



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 28,478 square feet renovation to an existing agricultural facility, to accommodate a new agriculture operation, located at 791 N 9300 W, Ogden, UT.

Type of Decision: Administrative

Applicant: Adam Starkie, Owner

Authorized Agent: Marcus Fairless

File Number: DR 2019-13

Property Information

Approximate Address: 791 N 9300 W, Ogden, UT, 84404

Project Area: 28,478 sq. ft, on a 46.81 acre parcel

Zoning: Manufacturing (M-3)

Existing Land Use: Commercial Development

Proposed Land Use: Agriculture Development

Parcel ID: 10-038-0014

Township, Range, Section: Township 6 North, Range 3 West, Section 17 SE

Adjacent Land Use

North: Agricultural	South: 900 South St
East: 9350 West St	West: Vacant/Wetlands

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 104, Chapter 25 Manufacturing Zone (M-3)
- 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 renovation changes to a portion of an existing manufacturing site located at 791 N 9300 W, Ogden, UT. Proposed changes, that require a design review, include renovation of a 5,390 square foot area used for agriculture purposes, along with a finished drive/entry, which includes parking, that is 444' x 52'. 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 renovation of an existing 5,390 square foot space to house an indoor agriculture operation. As the renovation 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 shall consist of xeriscape products (1" screened rock), given the extreme soil conditions located on the site that make it difficult to maintain live plants and/or grass/turf.

Staff Recommendation

The Planning Division recommends approval of file# DR2019-13, design review for the Harvest Agriculture and Processing renovation. This recommendation is subject to all review agency requirements and the following conditions:

1. All fencing must not exceed six feet in height.
2. All signage must comply with LUC 110-1-7 Sign/Zone regulations for the M-3 zone.
3. Landscaping shall consist of xeriscape elements (1" screened rock).

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 Harvest Agriculture and Processing renovation 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: 9/25/19


Rick Grover
Weber County Planning Division Director

Exhibits

- A. Design Review Application
- B. Building Site Plan
- C. Renovation 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 08.19.19	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Adam Starkie		Mailing Address of Property Owner(s)	
Phone 408.440.5808	Fax		
Email Address astarkie@harvestinc.com		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) Marcus Fairless		Mailing Address of Authorized Person 1648 Southwest Blvd. Tulsa, Oklahoma 74197	
Phone 918.392.4958	Fax		
Email Address marcus@s45architects.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Harvest - Ogden Utah		Current Zoning M3	Total Acreage 15.0
Approximate Address 791 North 9300 West Ogden Utah 84404		Land Serial Number(s) SouthEast Corner Section 17, Township 6 North, Range 3 West	
Proposed Use Agriculture and Processing			
Project Narrative Project Scope : Interior remodel with new updated parking, landscaping, and new access drive.			

Property Owner Affidavit

I (We) HARVEST OF UTAH 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.

Adam Stanton
(Property Owner)

HARVEST OF UTAH
(Property Owner)



Subscribed and sworn to me this 21st day of August, 2019.

Michael Blake Cottley
(Notary)

Authorized Representative Affidavit

I (We) HARVEST OF UTAH, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s) STUDIO 45 ARCHITECTS 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.

