



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a design review amendment of original file# MSP2004-02 requested by WinCo Foods

Agenda Date: Tuesday, November 15, 2016

Type of Decision: Administrative

Applicant: WinCo Foods, LLC

Authorized Representative: Brandon Johnson

File Number: DR# 2016-12

Property Information

Approximate Address: 2423 Rulon White Blvd

Project Area: 3.25 acres

Zoning: M-1

Existing Land Use: Warehouse

Proposed Land Use: Warehouse

Parcel ID: 19-182-0001

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



Adjacent Land Use

North: Industrial	South: Industrial
East: Industrial	West: Industrial

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 22 Manufacturing Zone (M-1)
- Title 104, Chapter 1 Design Review
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations

Summary and Background

The Planning Division recommends approval of the design review amendment original file# MSP2004-02 requested by WinCo Foods located at 2423 Rulon White Blvd Ogden, UT 84404. The proposed site is located in the Manufacturing Zone (M-1) which has been established to provide suitable areas to accommodate light intensity manufacturing uses. The proposed use as a warehouse in the existing building is considered a permitted use in the M-1 Zone.

The subject property is approximately 5.04 acres and the proposed improvements will occupy approximately 3.25 acres. The 25,000 square foot warehouse and the existing parking, landscaping and signage received the initial design review approval in April 2004. The applicant desires to remodel the interior of the existing warehouse to included the addition of truck loading docks and additional parking along the north side of the building (see Exhibit A). Due to the proposed site improvements, an amendment to the design review is required prior to issuing any permits for the construction. Culinary water for the area is provided by Bona Vista Water Improvement District and sanitary sewer services are provided by Central Weber Sewer Improvement District. The applicant will need to work with the Weber Industrial Park to ensure that the proposal adheres to the Weber Industrial Park Protective Covenants.

The application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC) and the proposal meets these standards. The following is staff's evaluation of the request.

Analysis

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. The application conforms to the Western Weber General Plan by locating the proposed maintenance building in an area that currently allows for and encourages the proposed uses.

Zoning: The purpose and intent for the M-1 Zone in LUC §104-22-1 states:

“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.”

The request has been reviewed as a “Warehouse” in the M-1 Zone as a permitted use. The M-1 Zone has specific standards identified in the LUC §104-22-4 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 single-family dwellings shall require five acres.
- 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 proposal consists of a new parking area, additional landscaping, signage and storm water site improvements (see Exhibit A-C). The proposal complies with the zoning standards of the M-1 Zone pertaining to lot area, lot width, setbacks, height and lot coverage. The applicant will need to work with Bona Vista Water Improvement District for the culinary water services and Central Weber Sewer Improvement District for waste-water services prior to receiving a building permit from Weber County. A condition of approval has been added to staff’s recommendation to ensure that proof of culinary water and waste-water services will be provided prior to receiving a building permit from Weber County.

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 building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable to the current application for the existing warehouse. The matters for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has added additional parking along the northern side of the building to accommodate the truck loading docks as well as another ingress/egress to the site (see Exhibit A). The required parking for the warehouse is two spaces per three employees per LUC §108-8-4. The site plan identifies 43 standard parking spaces and 14 semi-truck parking spaces. The site plan identifies adequate onsite parking to ensure traffic safety and eliminate traffic congestion. The applicant has been able to adequately address the site layout requirements of the Design Review as outlined in LUC §104-22-4.

2) *Considerations relating to outdoor advertising.* The proposal includes two wall signs which are permitted in the M-1 zone. The proposed signs overall combined area is approximately 225 square feet (see Exhibit B) and conform to the sign standards in LUC §110-1-7 for business signs in the M-1 zone. The applicant has been able to adequately address the Western Weber sign requirements of the Design Review.

3) *Considerations relating to landscaping.* The proposed project site is 141,742 square feet and the proposal includes 28,270.14 square feet of landscaping which exceeds the required 10% landscaping around the warehouse (see Exhibit C). The applicant has been able to adequately address the minimum landscaping requirements of the Design Review as outlined in LUC §108-1-4(3).

4) *Considerations relating to buildings and site layout.* The exterior materials of the building will not be modified with the proposed remodel with the exception of the additional truck loading dock doors along the north side of the building (see Exhibit A). The building and site layout has been reviewed against the design criteria of the M-1 Zone in LUC §104-22, the Design Review in LUC §108-1 and the parking standards in LUC §108-8 for Parking and Loading Space, Vehicle Traffic and access Regulations. The proposal meets the minimum requirements of the applicable areas of the LUC.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division pertaining to storm water and surface water drainage, retention facilities, and utilities to and through the property.

6) *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 applicant will need to work with the Weber Industrial Park to ensure that the proposal adheres to the Weber Industrial Park Protective Covenants.

