



Staff Report for Administrative Design Review Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review application for an addition to the Chromalox manufacturing building located at approximately 2150 N Rulon White Blvd., Ogden.

Applicant: Chromalox

Authorized Representative: Gary Hunt

Type of Decision: Administrative

File Number: DR 2017-05

Property Information

Approximate Address: 2150 N Rulon White Blvd., Ogden.

Project Area: Approximately 0.50 acres

Zoning: M-1

Existing Land Use: Manufacturing

Proposed Land Use: Manufacturing

Parcel ID: 19-064-0014

Township, Range, Section: T7N, R2W, Section 36

Adjacent Land Use

North: Manufacturing	South: Manufacturing
East: Manufacturing	West: Manufacturing

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Title 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 22 Manufacturing (M-1)
- Title 108 (Standards) Chapter 1 (Design Review)

Background and Summary

The applicant is seeking approval of a design review application in order to construct an addition to the Chromalox manufacturing building located at approximately 2150 N Rulon White Blvd., Ogden. The addition will be a test lab for the testing of on-site manufactured heating elements. The application states that the addition will allow the company to test heating elements under controlled circumstances.

All applications for buildings in the manufacturing zone are required to have a design review approved prior to the issuing of any land use or building permit. As stated in the Uniform Land Use Code of Weber County (LUC) §108-1-2:

"All plans shall be reviewed and approved by the planning commission with the exception that small buildings or additions with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances."

The proposed addition will be 35' x 35' (approximately 1,225 square feet) and will impact an area of 0.50 acres, as such, the application can be administratively approved.

The proposal meets the Design Review and the Manufacturing M-1 zoning requirements of Weber County Land Use Code. The following section is staff's evaluation of the request.

Analysis

General Plan: The proposed use conforms to the Western Weber General Plan by continuing manufacturing and industrial development within the manufacturing zones.

Zoning: Manufacturing of heating and ventilating equipment is the primary use of the existing building and is a permitted use in the M-1 zone. The proposed addition is considered an accessory use, incidental to the main use, which is also allowed in

the M-1 zone. According to LUC §104-22-4, there is no minimum lot area if the building is connected to a public sewer. If the building is not connected to public sewer, the minimum lot size is 20,000 square feet. The existing building and proposed addition is on an existing 14 acre lot, which complies with the minimum lot size requirement of the M-1 zone. The minimum yard setbacks of the M-1 zone are as follows:

- a. 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.*
- b. Side: None except 20 feet where adjacent to a residential zone boundary and a side yard facing a street on a corner lot, and for single-family dwelling.*
- c. Rear: None, except 20 feet where building rears on a residential zone and 30 feet for single-family dwellings.*

The proposed addition, according to the submitted site plan, meets the minimum setbacks of the M-1 zone. There is no maximum height limitation for the proposed use in the M-1 zone.

Design Review: The M-1 zone mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of buildings remains orderly and harmonious with the surrounding neighborhood. As part of this review, staff has considered the applicable matters based on the proposed use and imposed 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.* The proposal is not considered large scale construction, therefore considerable traffic congestion or delay is not anticipated.
- *Considerations relating to landscaping.* The existing building maintains the ten percent landscaping requirement outlined in LUC §108-1-4. The landscaping includes turf grass, along with deciduous and evergreen trees.
- *Considerations relating to buildings and site layout.* The proposed addition will be 35' x 35' and will be built at the south east corner of the existing building. The proposed addition includes a new utility ramp and new asphalt pavement extending from the existing paved entrance.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The proposed addition will not encroach upon the existing utility easements. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property.

Staff Recommendation

Staff recommends approval of the design review application for the Chromalox Engineering Lab Addition located at approximately 2150 N Rulon White Blvd., Ogden. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to starting construction, a land use permit must be issued for the proposal.

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 approval of the Chromalox Engineering Lab 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

Weber 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 4-18-17	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) CHROMALOX		Mailing Address of Property Owner(s) 2150 RULON WHITE BLVD. OGDEN, UT. 84404	
Phone	Fax		
Email Address		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) GARY HUNT, ARCHITECT		Mailing Address of Authorized Person 1594 W. PARK CIRCLE #101 OGDEN, UT. 84404	
Phone 801-782-5055	Fax 801-782-5081		
Email Address gary@gharchitect.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

