



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 600 square foot storage building at 1440 West 3300 South

Decision Type: Administrative

Agenda Date: Thursday, January 14, 2016

Applicant: Lisa Babbitt

File Number: DR 2016-01

Property Information

Approximate Address: 1440 West 3300 South

Project Area: .57 acres

Zoning: Manufacturing M-1

Existing Land Use: Landscaping business

Proposed Land Use: 600 square foot storage building

Parcel ID: 15-099-0023

Township, Range, Section: T6N, R2W, Section 36

Adjacent Land Use

North: Manufacturing/residential	South: Manufacturing
East: Manufacturing	West: Manufacturing

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: SM

Applicable Ordinances

- Weber County Land Use Code Title 104 Zones Chapter 2 (Manufacturing M-1)
- Weber County Land Use Code Title 108 Standards Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Standards Chapter 8 (Parking and Loading space, Vehicle Traffic, and Access Regulations)
- Weber County Land Use Code Title 110 Signs Chapter 1 (Western Weber Signs)

Background

The applicant is proposing a new 600 square foot storage building in an island in the unincorporated county with Ogden City to the south, west, and east of the property. A landscaping business a permitted use has been operating on this property since 1975 and improvements on the site indicate that the business was approved although there are no records or files from that time. The building is going to be used to store tools and records from the business and will be replacing a smaller metal building. There will be no water, plumbing, or electricity to this building. The property is zoned Manufacturing M-1 and is .57 acres in size, with the overall landscaping business sitting on 1.3 acres. Directly east of the storage building property is parking for 12 employees. To the south of the building is the landscaping product bins and small equipment parking. The main office is southwest of the proposed storage building. The heavier truck parking is directly west of the proposed storage building.

The overall site of 78,000 square feet will have approximately 8,799 square foot of landscaping. There are no setbacks for the building as the property is surrounded by the Manufacturing Zone.

Summary of Administrative Considerations

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- Is the project layout and building design consistent with applicable Weber County Ordinances?

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located; all of the applicable requirements of Land Use Codes have been met.

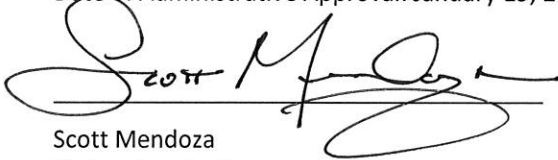
Conditions of Approval

- Requirements of the Weber County Engineering Division
 - The buildings impact won't require any additional storm water
- Requirements of the Weber County Building Inspection Department
 - A building permit is required
- Requirements of the Weber Fire District

Staff Recommendation

Administrative approval of the site plan for a 600 square foot storage building 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: January 19, 2016



Scott Mendoza
Weber County Planner

Exhibits

- A. Applicant's narrative
- B. Site Plan
- C. Photo of the proposed building

Web County Design Review Application

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

Date Submitted / Completed 1-8-16	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Brent & Lisa Rabbitt	Mailing Address of Property Owner(s) P.O. Box 246 Roy Utah 84067
Phone 801 621-4720	Fax 801 621 4721
Email Address (required) Singletonland@aol.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Marc Whiting (A Shed)	Mailing Address of Authorized Person 2876 So. 400 W. SLC UT. 84115.
Phone 801 898 3299	Fax
Email Address marc@ Marc@a-shed.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Garage	Current Zoning M-1	Total Acreage .56
Approximate Address 1440 W 3300 SO. OGDEN Utah 84401	Land Serial Number(s) 15-0690023	

Proposed Use
Garage - Storage, papers, sm. tools

Project Narrative

6000 sq. ft. bldg. used for storage to stop weathering of small tools etc. No water or sewage will be needed. or electricity. This storage bldg. is an necessary to the existing business of Singleton Landscaping since 1975.

