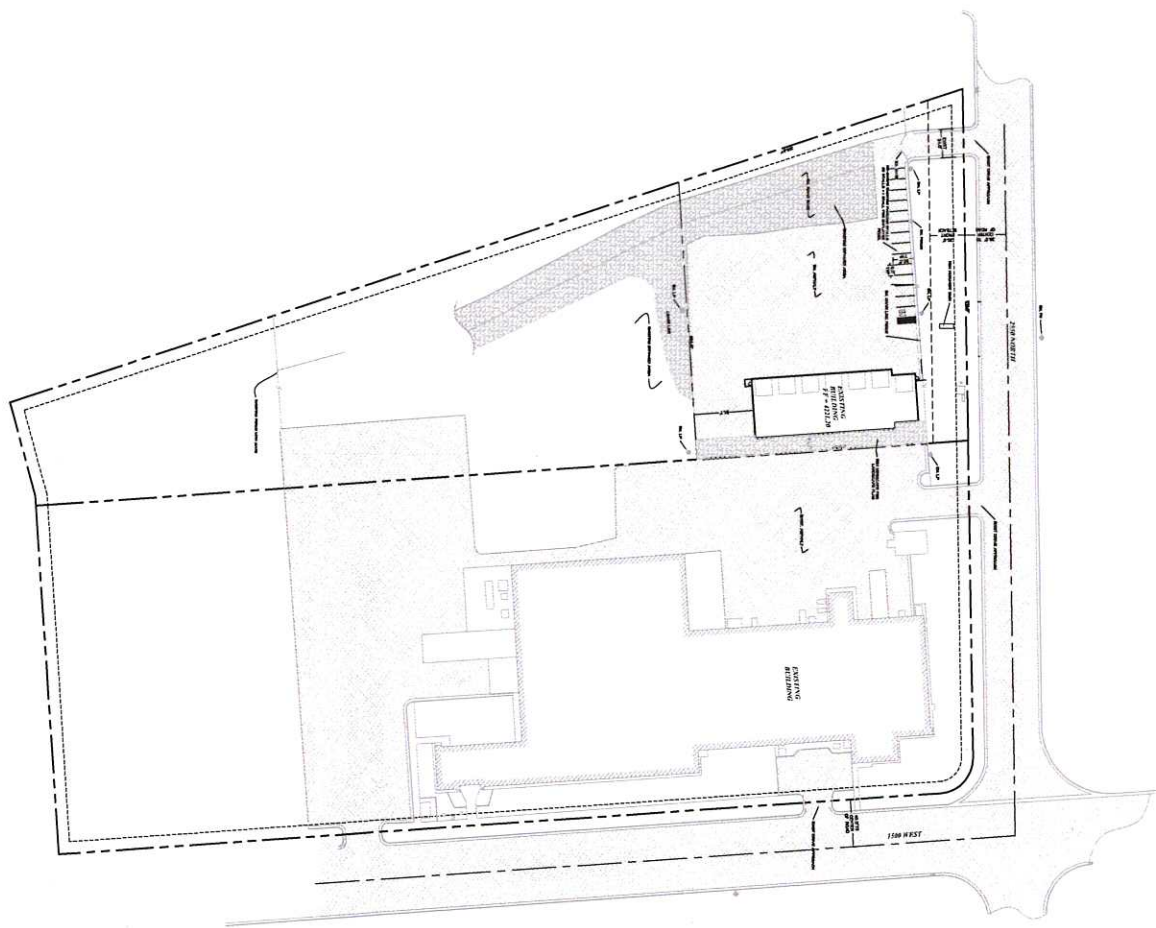
REVISED:

SEAT

CALL ALUESTAKES
 @ 1-800-663-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING
 ANY CONSTRUCTION