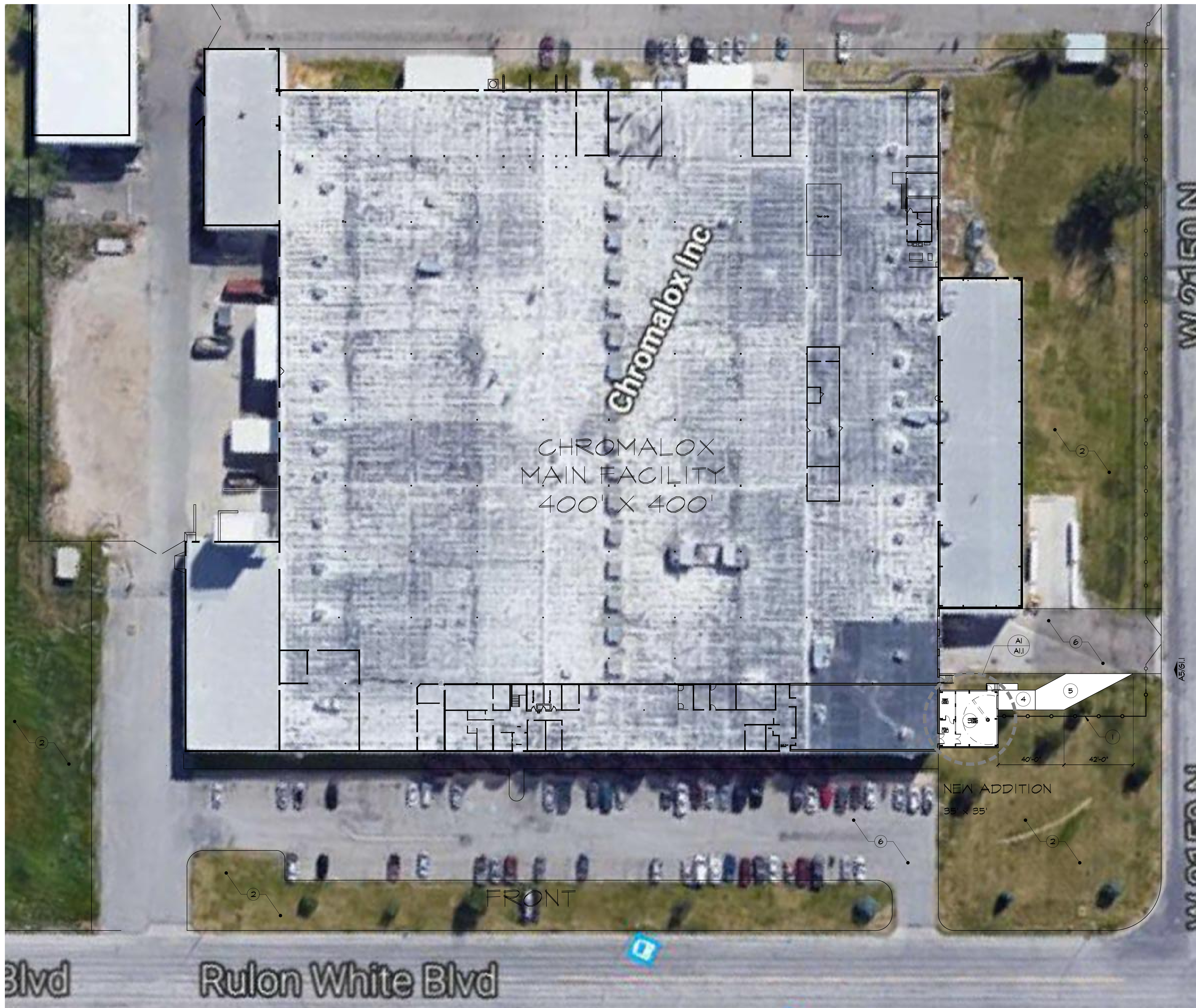
Project Name CHROMALOX ENGINEERING LAB	Current Zoning M1
Approximate Address 2150 RULON WHITE BLVD. OGDEN, UT. 84404	Land Serial Number(s) 19-064-0014

Proposed Use **TESTING LAB.**

Project Narrative

This project consists of the addition of a 35 ft. by 35 ft. test lab. This lab will test the products (heating elements) they manufactured. This addition will allow them to test under controlled circumstances, where in the existing building they are exposed to electrical interference.

