



Design Review Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a design review for a 2,442 square feet addition to the existing facility, to house support equipment associated with the manufacturing in the main facility, located at 1425 W 2675 N, Ogden, UT.

Type of Decision: Administrative

Applicant: Berteau Corp, Owner

Authorized Agent: Steve Peterson

File Number: DR 2018-06

Property Information

Approximate Address: 1425 W 2675 N, Ogden, UT, 84401

Project Area: 2,442 sq. ft, on a 19.14 acre parcel

Zoning: Manufacturing (M-1)

Existing Land Use: Commercial Development

Proposed Land Use: Commercial Development

Parcel ID: 19-059-0001

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

Adjacent Land Use

North:	2675 N St.	South:	2550 N/Eccles St
East:	Union Pacific Rail Road	West:	1500 W

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us

Report Reviewer: RG

Applicable Ordinances

- Title 104, Chapter 22 Manufacturing Zone (M-1)
- Title 108, Chapter 1 Design Review, Application and Review
- Title 108, Chapter 7 Supplementary and Qualifying Regulations

Summary and Background

The applicant is requesting final approval of de minimus changes to a manufacturing site located at 1425 W 2675 N, Ogden, UT. Proposed changes, that require a design review, include installation of a 2,442 square foot storage shed to house support equipment associated to the existing manufacturing processes located in the main facility. 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 following is staff's evaluation of the request.

Analysis

General Plan: The proposed use conforms to the Western Weber General Plan by encouraging commercial development within established commercial areas and enforcing the adopted "quality development standards" to ensure compatibility with surrounding development.

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 amendment application, such as the signage, landscaping and site layout. As part of this review, consideration has taken into account the applicable matters based on the proposed amendment and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to buildings and site layout.* The proposal includes the addition of a 2,442 square foot storage room to house equipment necessary for the continued manufacturing use that takes place inside of the main building. As the addition has a total footprint of less than 10,000 square feet, and impacts an area of less than one acre, this application may be reviewed and approved by the planning director (LUC §108-1(a)). The proposal matches the architecture and appearance of the existing building. Landscaping is already in place, and

there is no additional requirement to make any adjustments relative to the existing landscaping found on the parcel. There will be no additional signage, and the exterior lighting for the addition will match the existing exterior lighting for the main building.

Staff Recommendation

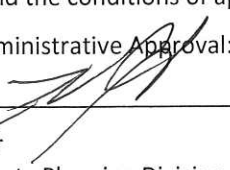
The Planning Division recommends approval of file# DR2018-06, design review amendment for the Parker-Hannifin addition. This recommendation for approval is based on the following findings:

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

Administrative Approval

Administrative Design Review approval of the amended Parker-Hannifin addition 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: 6/20/18