SECRET DOCUMENT

Exhibit A-Site Plan



OVERALL SITE PLAN SHOWING ENTIRE LOT



C4

PETERBUILT LEASE SPACE
LOT 1B, WEBER INDUSTRIAL PARK
WEBER COUNTY, UTAH



177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

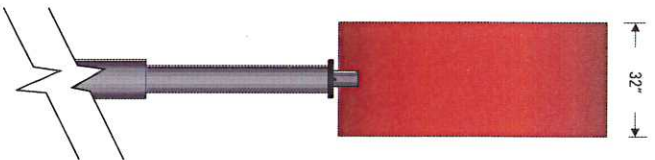
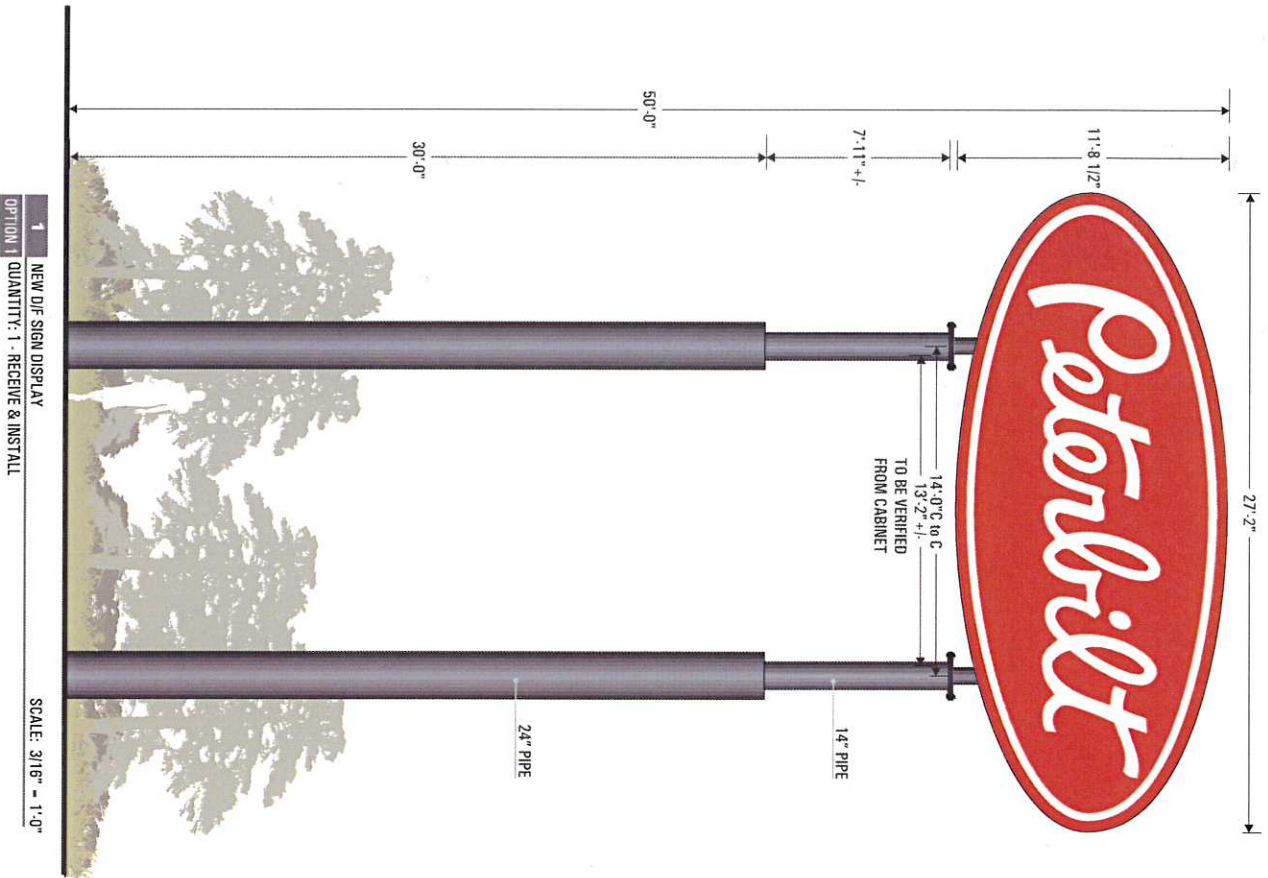
DRAWING DESCRIPTION
SITE PLAN

DATE: 11-07-2012
PROJECT: 12-031
DRAWN BY: JRL
PLST: 11-07-2012

REVISED:

