



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on design review application for the amendment to the M&M Storage Facility.

**Agenda Date:** Monday, September 26, 2016

**Applicant:** Reed Mackley

**Type of Decision:** Administrative

**File Number:** DR 2016-08

### Property Information

**Approximate Address:** 2803 North Highway 89

**Project Area:** 5.23 Acres

**Zoning:** M-1

**Existing Land Use:** Commercial

**Proposed Land Use:** Commercial

**Parcel ID:** 19-016-0107

**Township, Range, Section:** T7N, R2W, sec 25

### Adjacent Land Use

<b>North:</b> Agriculture	<b>South:</b> Agriculture
<b>East:</b> Residential	<b>West:</b> Agriculture

### Staff Information

**Report Presenter:** Felix Lleverino  
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801-399-8767

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 22 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
- Weber County Land Use Code Title 110 (Signs) Chapter 1 General Provisions

## Background and Summary

The applicant, Reed Mackley, is requesting approval for an design review amendment. The applicant would like replace an existing 180' x 8' storage building and construct a new 180' X 40' storage building containing 10 self storage units on a 5.23 acre site. The new storage building will be located at approximately 2803 North Highway 89 and will be placed in the rear of the site (see Exhibit A). The proposed storage facility is being reviewed as "Warehouse Storage" and is considered a permitted use in the Manufacturing (M-1) zone.

Consideration and action on previous site improvements have been reviewed as files DR2013-05 and approved on July 16, 2013, DR2014-02 approved on June 10, 2014 and DR2015-11 on November 30, 2015. 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 Planning Director is authorized to deny, approve, or approve with conditions an application for an administrative approval. Administrative approval can be given for site plans with buildings under 10,000 square feet located on a parcel less than one acre in size per LUC §102-1-2. The site is larger than one acre; however, the overall site has been reviewed by the Western Weber Planning Commission and the removal and replacement of the storage building as been deemed to be a de minimis revision which can be administratively approved by the Planning Director per LUC §108-1-11. The following is staff's evaluation of the request.

## Analysis

**General Plan:** Western Weber General Plan preserves agriculture, farming and open space while providing commercial zones where commercial, industrial, and manufacturing uses may be pursued.

**Zoning:** Weber County Land Use Code states the purpose of M-1 zones in developed areas that are designated for light manufacturing and other commercial uses.

*“The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.”*

**Design Review:** The M-1 zone mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable due to the nature of the request. As part of this review, staff has considered the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* Access to the site will be gained off of Highway 89 to a shared driveway (see Exhibit A). Currently, there is a gate at the entrance to the facilities and the site meets the clear sight distance standards as outlined in LUC §108-2-8.
- *Considerations relating to landscaping.* The landscape plan (see Exhibit B) shows a total developed area of 144,440 Sq ft (3.32 acres), and 10,140 sq ft of existing turf grass, which equates to 7% of the total developed area. Gravel scape will encompass an area of 5950 sq ft, which equates to 4% of the total developed area. Turf grass shall be limited to no more than 50 percent of the landscaping requirement per LUC §108-1-4(3)(g)(6). A condition of approval has been added to staff’s recommendation to modify the 1272 square feet of the existing turf grass landscaping in order to meet the 50 percent turf grass limit and maintain the 10 percent landscaping requirement.
- *Considerations relating to buildings and site layout.* The minimum lot area in the M-1 Zone is 20,000 sq ft with a minimum lot width of 100 ft. The front yard setback of 80 feet in this instance is determined by the width and type of the public street in which the property has access from. The side and rear yard setbacks zero in the M-1 zone. The proposal is to remove an existing 180’ x 8’ storage building and construct a new 180’ X 40’ storage building containing 10 self storage units.
- *Considerations relating to utility easements, drainage, and other engineering questions.* As per LUC§ 108-1-4 (2)(d) “Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property.” A condition has been made part of the Planning Division’s recommendations to ensure that this standard is met by adhering to all review agencies requirements.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

**Review Agencies:** All county reviewing agencies have completed their analysis of the proposal and have marked it as approved.

## **Staff Recommendation**

Staff recommends approval of the site plan amendment for the M&M Storage Facility including the removal of an existing 180’ x 8’ storage building and the construction of a new 180’ X 40’ storage building containing 10 self storage units. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The landscaping plan needs to be modified to remove 1272 square feet of the existing turf grass landscaping in order to meet the 50 percent turf grass limit and replace the 1272 square feet with additional drought resistant landscaping in order to maintain the 10 percent landscaping requirement.