Rick Grover
Weber County Planning Division Director

Exhibits

- A. Design Review Application
- B. Building Site Plan
- C. Building Plans

Map 1

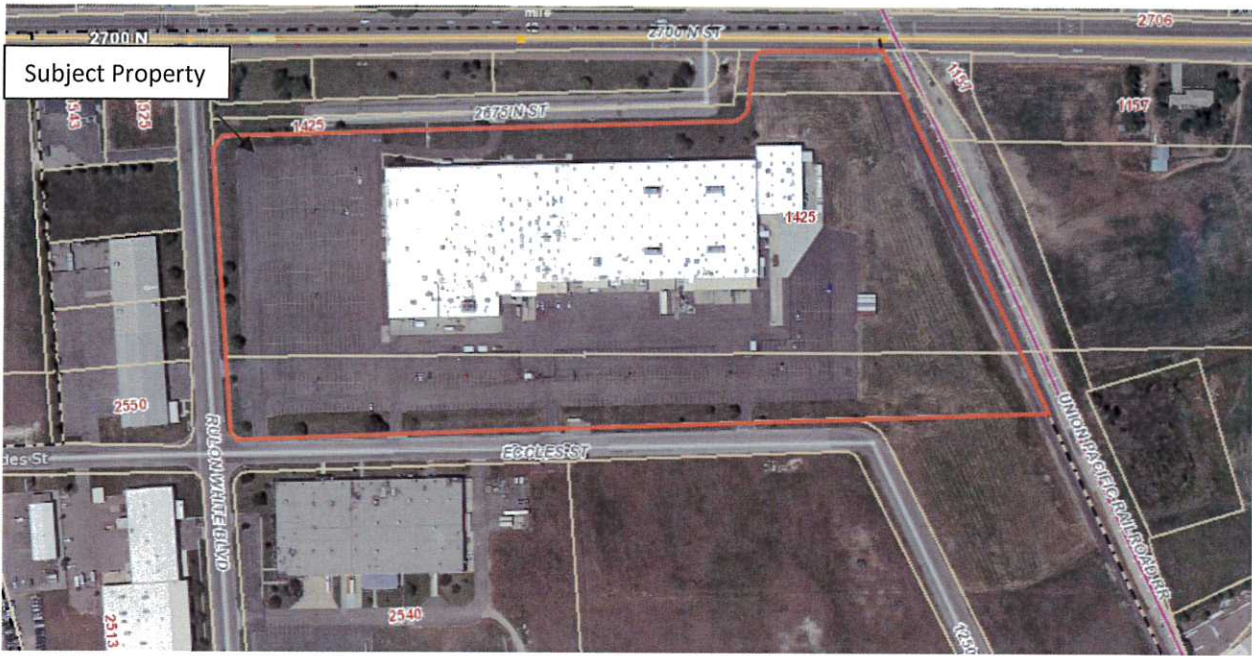


Exhibit A – Design Review Application

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)
Property Owner Contact Information P.O.C. DAVID SWEARINGER			
Name of Property Owner(s) PARKER HANNIFIN (BERTEA CORP)		Mailing Address of Property Owner(s) 1425 WEST 2675 NORTH OGDEN, UT	
Phone 801-786-3038	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address DAVID.SWEARINGER@PARKER.COM			
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) STEVE PETERSON		Mailing Address of Authorized Person 2484 WASHINGTON BLVD - STE. 510 OGDEN, UT 84401-2346	
Phone 801-399-5821	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address STEVEP@CLHAE.COM			
Property Information			
Project Name PARKER HANNIFIN ADDITION		Current Zoning M-1	Total Acreage 19.14 +
Approximate Address 1425 WEST 2675 NORTH OGDEN, UT		Land Serial Number(s) PARCEL #19-059-0001	
Proposed Use MANUFACTURING			
Project Narrative <p style="text-align: center;">A 2442 SF ADDITION FOR SUPPORT EQUIPMENT TIED TO THE MANUFACTURING PROCESS IN THE MAIN FACILITY.</p>			

Property Owner Affidavit

I (We), Paule Hansen, depose and say that I (we) am (are) the owner(s) 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]
(Property Owner)

Subscribed and sworn to me this 15th day of May, 20 18.

(Property Owner)



RITA PETERSON
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 686225
COMM. EXP. 12-28-2019

[Signature]

(Notary)

Authorized Representative Affidavit

I (We), Paule Hansen, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s) Steven Jensen, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

(Property Owner)

Dated this 15th day of May, 20 18, personally appeared before me Dave Sweninger, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature]

(Notary)



RITA PETERSON
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 686225
COMM. EXP. 12-28-2019