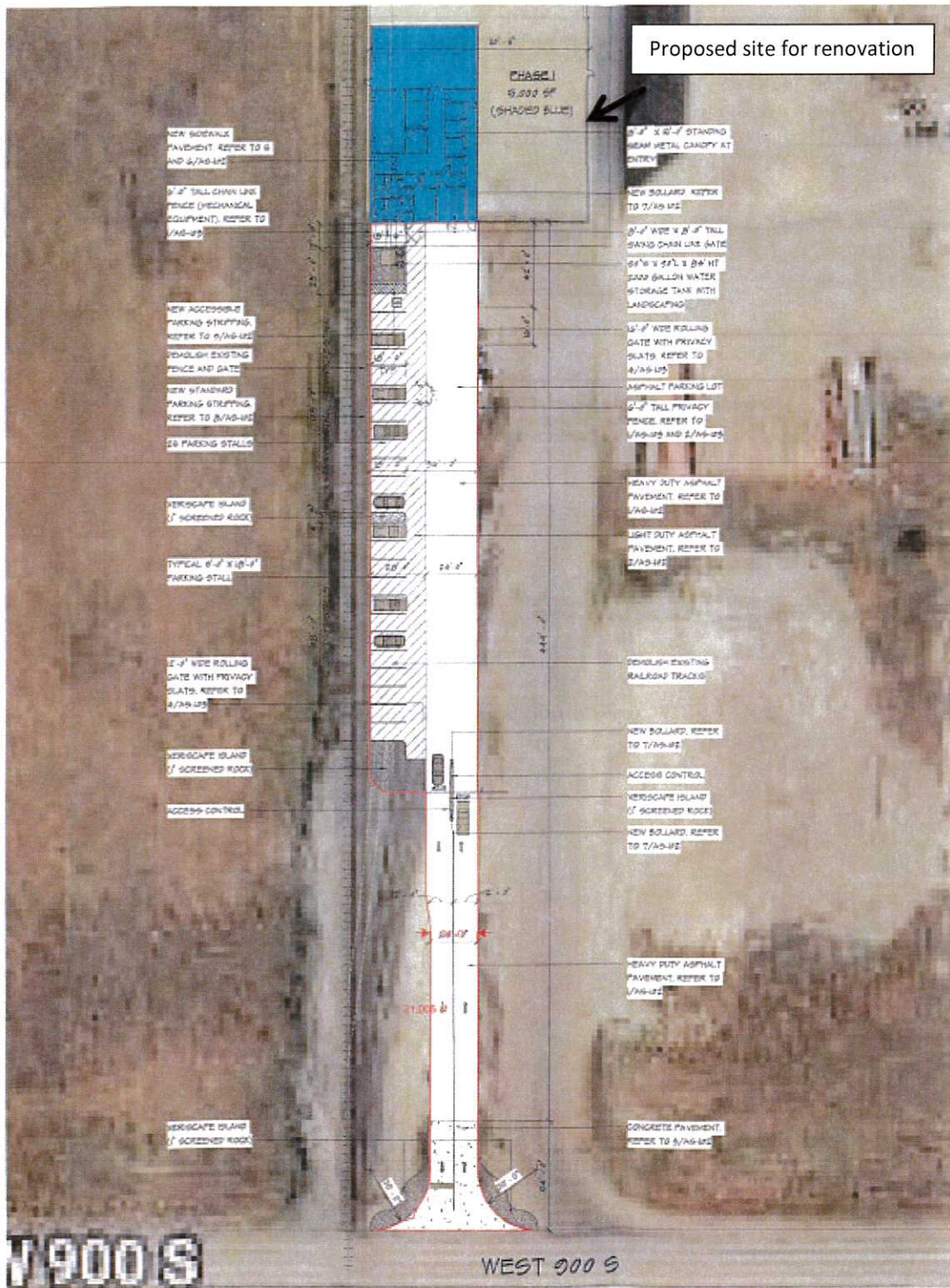
Adam Stanton
(Property Owner)

HARVEST OF UTAH
(Property Owner)

Dated this 21st day of August, 2019, personally appeared before me Michael Blake Cottley the sign(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

