



## 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 KBR Roofing building located at approximately 2150 N Rulon White Blvd., Ogden.

**Agenda Date:** Wednesday, June 06, 2018

**Applicant:** KBR Roofing

**Agent:** Brad Kendrick

**Type of Decision:** Administrative

**File Number:** DR 2017-16

#### Property Information

**Approximate Address:** 1871 N Rulon White Blvd., Ogden.

**Project Area:** 3.68 acres

**Zoning:** M-1

**Existing Land Use:** Manufacturing

**Proposed Land Use:** Manufacturing

**Parcel ID:** 19-065-0010

**Township, Range, Section:** T6N, R2W, Section 1

#### Adjacent Land Use

<b>North:</b>	Manufacturing	<b>South:</b>	Manufacturing
<b>East:</b>	Manufacturing	<b>West:</b>	Manufacturing

#### Staff Information

**Report Presenter:** Felix Lleverino  
fleverino@co.weber.ut.us  
801-399-8767

**Report Reviewer:** RG

### 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 design review approval of phase 1 to construct an addition to the KBR Roofing building located at approximately 1871 N Rulon White Blvd., Ogden. The addition will be used for storing equipment and machinery. All applications for manufacturing buildings 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 88' x 82.5', approximately 7,260 square feet and will impact an area of 0.16 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: A roofing shop that is used for material and equipment storage used for commercial and residential roofing is a permitted use in the C-3 Zone and is thereby permitted within 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 are on a lot that is 3.68 acres, complying 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 a 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, the staff has considered the applicable matters based on the proposed conditional 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 total area of disturbance, including the addition, will amount to 14,927 sq. ft. The existing area that is landscaped with deciduous trees, evergreen trees, and turf grass amount to 8,577 sq. ft., which far exceeds the minimum 1,492 square feet required. The Weber County Design Review Criteria outlined in LUC §108-1-4(3) also requires the no more than 50 percent of the landscape requirement be planted with turf grass. To meet this landscaping requirement and to reduce water consumption, the applicant will be converting landscape areas highlighted in yellow from turf grass to a mix of rockscape, bark, and landscape plantings (see Exhibit D). The landscape plan (see Exhibit E) indicates the area that will be converted from turf grass to xeriscape that amount totals 1345 square feet. Highlighted in green is an area that will be converted following completion of phase 2 of the building remodel.
- *Considerations relating to buildings and site layout.* The proposed addition will be 88' x 82.5' and will be built to the west of the existing building.
- *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 stormwater and surface water drainage, detention facilities, and site clean-up of the property.

### **Staff Recommendation**

Staff recommends approval of the design review application for the KBR Roofing Addition located at approximately 1871 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.
2. Areas within A, B, C, D, and F shall be converted to a mix of rockscape, bark, and landscape plantings (see Exhibit D).

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 KBR Roofing Addition is hereby granted based upon its compliance with the Weber County Land Use Code.

Date of Administrative Approval: 6/11/18.

  
Rick Grover  
Weber County Planning Director

## Exhibits

- A. Design Review Application
- B. Landscape plan
- C. Site plan
- D. Landscape Conversion Area
- E. Landscape plan

## Area Map

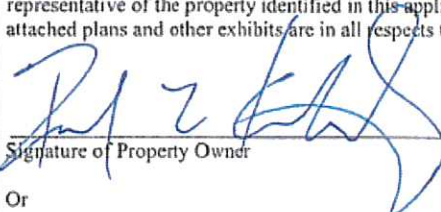


Weber County Design Review Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) Kendrick Bros Roofing, Inc.		Mailing Address of Property Owner(s) 1871 N. Rulon White Blvd. Ogden, UT 84404	
Phone 801.731.2000	Fax 801.731.2020	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address brad@kbrroofing.com			
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) Brad Kendrick		Mailing Address of Authorized Person 1871 N. Rulon White Blvd. Ogden, UT 84404	
Phone 801.430.6363	Fax 801.731.2020	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address brad@kbrroofing.com / <i>Add Both contacts</i> <i>cori@kbrroofing.com</i>			
<b>Property Information</b>			
Project Name KBR Building Addition		Current Zoning M1	
Approximate Address 1871 N. Rulon White Blvd. Ogden, UT 84404		Land Serial Number(s) Lot #42 <i>190650010</i> Weber Industrial Park Plat "B"	
Proposed Use Storage for roofing equipment			
Project Narrative <p>KBR <del>pro</del> proposes to construct a new Addition to our existing building to help store &amp; protect our Equipment &amp; machinery. The building will match the existing slope of west roof line and run west matching the North &amp; South dimensions of Existing structure. KBR plans to construct the Building with concrete floor 4' <del>and</del> concrete walls metal (Architectural Style) Panels from concrete wall to Eave with a Metal Roof &amp; skylights for interior light. This Addition will enable us to store Sensitive Equipment &amp; Machinery,</p>			



## Signature of Property Owner or Authorized Representative

I (We), Brad L. Kendrick, depose and say that I (we) am (are) the owner(s) or authorized representative of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

  
Signature of Property Owner

Or

Signature of Authorized Representative

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any State or local law regulating construction or the performance of construction and I make this statement under penalty of perjury.