Exhibit B- Site Plan

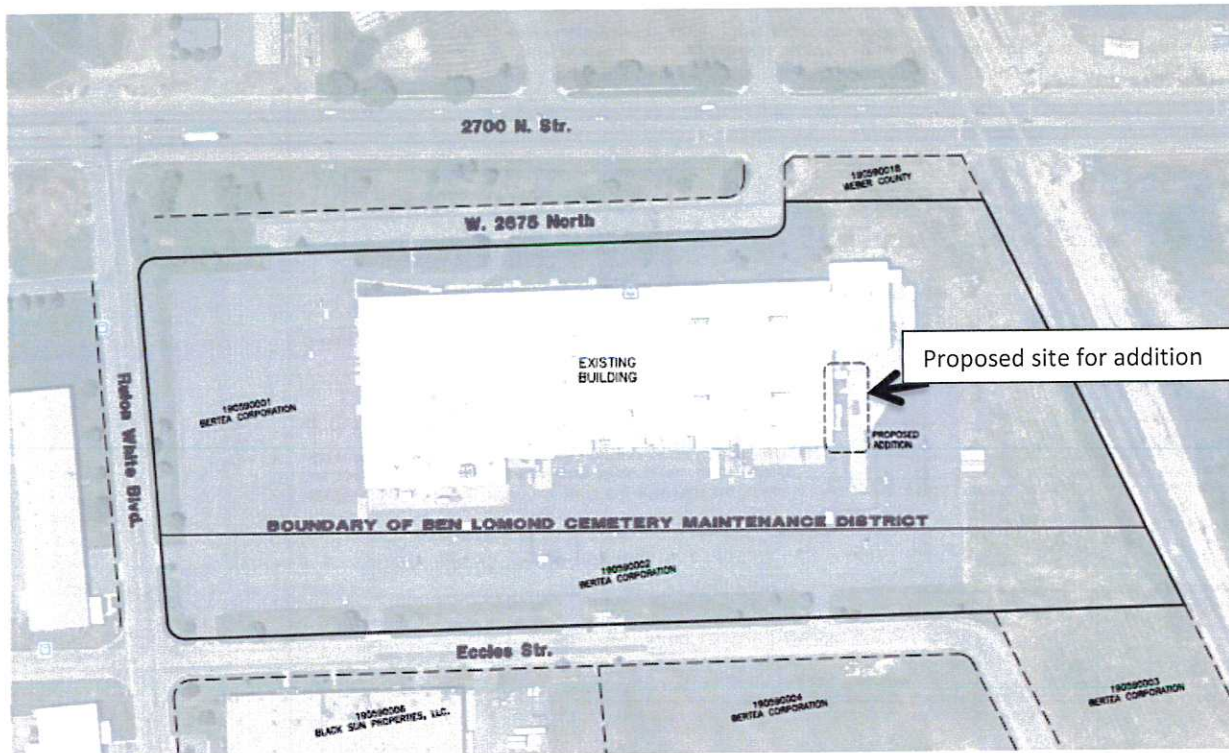
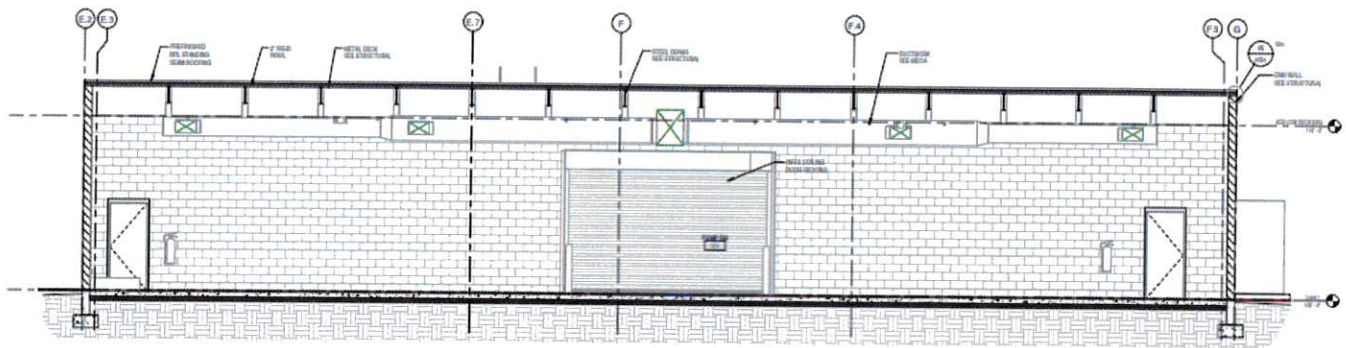
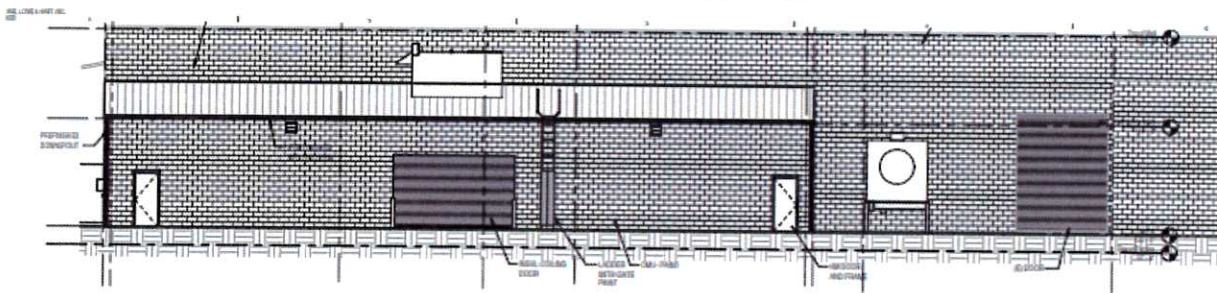