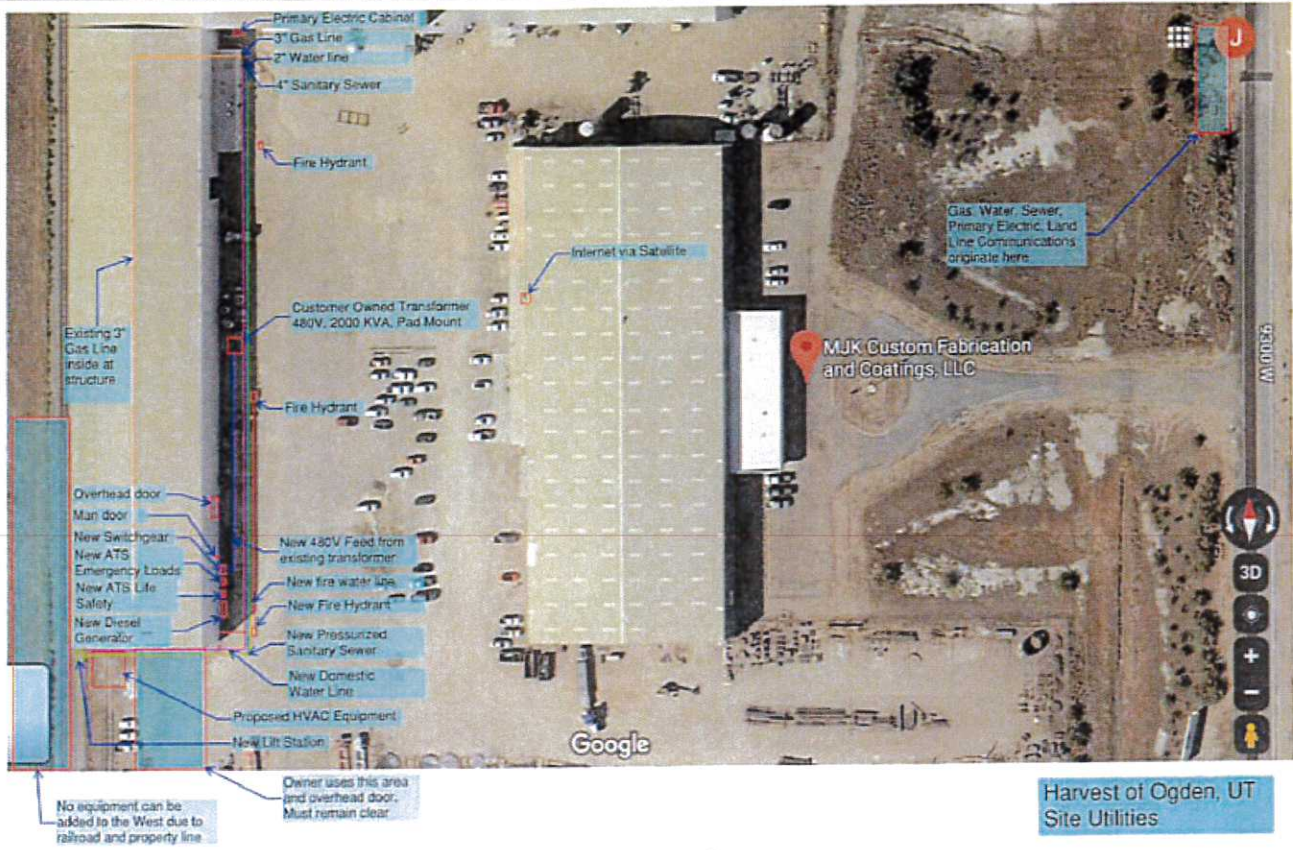


(Notary)



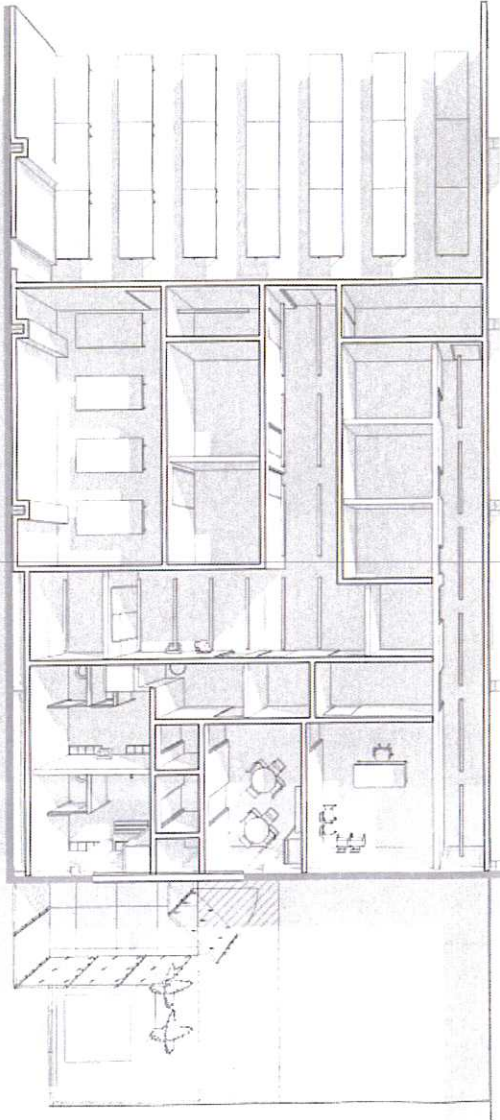
1 SITE PLAN
1/32" = 1'-0"