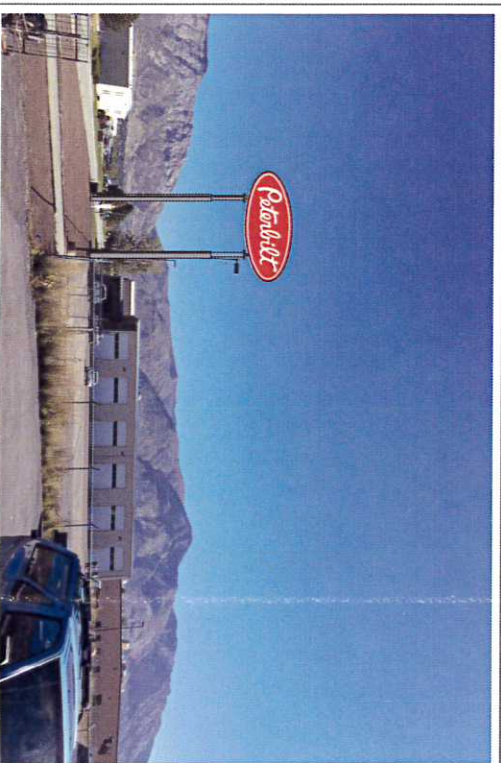
11/11

Exhibit B-Signage Plan



1.2 SIDE VIEW

ART SUPERIMPOSED ON PHOTO - SHOWN AT APPROXIMATE RELATIVE SCALE



SCOPE OF WORK:	
RECEIVE D/F ILLUMINATED CABINET & INSTALL ON NEW PIPES AT 50' OAH. PIPE SIZES TO BE DETERMINED BY YESCO ENGINEERING DEPARTMENT. PAINT PIPES SATIN BLACK. ENGINEERING TO ALLOW FOR SIGN REMOVAL & RELOCATION IN 5 YEARS.	
PERMITTING 1 SIGN AREA: 249.8216'	
FINAL ELECTRICAL CONNECTION BY:	NOT INCLUDED



DESIGN

1605 South Granemey Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This drawing was created to assist you in installing our proposal. The original design herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO. Only approved as any customer number, label or line print. The final product may vary slightly in color from your computer monitor or print.

Revisions

No.	Date / Description
1	OPTION CHosen
2	14" PIPE

Approval

Client Sign / Date

Peterbilt of Utah

1559 W. 2550 N.
Weber County(uncorporated), U

Acct. Exec: RANDY OLSON

Designer: C. LEHNS

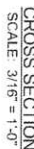
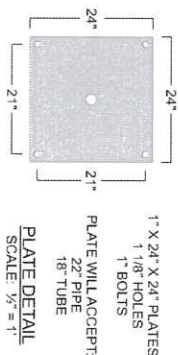
Date: 10-9-2014