Staff Recommendation

The Planning Division recommends approval of file# DR2016-12, for the design review amendment for the WinCo Foods Warehouse located at 2423 Rulon White Blvd Ogden, UT 84404 previously approved as file# MSP2004-02. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Proof of culinary water and waste-water services will be provided prior to receiving a building permit from Weber County.
2. Proof of approval from the Weber Industrial Park representative for the proposed improvements.

This recommendation is based on the following findings:

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

Exhibits

- A. Site Plan
- B. Signage Plan
- C. Landscaping Plan

Map 1



Map 2

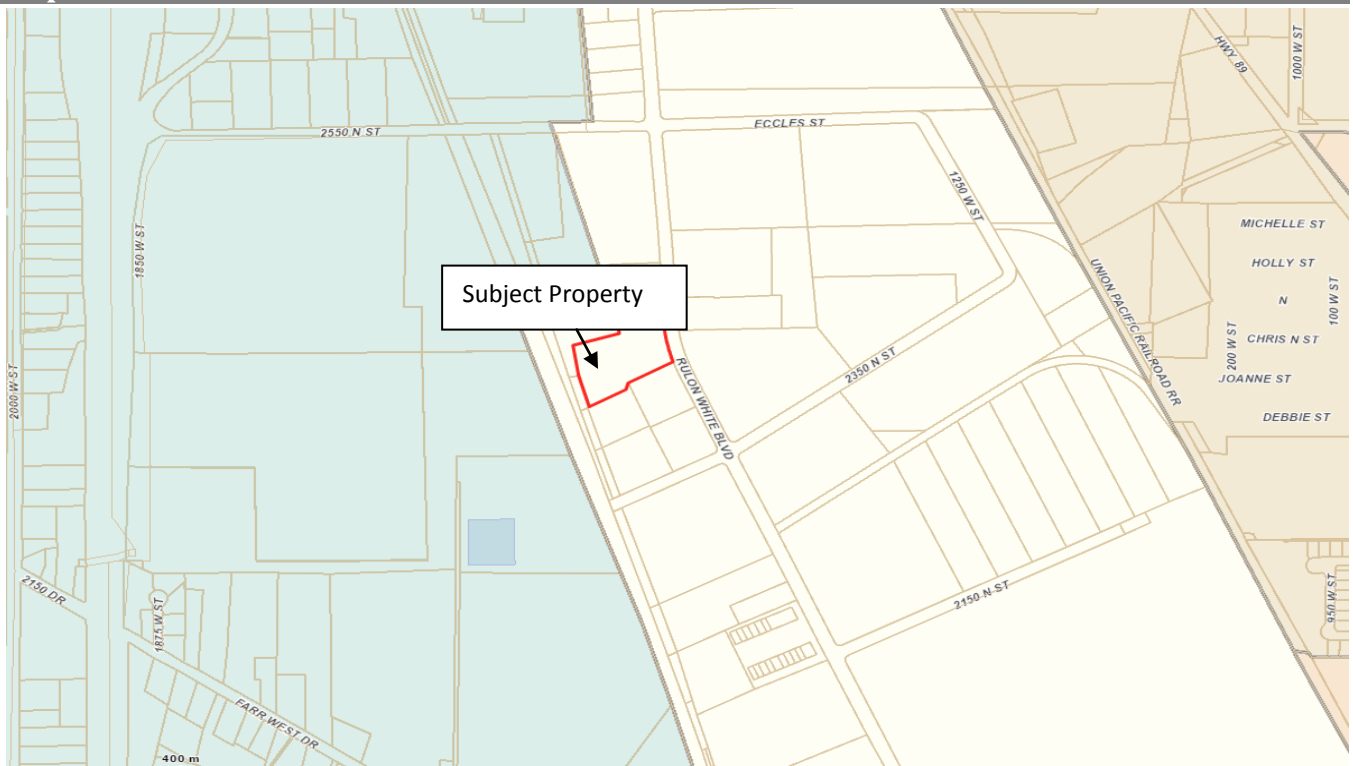
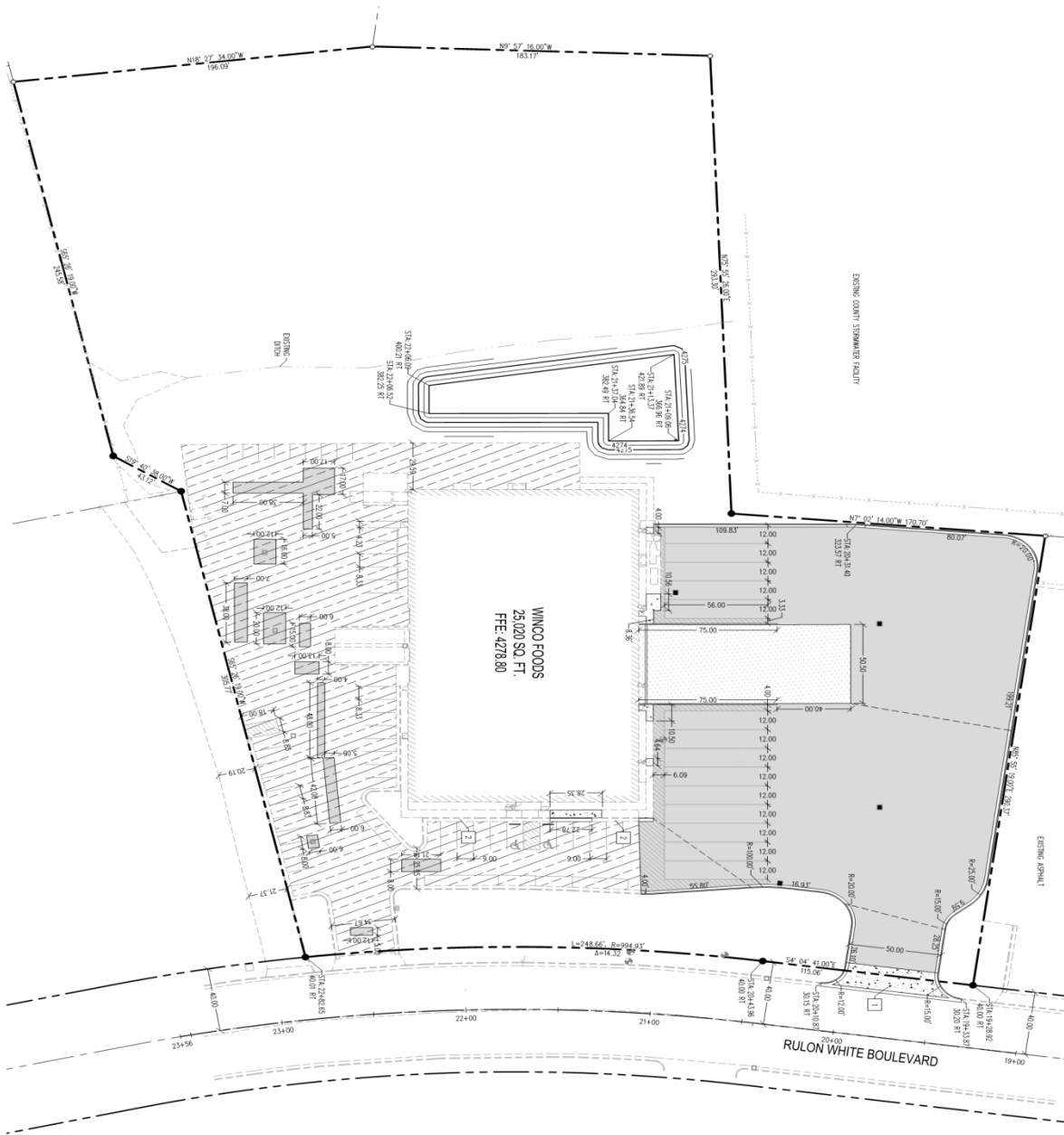