Exhibit C - Renovation Pla



2 SITE UTILITY PLAN
 1/16" = 1'-0"

Harvest of Ogden, UT
 Site Utilities



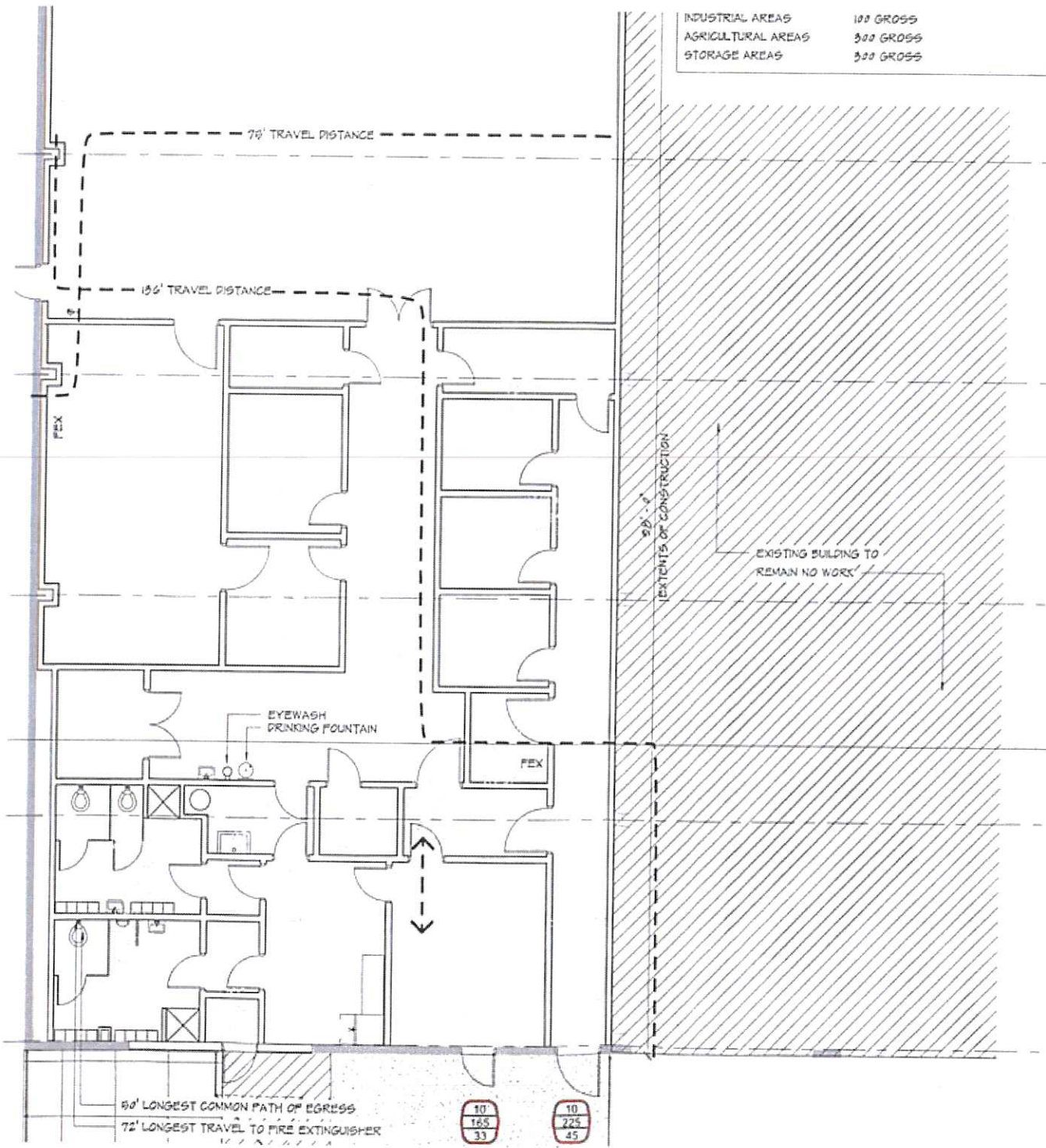
INDEX OF DRAWINGS

- GENERAL
 - G-000 COVER
 - G-002 LIFE SAFETY PLAN
- ARCHITECTURAL SITE
 - AS-100 ALTA SURVEY
 - AS-101 SITE PLAN
 - AS-102 ARCHITECTURAL UTILITY PLANS
 - AS-103 GATE AND FENCE DETAILS
- ARCHITECTURAL
 - A-101 FLOOR PLAN - PHASE 1
 - A-111 FIRST FLOOR REFLECTED CEILING PLAN
 - A-201 EXTERIOR ELEVATIONS
 - A-202 EXTERIOR ELEVATIONS
 - A-231 AXONOMETRIC DRAWING
 - A-301 BUILDING SECTIONS