Highrise Pole Sign
49012 R1

scale as noted

ART 1.0

ART SUPERIMPOSED ON PHOTO. SHOWN AT APPROXIMATE RELATIVE SCALE



SQUARE FEET- BOXED: 318.08
ACTUAL: 249.52

☐ WHITE - "PETERBILT" COPY &
& INSIDE BORDER

scale: as noted

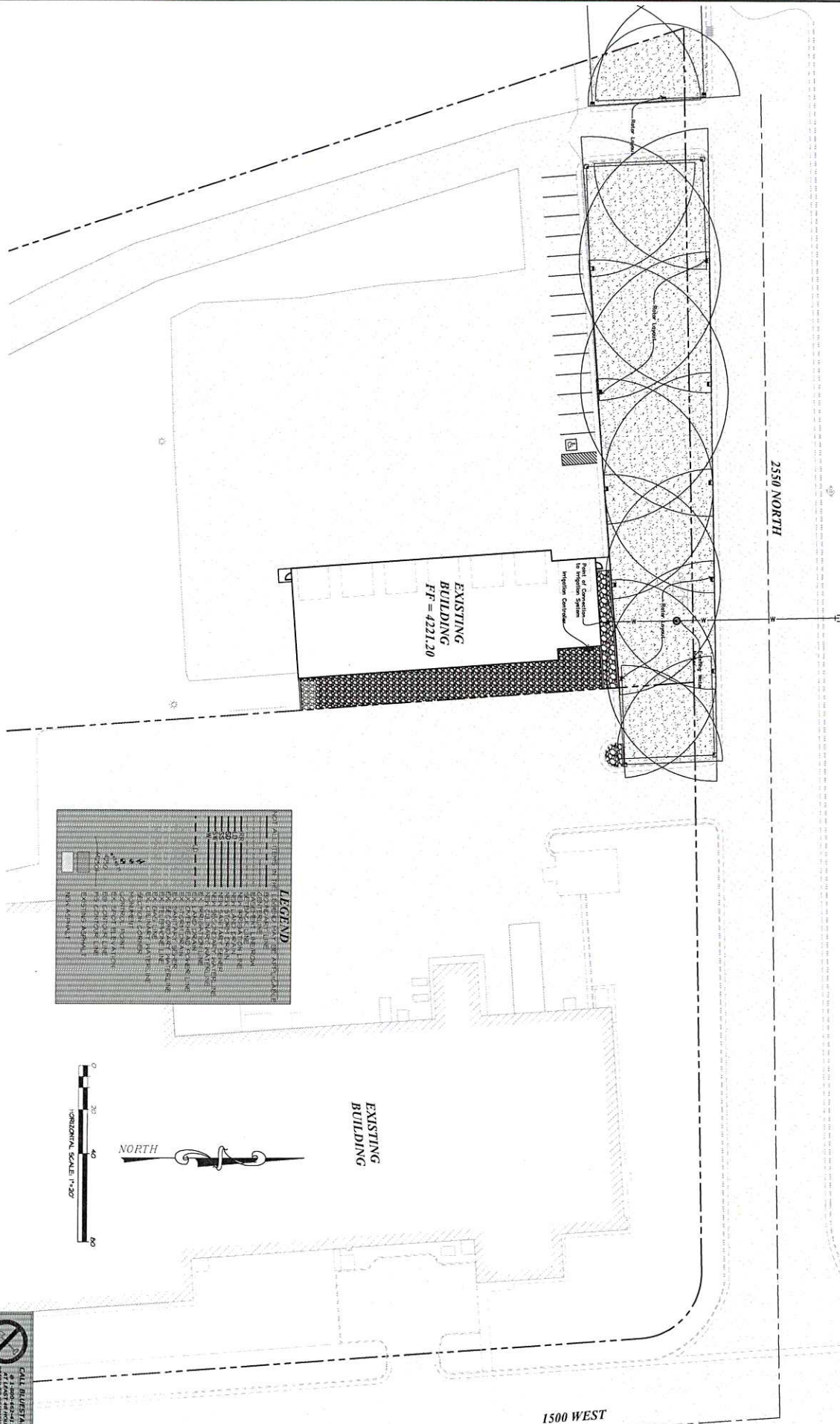
PLANT SCHEDULE					
ITEMS	SCOE	DYNAMIC	SCHEMATIC	CONSTRUCTION	DATE
GLE 10-A		Gasoline Injection Transformer		Heavy Local Transformer	7



DATE: 10/29/2014
PROJECT: 12-031
DRAWN BY: B.B.
PLOT: 10-29-2014

REVISED:

Exhibit C-Landscaping and Irrigation Plan



OGDEN PETERBUILT BUILDING
LOT 1B, WEBER INDUSTRIAL PARK
WEBER COUNTY, UTAH



177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

DRAWING DESCRIPTION:
IRRIGATION PLAN

DATE: 10/29/2014
PROJECT: 12-031
DRAWN BY: B.B.
PLOT: 10-29-2014

REVISION:

SCALE

WORLD OF NEW THINGS - **Registration for Storage Baiting** - Jan 28 - Free Registration can't begin until 2004 starts in March.



HORIZONTAL SCALE: 1"=20'

CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING
 ANY CONSTRUCTION

SILVERPEAK

UTILITY PLAN

DATE: 06/06/08
PROJECT: 12-031
DRAWN BY: JRJ
PLOT: 11-07-2012

REVISID:

Exhibit E-Protective Covenants Approval

Kippen,Ronda

From: Larsen, Douglas S.
Sent: Monday, November 03, 2014 3:59 PM
To: Randy Olson
Cc: Bruce Adams; Brad Schroeder; Kippen,Ronda
Subject: RE: Weber Industrial Park - Peterbuilt sign

Randy,

With respect the CCR's (Protective Covenants), the sign, as represented, is approved without further review.

Take Care

Doug Larsen

From: Randy Olson [mailto:rolson@yesco.com]
Sent: Monday, November 03, 2014 3:30 PM
To: Larsen, Douglas S.
Cc: Bruce Adams; Brad Schroeder; Kippen,Ronda
Subject: Re: Weber Industrial Park - Peterbuilt sign

Doug,

thanks for your quick reply. Does this still need to go before an approval committee, or review board? This sign is internally illuminated, so flood lights are not applicable in this instance. Once you give me the approval, am I okay to proceed to the county?