*Julie Hotchkiss*  
*Kleber County*  
*Commission Expires Nov 9, 2019*



## KBR ROOFING

A-26X18 → 468

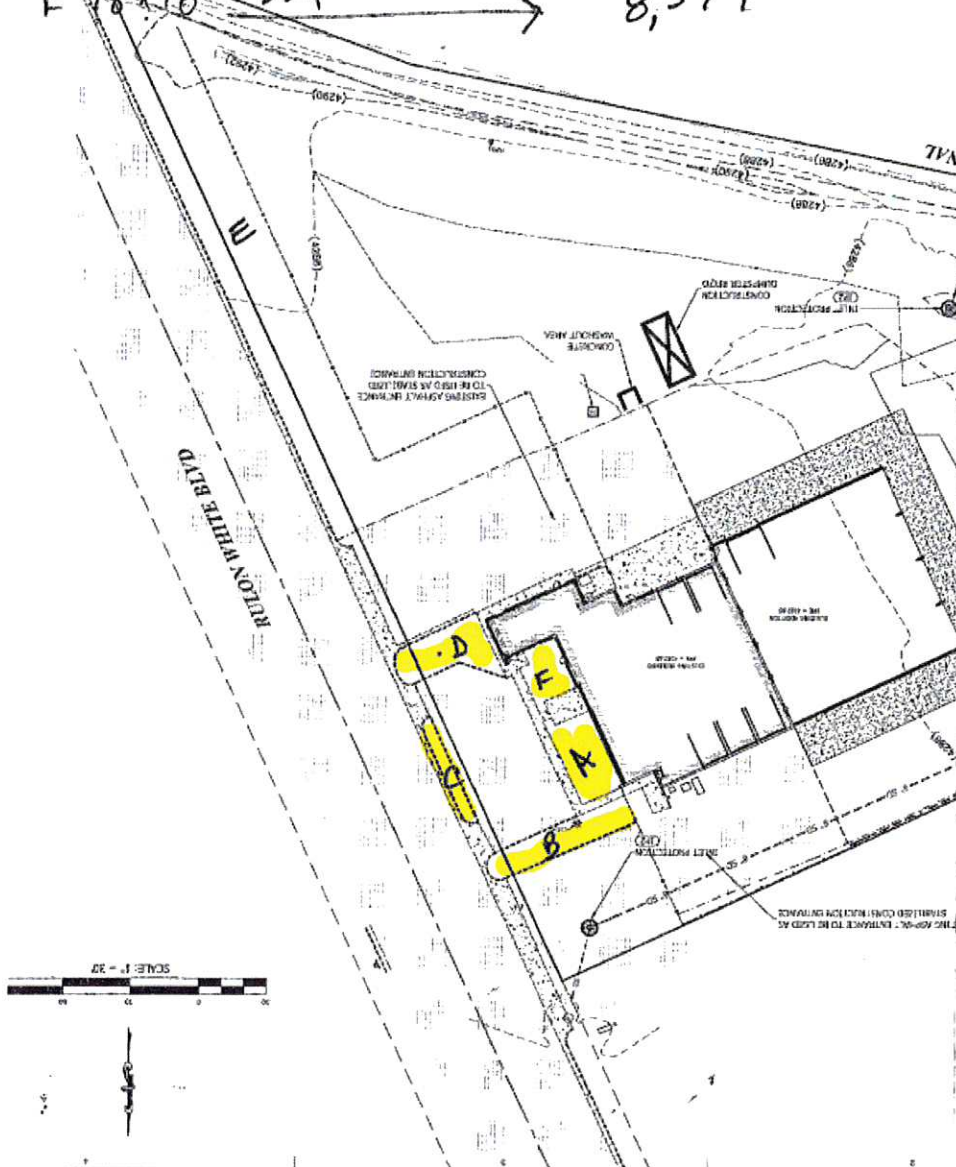
B 10X55 → 550

C 39X5 → 195

D 15X40 → 600

E 28X230 → 6440

F 18X18 → 324

TOTAL TURF  
8,577

BRAD KENORICK 801-430-6363