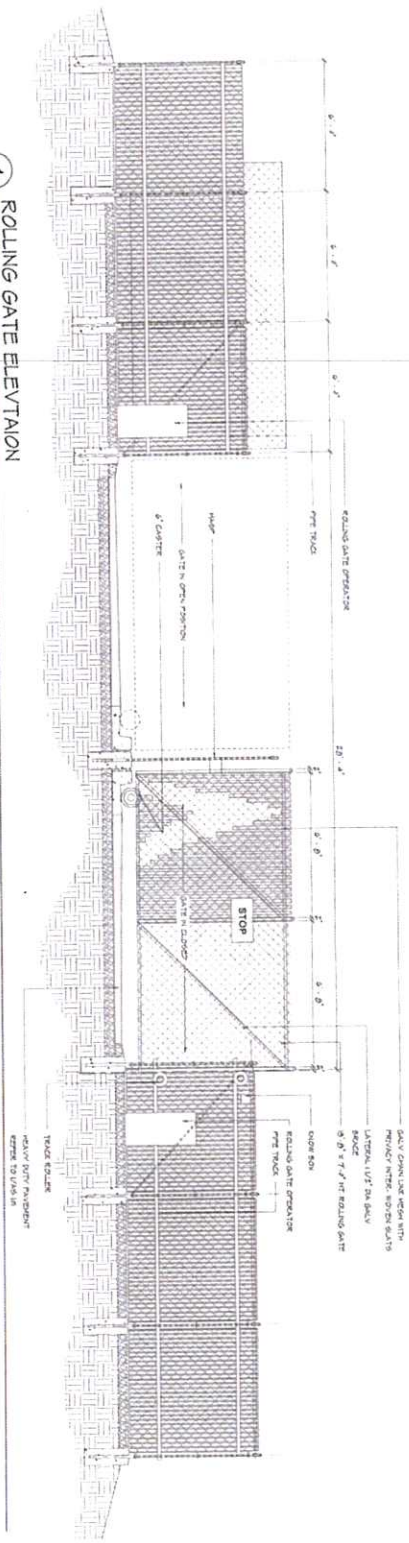
HARVEST OGDEN

INDUSTRIAL AREAS	100 GROSS
AGRICULTURAL AREAS	300 GROSS
STORAGE AREAS	300 GROSS

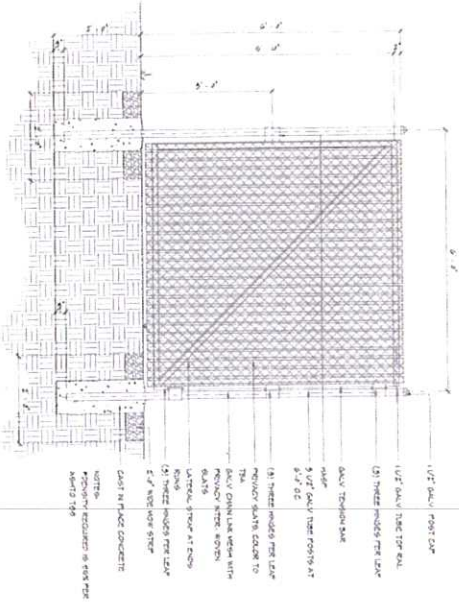


LIFE SAFETY PLAN

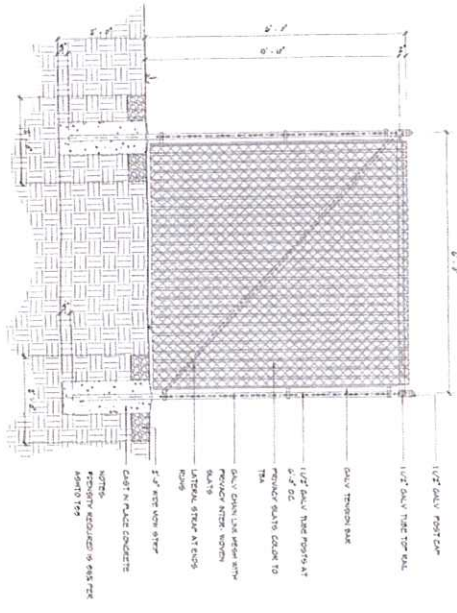




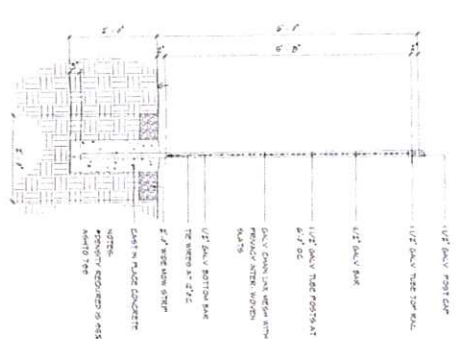
4 ROLLING GATE ELEVATION
9/4" x 1/8"



