



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review amendment application for the placement of a new storage building located within the M&M Storage Facility.

Report Date: Tuesday, September 26, 2018

Applicant: Reed Mackley

Type of Decision: Administrative

File Number: DR 2017-11

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, Section 25

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
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801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 20 Commercial Zone (C-3)
- Title 104 (Zones) Chapter 22 Manufacturing Zone (M-1)
- Title 108 (Standards) Chapter 1 (Design Review)
- Title 108 (Standards) Chapter 8 (Parking)

Development History

Previous site improvements have been reviewed and approved as files DR 2017-01 on April 14 2017, DR 2016-08 on September 28, 2016, DR2015-11 on November 30, 2015, DR 2014-02 on June 10 2014 and DR 2013-05 on July 16 2013.

Background and Summary

The applicant is requesting approval for a design review amendment to construct a new building to be used for additional storage units. The structure would measure 182' X 30' and amount to 5,460 square feet. The new storage structure will be located to the south of an existing storage unit that is currently under construction.

This proposal has been reviewed against standards of the Uniform Land Use Code of Weber County (LUC) and meets the standards: Chapter 20 (Commercial Zones), Chapter 22 (Manufacturing Zone (M-1), Chapter 1 (Design Review), and Chapter 8 (Parking). Administrative approval may be given for this proposal because the new building will be under 10,000 square feet and will impact an area less than one acre in size per LUC §102-1-2.

The following section is the staff's evaluation of the request.

Analysis

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

Zoning: The site development standards for the M-1 Zone are:
“(1) Minimum lot area.

- a. None if connected to a public sewer; 20,000 square feet otherwise.
 - b. Single-family dwellings shall require five acres.
- (2) *Minimum lot width:* 100 feet.
- (3) *Minimum yard setbacks.*
- 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.
- (4) *Building height.*
- a. Minimum: one story.
 - b. Maximum: none.
 - c. Maximum: none.
- (5) *Lot coverage.* Not over 80 percent of lot area by buildings.”

The proposed location where the new storage building will be located complies with all site-development standards within the M-1 Zone.

Manufacturing Zone: Weber County Land Use Code §104-22-2 (2) states that any use listed within the (C-3) Zone is also permitted in the M-1 Zone. There are currently no provisions for this privately owned facility, however, the County has allowed this storage facility to operate under grandfathered rights clause.

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 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, the staff has considered the applicable matters based on the proposed permitted 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.* Parking for the lessees is available to the north of the structure and will be composed of 3600 square feet of concrete.
- *Considerations relating to landscaping.* Upon review of the latest site plan amendment that was submitted for the purpose of building a new storage building. It was found that the applicant needed to make an alteration to meet the requirement of having no more than half of the landscaped area being turfgrass. The amended site plan can be seen in Exhibit B. The new building will increase the total developed area to 43,903 sq. ft. The applicant has proposed to increase the amount of landscaped area by increasing the amount of gravel scrape by 5460 sq ft. bringing the total percentage, in relation to the total developed area, to 22% which exceeds the minimum requirement of 10% landscaping. There is no need for additional area to be designated as landscaping.
- *Considerations relating to buildings and site layout.* This new storage building will be located 550 feet from the front property line and 10 feet from the south property line. The setbacks for the structures on this site are as follows:
 - *Front: 50'*
 - *Side: 0*
 - *Rear: 0*
 - *Building maximum height: None*
- *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 stormwater and surface water drainage, detention facilities, and for utilities to and through the property.” Weber County Engineering has made recommendations in the form of a review to ensure that this standard is met.

Review Agencies: Weber County Engineering Division has requested that Mr. Reed Mackley obtain a letter from his engineer stating that all stormwater runoff will be managed on-site and that the existing detention pond has the capacity for the entire site. Weber County Fire District has approved this project and has stated with existing hydrant, nothing further is required. The Weber County Building Official has approved this proposal conditioned upon the owner submitting a formal building permit application following design review approval.

Staff Recommendation

Staff recommends approval of this design review amendment application for the placement of a new storage building located within the M&M Storage Facility. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to starting construction, a land use and building permit must be issued.
2. The applicant must provide a letter from a licensed engineer stating that all stormwater runoff will be managed on-site and that the existing detention pond has the capacity for the entire site.

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 Guard Station is hereby granted based upon its compliance with the Weber County Land Use Code.

