



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval to combine three platted subdivision lots into one 12.86-acre Manufacturing lot.

Agenda Date: Wednesday, August 28, 2019

Applicant: Shane Sanders, Authorized Representative

File Number: LVW 080219

Property Information

Approximate Address: 1280 W 2150 North

Project Area: 12.86 Acres

Zoning: Manufacturing (M-1)

Existing Land Use: Vacant

Proposed Land Use: Manufacturing

Parcel ID: 19-064-0011, 19-064-0012, 19-064-0013

Township, Range, Section: T7N, R3W, Section 36

Adjacent Land Use

| | | | |
|---------------|---------------|---------------|---------------|
| North: | Manufacturing | South: | Manufacturing |
| East: | Manufacturing | West: | Manufacturing |

Staff Information

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

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 22 (Manufacturing (M-1))
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a 12.86-acre residential lot. This amendment will combine lots 31, 32, and 33 of Weber Industrial Park Subdivision, recorded on January 11, 1977. Access to the property is from 2150 North Street, a public right-of-way. This lot combination will not affect public utility easements.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-7. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by providing areas zoned for light industrial uses that will increase the Weber County tax base (see page 1-5 of the West Central Weber County General Plan).

Zoning: The property is located in the M-1 Zone. The purpose of this zone is stated in the LUC §104-22-1.

"The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.."

Site Development Standards: The Weber County Zoning Ordinance requires that this subdivided lot conform to site developments standards of the M-1 zone. This proposal exceeds the minimum standards with regard to lot area and width.

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Bona Vista Water Improvement District has provided letters for each lot stating that it will serve the culinary needs for this manufacturing property.

Irrigation Water: The Bona Vista Water Improvement District includes the availability of water for irrigation purposes with the condition that no more than 15% (1.9-acres) of the property is landscaped.

Sewer Services: Central Weber Sewer Improvement District will provide sanitary services to the property.

Review Agencies: The Weber County Fire District and Weber County Engineering have approved this proposal. Weber County Planning and Surveying have submitted comments that will be addressed by a revised subdivision plat.

Public Notice: Notice by mail of this subdivision amendment to all property owners of record within 500 is complete.

Staff Recommendation

Staff recommends final plat approval of Weber Industrial Park Plat B 2nd Amendment. A proposal to combine three platted subdivision lots into one 12.86-acre Manufacturing lot. This recommendation is based on the following conditions:

1. A design review must be completed following approval of the subdivision amendment.
2. All County review agency comments must be addressed.

The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Weber Industrial Park Plat B 2nd Amendment, consisting of one lot, 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: 8/28/19


Rick Grover

Weber County Planning Director

Exhibits

- A. Weber Industrial Park Plat B 2nd Amendmened plat
- B. Current Recorders Plat
- C. Bona Vista Water Improvement District

Area Map



A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 7
NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

WEBER INDUSTRIAL PARK - PLAT "B" - 2ND AMENDMENT

[illegible][illegible]

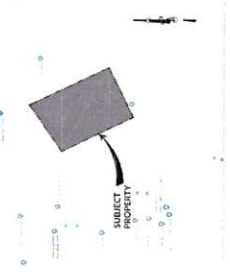
1. The first step is to identify the problem. This involves understanding the current situation and the goals that need to be achieved. It is important to gather all relevant information and to define the scope of the problem.

本邦の政治は、明治維新の時に、
 西洋の政治を模倣して、
 立憲政治を樹立した。

WEBER INDUSTRIAL PARK - PLAT "B"-2ND AMENDMENT
A SUBDIVISION, LOCATED IN THE EAST HALF OF
SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT
LAKE BASIN AND MERIDIAN, WEBER COUNTY, UTAH

WEBER COUNTY COMMISSION ACCEPTANCE

...the ... of ...