3 CHAIN LINK GATE ELEVATION
9/4" x 1/8"



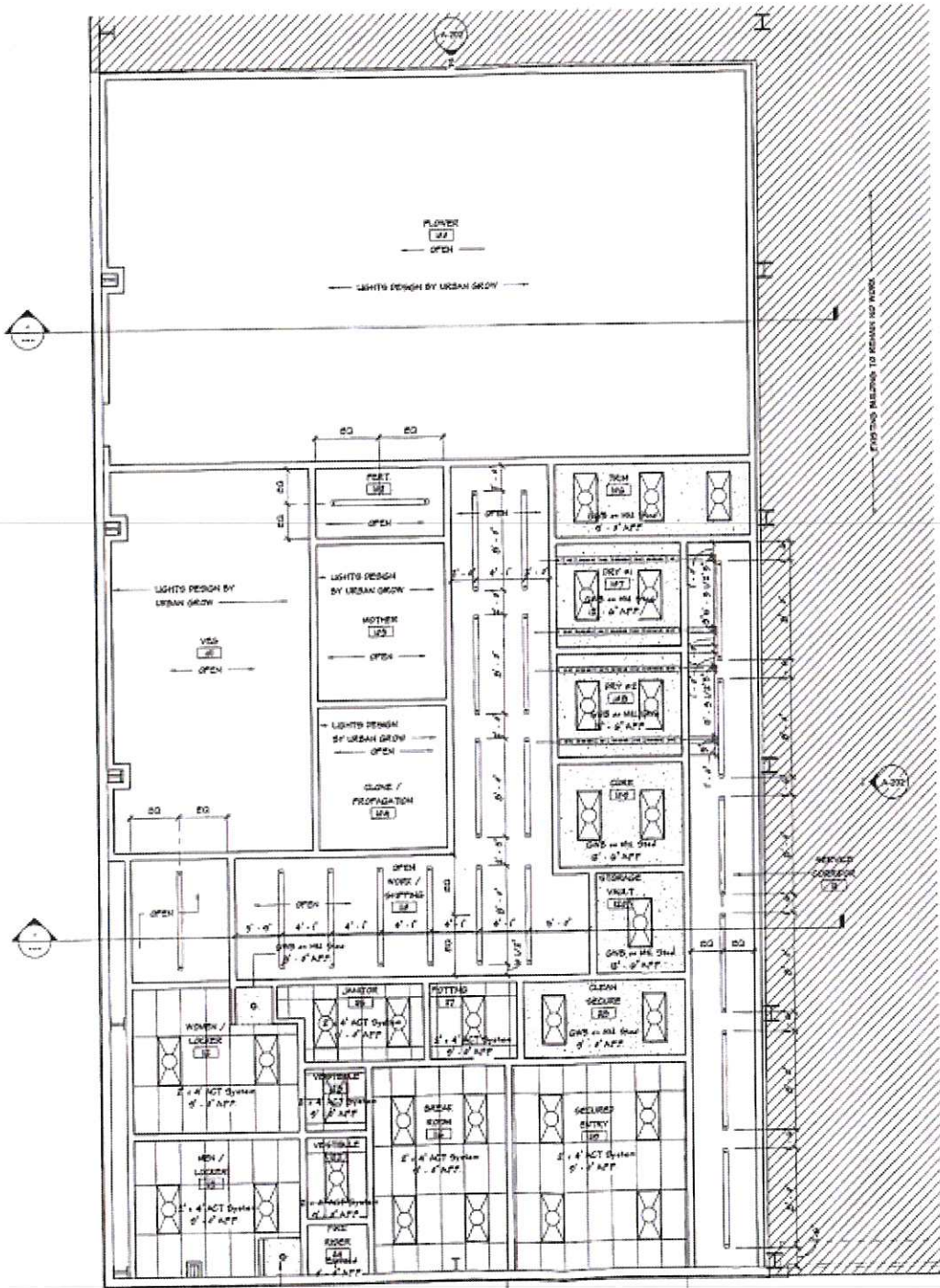
2 CHAIN LINK ELEVATION PROFILE
9/4" x 1/8"