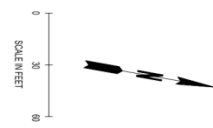
Exhibit A Site Plan

04/10/2016 2:08:22pm User: jason.bradley
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SEC. 36, T. 7N., R. 2W.

- LEGEND**
- PROPERTY LINE
 - EXISTING BUILDING
 - HEAVY DUTY ASPHALT PAVING SEE HC-02
 - CONCRETE PAVING WITH BUILDING/STREET LINE SEE BUILDING PLANS
 - CONCRETE SIDEWALK SEE HC-02
 - EDGE OF PARADEWAY
 - PROPOSED CURB AND GUTTER
 - ASPHALT SURFACE SEAL COAT PER 0001 SPECIFICATION SECTION 0729
- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- CONSTRUCTION NOTES:**
- COMMERCIAL APPROACH PER TYPE 'A' CHENKWA APPROACH
 - GRADE AREAS OF STORMWATER AND CURB WARE ARE IDENTICAL TO THE EXISTING GRADE. GRADE BETWEEN ADJACENT WARE AREAS SHALL BE SLOPED TO DRAIN AWAY FROM THE WARE AREAS. GRADE SHALL BE SLOPED TO DRAIN AWAY FROM THE WARE AREAS. GRADE SHALL BE SLOPED TO DRAIN AWAY FROM THE WARE AREAS. GRADE SHALL BE SLOPED TO DRAIN AWAY FROM THE WARE AREAS.