[illegible]

1 HAVE RECORDED THE PHYSICAL CHARACTER AND OTHER CO-ORDINATE DATA OF THE 1971-72, 1972-73, 1973-74, 1974-75, 1975-76, 1976-77, 1977-78, 1978-79, 1979-80, 1980-81, 1981-82, 1982-83, 1983-84, 1984-85, 1985-86, 1986-87, 1987-88, 1988-89, 1989-90, 1990-91, 1991-92, 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-00, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, 2024-25, 2025-26, 2026-27, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33, 2033-34, 2034-35, 2035-36, 2036-37, 2037-38, 2038-39, 2039-40, 2040-41, 2041-42, 2042-43, 2043-44, 2044-45, 2045-46, 2046-47, 2047-48, 2048-49, 2049-50, 2050-51, 2051-52, 2052-53, 2053-54, 2054-55, 2055-56, 2056-57, 2057-58, 2058-59, 2059-60, 2060-61, 2061-62, 2062-63, 2063-64, 2064-65, 2065-66, 2066-67, 2067-68, 2068-69, 2069-70, 2070-71, 2071-72, 2072-73, 2073-74, 2074-75, 2075-76, 2076-77, 2077-78, 2078-79, 2079-80, 2080-81, 2081-82, 2082-83, 2083-84, 2084-85, 2085-86, 2086-87, 2087-88, 2088-89, 2089-90, 2090-91, 2091-92, 2092-93, 2093-94, 2094-95, 2095-96, 2096-97, 2097-98, 2098-99, 2099-00, 2100-01, 2101-02, 2102-03, 2103-04, 2104-05, 2105-06, 2106-07, 2107-08, 2108-09, 2109-10, 2110-11, 2111-12, 2112-13, 2113-14, 2114-15, 2115-16, 2116-17, 2117-18, 2118-19, 2119-20, 2120-21, 2121-22, 2122-23, 2123-24, 2124-25, 2125-26, 2126-27, 2127-28, 2128-29, 2129-30, 2130-31, 2131-32, 2132-33, 2133-34, 2134-35, 2135-36, 2136-37, 2137-38, 2138-39, 2139-40, 2140-41, 2141-42, 2142-43, 2143-44, 2144-45, 2145-46, 2146-47, 2147-48, 2148-49, 2149-50, 2150-51, 2151-52, 2152-53, 2153-54, 2154-55, 2155-56, 2156-57, 2157-58, 2158-59, 2159-60, 2160-61, 2161-62, 2162-63, 2163-64, 2164-65, 2165-66, 2166-67, 2167-68, 2168-69, 2169-70, 2170-71, 2171-72, 2172-73, 2173-74, 2174-75, 2175-76, 2176-77, 2177-78, 2178-79, 2179-80, 2180-81, 2181-82, 2182-83, 2183-84, 2184-85, 2185-86, 2186-87, 2187-88, 2188-89, 2189-90, 2190-91, 2191-92, 2192-93, 2193-94, 2194-95, 2195-96, 2196-97, 2197-98, 2198-99, 2199-00, 2200-01, 2201-02, 2202-03, 2203-04, 2204-05, 2205-06, 2206-07, 2207-08, 2208-09, 2209-10, 2210-11, 2211-12, 2212-13, 2213-14, 2214-15, 2215-16, 2216-17, 2217-18, 2218-19, 2219-20, 2220-21, 2221-22, 2222-23, 2223-24, 2224-25, 2225-26, 2226-27, 2227-28, 2228-29, 2229-30, 2230-31, 2231-32, 2232-33, 2233-34, 2234-35, 2235-36, 2236-37, 2237-38, 2238-39, 2239-40, 2240-41, 2241-42, 2242-43, 2243-44, 2244-45, 2245-46, 2246-47, 2247-48, 2248-49, 2249-50, 2250-51, 2251-52, 2252-53, 2253-54, 2254-55, 2255-56, 2256-57, 2257-58, 2258-59, 2259-60, 2260-61, 2261-62, 2262-63, 2263-64, 2264-65, 2265-66, 2266-67, 2267-68, 2268-69, 2269-70, 2270-71, 2271-72, 2272-73, 2273-74, 2274-75, 2275-76, 2276-77, 2277-78, 2278-79, 2279-80, 2280-81, 2281-82, 2282-83, 2283-84, 2284-85, 2285-86, 2286-87, 2287-88, 2288-89, 2289-90, 2290-91, 2291-92, 2292-93, 2293-94, 2294-95, 2295-96, 2296-97, 2297-98, 2298-99, 2299-00, 2300-01, 2301-02, 2302-03, 2303-04, 2304-05, 2305-06, 2306-07, 2307-08, 2308-09, 2309-10, 2310-11, 2311-12, 2312-13, 2313-14, 2314-15, 2315-16, 2316-17, 2317-18, 2318-19, 2319-20, 2320-21, 2321-22, 2322-23, 2323-24, 2324-25, 2325-26, 2326-27, 2327-28, 2328-29, 2329-30, 2330-31, 2331-32, 2332-33, 2333-34, 2334-35, 2335-36, 2336-37, 2337-38, 2338-39, 2339-40, 2340-41, 2341-42, 2342-43, 2343-44, 2344-45, 2345-46, 2346-47, 2347-48, 2348-49, 2349-50, 2350-51, 2351-52, 2352-53, 2353-54, 2354-55, 2355-56, 2356-57, 2357-58, 2358-59, 2359-60, 2360-61, 2361-62, 2362-63, 2363-64, 2364-65, 2365-66, 2366-67, 2367-68, 2368-69, 2369-70, 2370-71, 2371-72, 2372-73, 2373-74, 2374-75, 2375-76, 2376-77, 2377-78, 2378-79, 2379-80, 2380-81, 2381-82, 2382-83, 2383-84, 2384-85, 2385-86, 2386-87, 2387-88, 2388-89, 2389-90, 2390-91, 2391-92, 2392-93, 2393-94, 2394-95, 2395-96, 2396-97, 2397-98, 2398-99, 2399-00, 2400-01, 2401-02, 2402-03, 2403-04, 2404-05, 2405-06, 2406-07, 2407-08, 2408-09, 2409-10, 2410-11, 2411-12, 2412-13, 2413-14, 2414-15, 2415-16, 2416-17, 2417-18, 2418-19, 2419-20, 2420-21, 2421-22, 2422-23, 2423-2