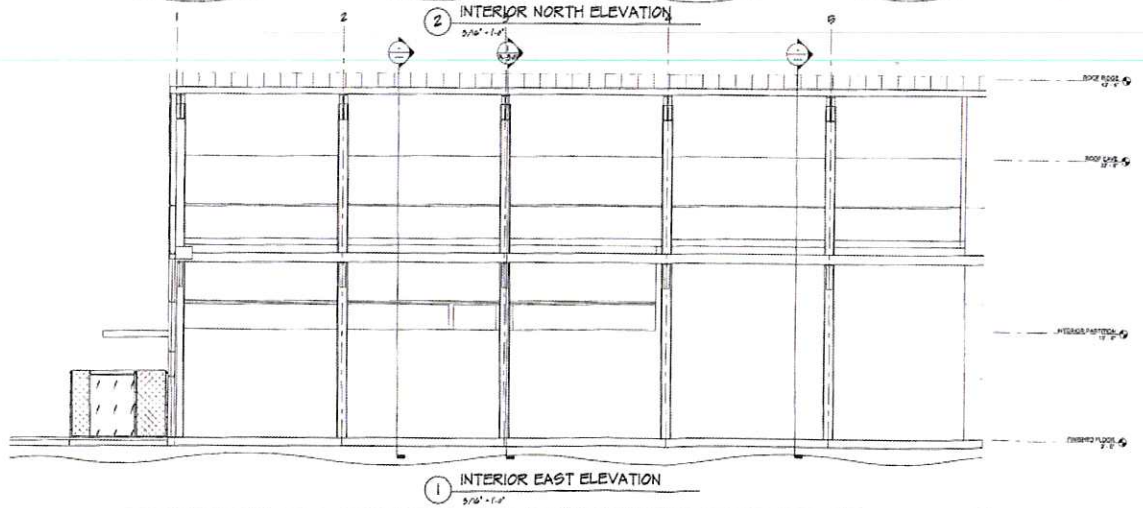
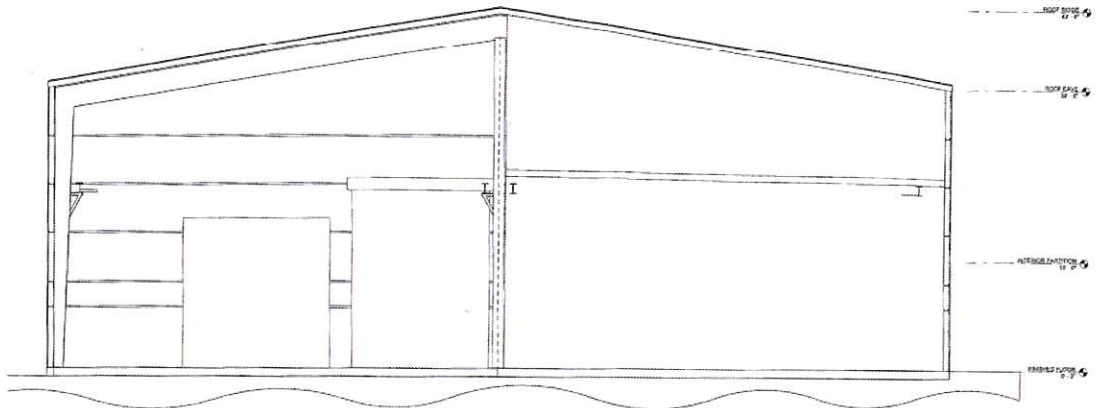
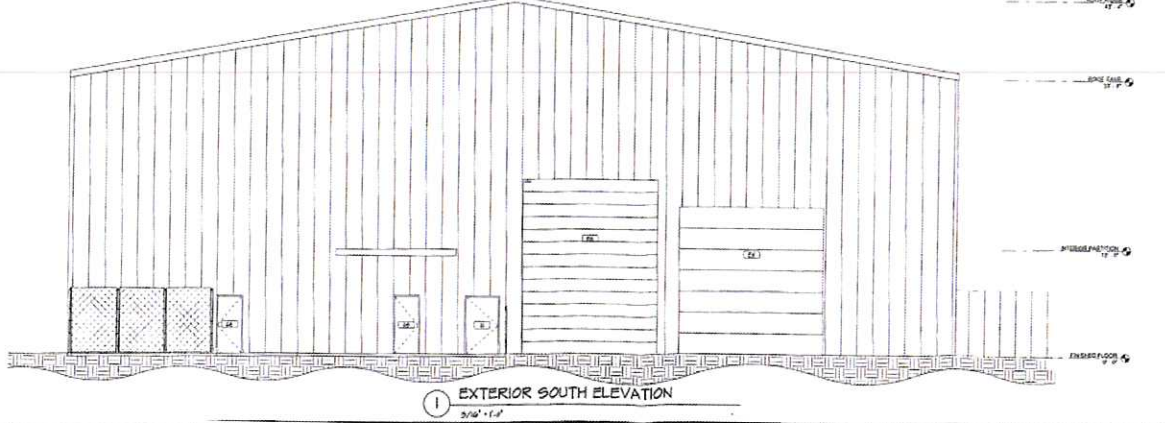
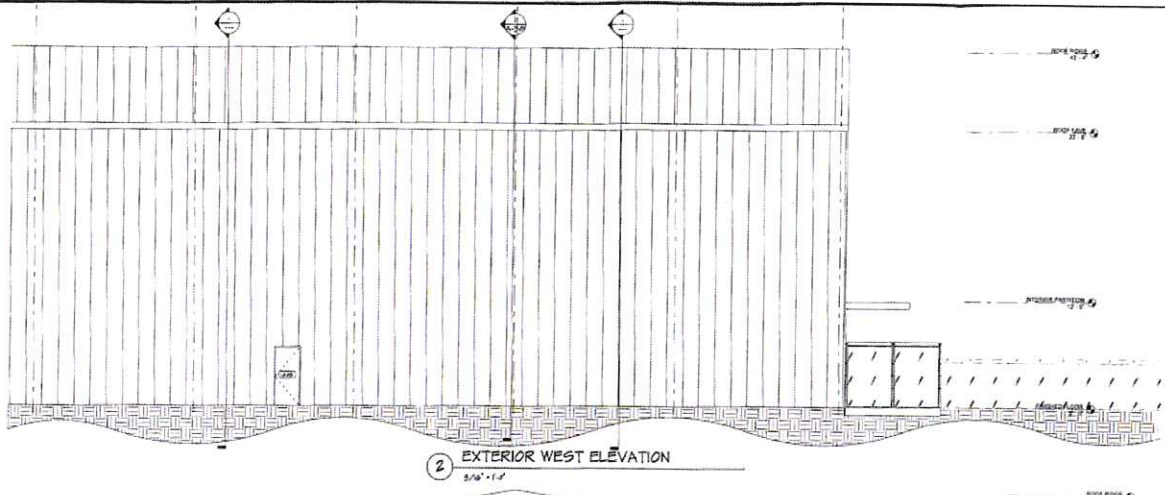
1 CHAIN LINK SECTION
9/4" x 1/8"