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BENCHMARK:
 BENCHMARK (ELEVATION) (MAD 88)

CALL BEFORE YOU DIG:
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	WINCO #80 CROSS DOCK 2423 N. RULON WHITE BLVD OGDEN, UTAH			8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516 P: 360-733-3368 F: 360-363-3369 SCJALLIANCE.COM
	SHEET HC-01			HORIZONTAL CONTROL AND PAVEMENT PLAN

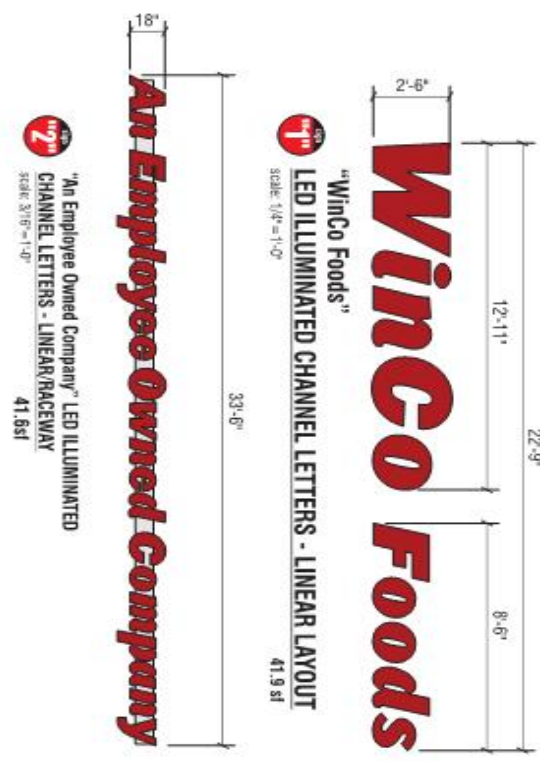
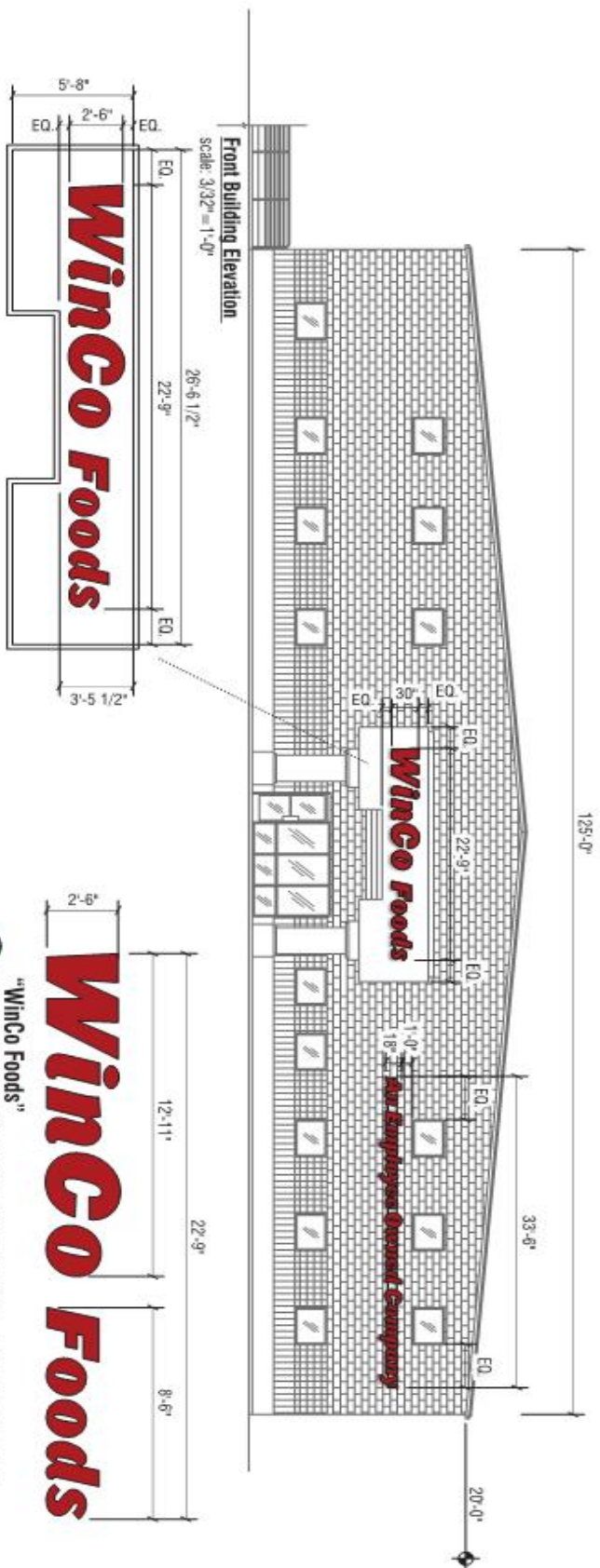


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WinCo Foods store # 000

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