| Case | Age | Sex | Site | Pathologic | Survival |
|------|-----|-----|--------|----------------|----------|
| 1 | 65 | M | Rectum | Adenocarcinoma | 10 mo |
| 2 | 68 | M | Rectum | Adenocarcinoma | 10 mo |
| 3 | 70 | M | Rectum | Adenocarcinoma | 10 mo |
| 4 | 72 | M | Rectum | Adenocarcinoma | 10 mo |
| 5 | 75 | M | Rectum | Adenocarcinoma | 10 mo |
| 6 | 78 | M | Rectum | Adenocarcinoma | 10 mo |
| 7 | 80 | M | Rectum | Adenocarcinoma | 10 mo |
| 8 | 82 | M | Rectum | Adenocarcinoma | 10 mo |
| 9 | 85 | M | Rectum | Adenocarcinoma | 10 mo |
| 10 | 88 | M | Rectum | Adenocarcinoma | 10 mo |
| 11 | 90 | M | Rectum | Adenocarcinoma | 10 mo |
| 12 | 92 | M | Rectum | Adenocarcinoma | 10 mo |
| 13 | 95 | M | Rectum | Adenocarcinoma | 10 mo |
| 14 | 98 | M | Rectum | Adenocarcinoma | 10 mo |
| 15 | 100 | M | Rectum | Adenocarcinoma | 10 mo |