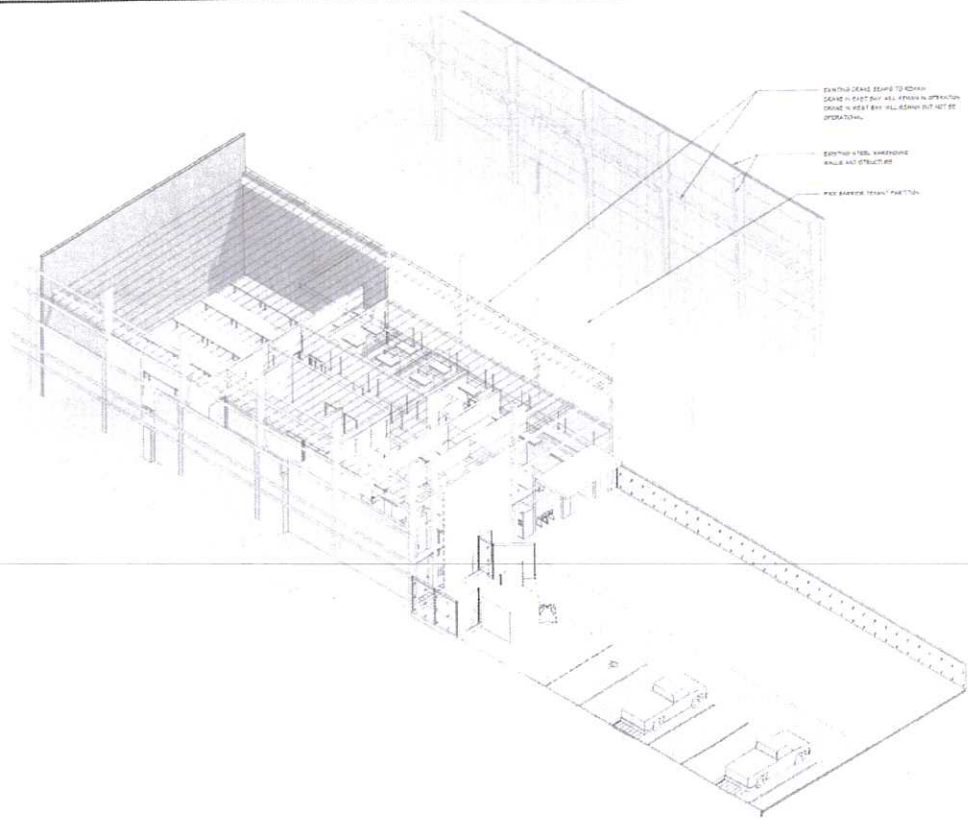
HARVEST OGDEN
701 NORTH 9300 WEST
OGDEN, UT 84404
SCHEMATIC DESIGN

DATE AND PROJECT DETAILS
AS-103

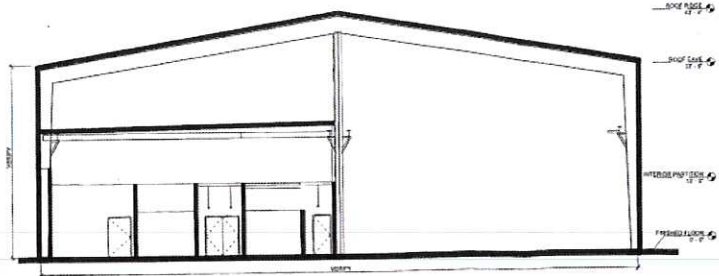


REFLECTED CEILING PLAN
 5/16' x 1'-0"





① SOUTHWEST AXONOMETRIC



① BUILDING SECTION LOOKING NORTH
1/8" = 1'-0"