Date of Administrative Approval: 10/1/18



Rick Grover
Weber County Planning Director

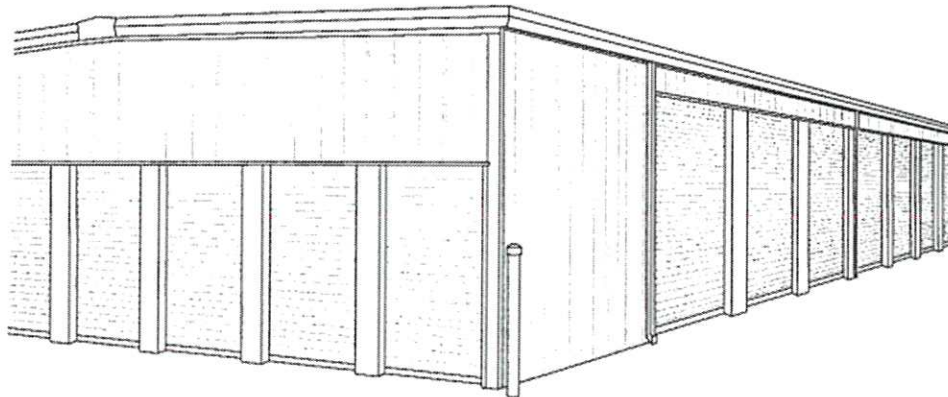
Exhibits

- A. Landscape plan
- B. Building plan

Area Map



Peak Steel Buildings Mini-Storage Installation Guide

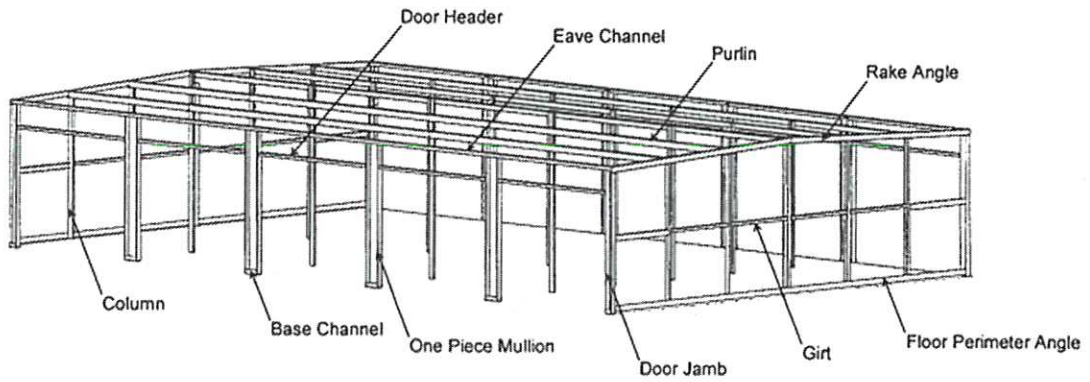


Peak Steel Buildings
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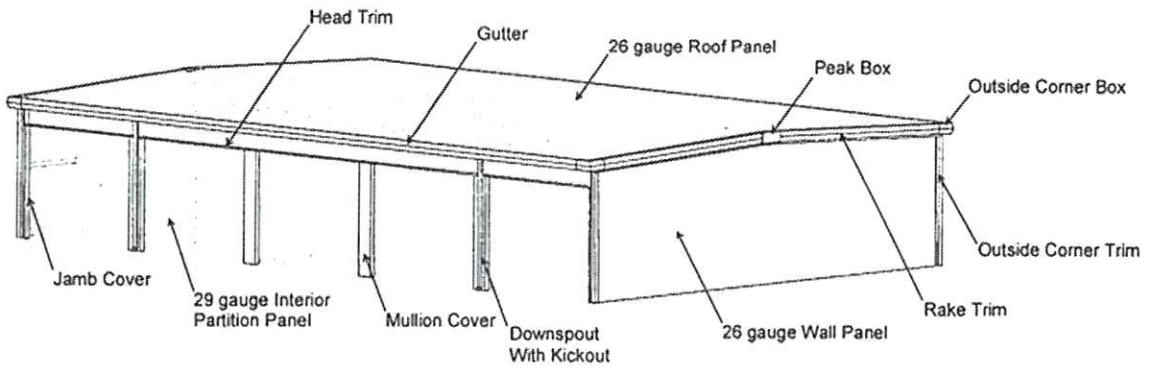
December 2010

BUILDING OVERVIEW

Framing



Panels and Trim



December 2010