This recommendation is based on the following findings:

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

## Administrative Approval

Administrative final approval of M&M Storage Facility Addition is hereby granted based upon its compliance with the Weber County Land Use Code.

Date of Administrative Approval: \_\_\_\_\_

  
\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

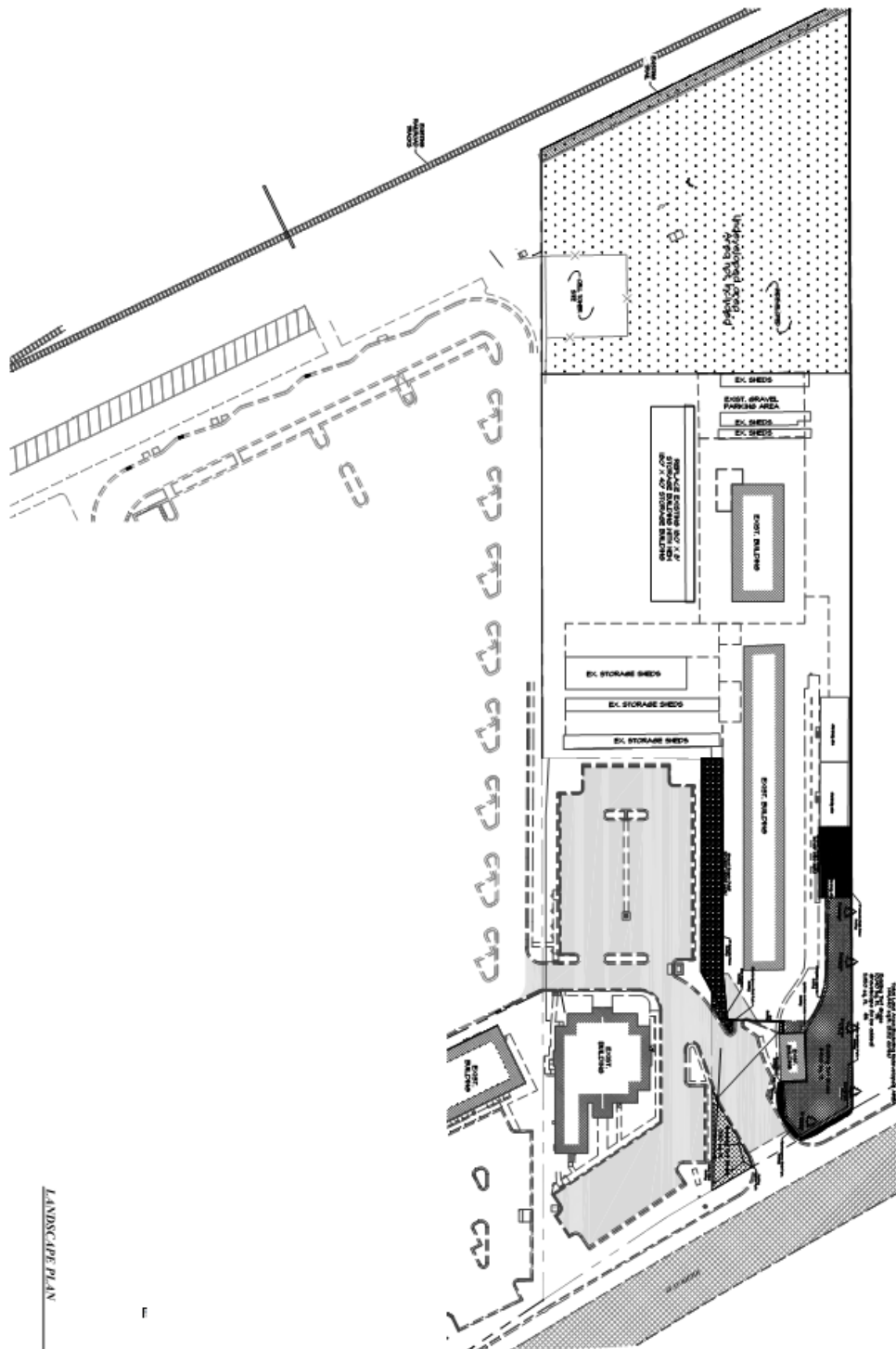
## Exhibits

- A. Site Plans
- B. Landscape plan

## Area map







LANDSCAPE PLAN

Total Land Area Excluding Undeveloped AREA  
144,440 sq.ft. (3.32 acres)

- Existing Turf Grass  
10,140 sq. ft. 7%
- Gravelscape (to be added)  
5,950 sq. ft. 4%