Exhibit C - Building Plans

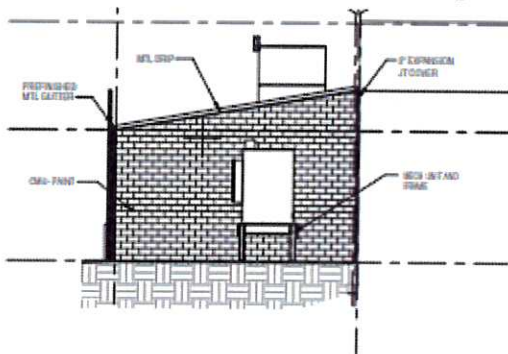


A1 BUILDING SECTION
1/4" = 1'-0"

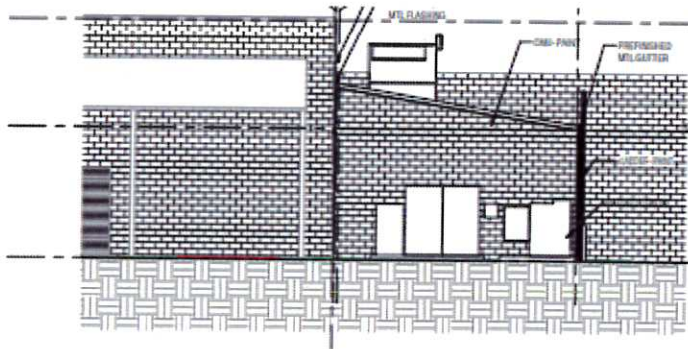
IF SHEET IS LESS THAN 24" X 36"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY.



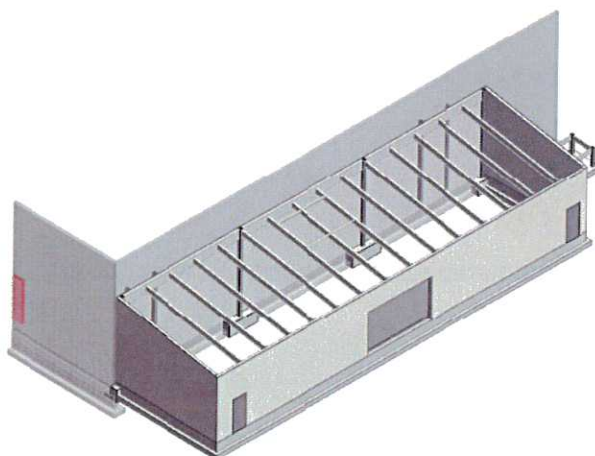
A1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



C1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



C3 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



3D REFERENCE VIEW
1/4" = 1'-0"

A
S401