Regards,

Randy

On Mon, Nov 3, 2014 at 2:37 PM, Larsen, Douglas S. <dslarsen@co.weber.ut.us> wrote:

Randy,

We sincerely appreciate your diligence and consideration in working with "our process".

- With respect to the Protective Covenants that are associated with the Weber Industrial Park and the impending approval of the "Peterbuilt Sign", we have determined total square footage of the sign (249.52) certainly falls within the related requirements:

- Section XI (signs) – (4): "Total size of the sign is limited to 25 square feet, *or one square foot for each lineal foot of street frontage of the building, whichever is larger*"

Exhibit E-Protective Covenants Approval

- Information provided indicates a total street frontage of 296.11.

We would also note the following:

- Section XI (signs) – (6): “ Floodlighting of signs at night is acceptable, but the use of animated or flashing signs is prohibited”.

Thanks again Randy, and please let me know if you have any questions.

Take Care

Douglas Larsen

Weber edp.

From: Randy Olson [mailto:rolson@yesco.com]
Sent: Monday, November 03, 2014 1:29 PM
To: Larsen, Douglas S.
Subject: Fwd: Frontage Calculations for Peterbuilt sign

Hi Doug,

I sent this to you earlier today but had a wrong email address for you, so here it is again.

Regards,

Randy

Exhibit E-Protective Covenants Approval

----- Forwarded message -----

From: **Randy Olson** <rolson@yesco.com>

Date: Mon, Nov 3, 2014 at 11:51 AM

Subject: Fwd: Frontage Calculations for Peterbilt sign

To: dlarsen@co.weber.ut.us

Cc: Brad Schroeder <bschroeder@yesco.com>, Bruce Adams <BAadams@jgpete.com>, "Kippen,Ronda" <rkippen@co.weber.ut.us>

Greetings Doug,

I received this email from Rhonda on Friday with the survey information attached for the Peterbilt property frontage. It looks like the frontage appears to be about 296.11' from the surveyors attachment. I know the county allows five square feet of signage for every lineal feet of frontage, whereas the CC&R's for the Industrial center may be smaller as she states in her email. We're not sure exactly where that stands for sure but feel confident that we have the necessary frontage for this sign.

I had our designers figure the total square feet of the Peterbilt sign after the removal of the negative space of the oval, and it comes to just under 250 square feet.

My customer, Mr. Bruce Adams of Peterbilt, who I have included in this email, is anxious to get located in his new facility. Is there a chance you might be able to facilitate this so that we can get the architectural committee's approval which would then allow us to pull the sign permit with the county? Any help there is appreciated.

I have attached the YESCO drawing for your review along with the survey. Let me know if there is any additional information you might need in making this important decision.

Regards,

Randy Olson

----- Forwarded message -----

From: **Kippen,Ronda** <rkippen@co.weber.ut.us>

Date: Fri, Oct 31, 2014 at 11:32 AM

Subject: Frontage Calculations for Peterbilt sign

Exhibit E-Protective Covenants Approval

To: "rolson@yesco.com" <rolson@yesco.com>

Cc: "Larsen, Douglas S." <dslarsen@co.weber.ut.us>

Hello Randy,

We have received the proposed site drawings and have been able to verify the configuration regarding the proposed Peterbuilt building in the Weber Industrial Park. The frontage that will be dedicated to the Peterbuilt building is 296.11'. This the frontage that will be used to calculate the overall area of the proposed sign. I believe the CC&R's are much more restrictive than the County Code. You will want to verify but if memory is serving me right, the CC&R's allow for the total size of the sign to be one square foot for each lineal foot of the street front of the building. The County Code allows for five square feet for each foot of frontage with a maximum of 650 feet. You will want to follow up with Doug Larsen to ensure that you meet the requirements of the CC&R's. Once you have an approval from Doug, we will be able to move forward with approving the proposed signage as part of the design review that has been submitted by Gary Bauer.

I have attached the PDF of the site plan that reflects the frontage measurement. Please let me know if you have any additional questions or concerns.

Have a fantastic weekend,

Ronda Kippen

Planner II

Weber County Planning Division

Phone# 801.399.8768

Fax# 801.399.8862