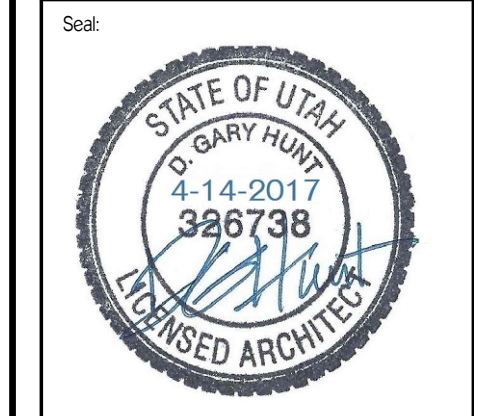
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- GENERAL NOTES:**
- No. DESCRIPTION:
1. THE OWNER RESERVES THE RIGHT TO ESTABLISH RULES OF CONDUCT AND USE OF THE SITE DURING CONSTRUCTION. ACCESS SHALL BE THROUGH A OWNER DESIGNATED ENTRANCE ONLY. NO FOOD/ DRINK/ OR SMOKING WILL BE PERMITTED IN THE BUILDING.
 2. DO NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. STOCKPILE ALL MATERIALS ADJACENT TO AREA OF USE AND ONLY IN QUANTITIES THAT CAN BE PLACED IN A TIMELY MANNER AS AGREED BY OWNER.
 3. CONTRACTORS SHALL COORDINATE AREA FOR PARKING AND MATERIAL STORAGE WITH OWNER AS REQUIRED TO MINIMIZE DISTRUPTION OF THE OWNERS USE OF SITE.

- KEY NOTE:**
- No. DESCRIPTION:
- 1 REMOVE PORTION OF EXISTING CHAIN LINK FENCE AS REQUIRED TO ACCOMPLISH NEW WORK. REFER TO PHOTOGRAPH A5/61.1
 - 2 EXISTING LANDSCAPING
 - 3 PROPOSED NEW UNCONDITIONED TEST LAB.
 - 4 PROPOSED NEW UTILITY RAMP TO NO EXCEED 1'1/2" MAX.
 - 5 PROPOSED NEW ASPHALT PAVEMENT.
 - 6 EXISTING ASPHALT PAVEMENT TO REMAIN.

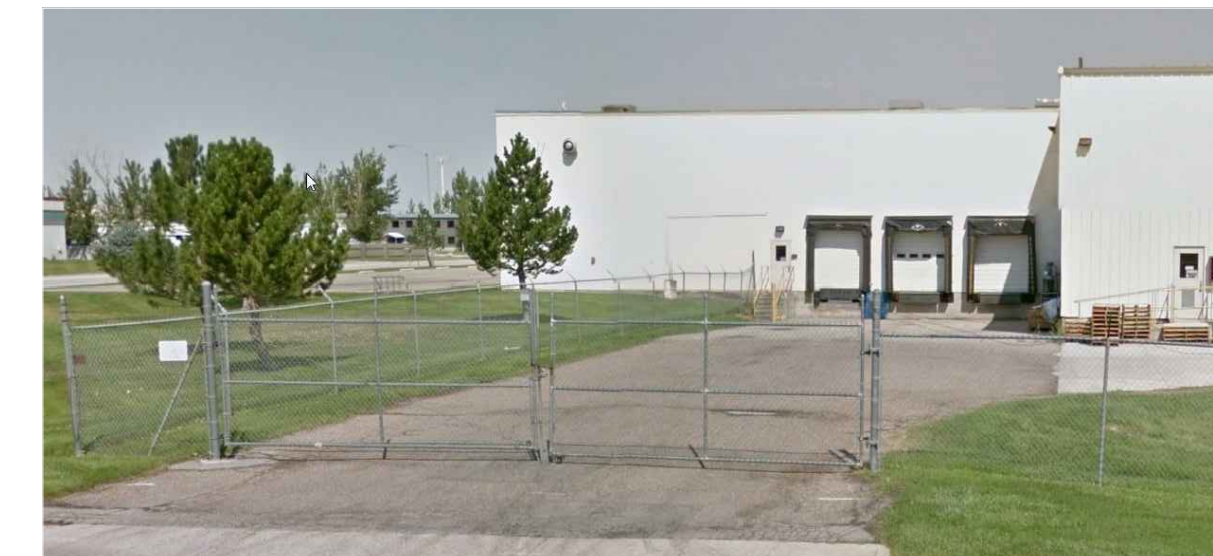
No.	Revision/Issue	Date



Project Title:

Chromalox Engineering Lab
2150 Rulon White Blvd,
 Ogden, UT 84404

Preliminary Site Plan
 SCALE: 1" = 50'-0"



Existing South Elevation
 SCALE: NONE

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 Architecture / Planning
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Sheet Title: Architectural Site Plan	
Project No: #2016-41	Date: 13 April 17
Scale: 3/32" = 1'-0"	
Sheet No.: G1.1	