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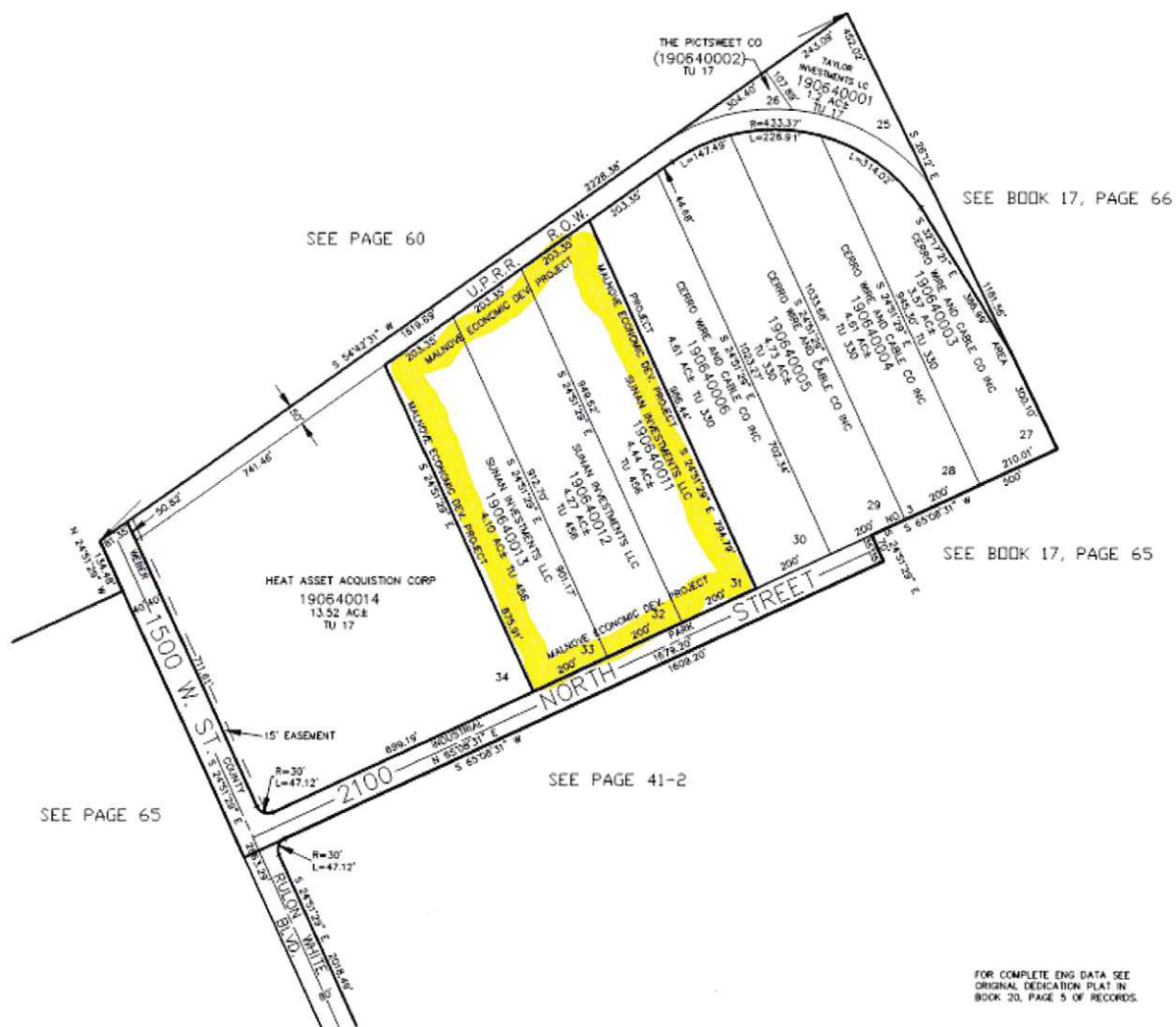
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WEBER INDUSTRIAL PARK PLAT "B"

LOTS 25 TO 34

IN WEBER COUNTY

SCALE 1" = 200'





Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

July 29, 2019

To Whom it May Concern:

RE: AVAILABILITY LETTER – Weber Industrial Park, Lots 31, 32, 33

The Bona Vista Water District does have culinary water available for the project located at approximately 2150 West 2100 North, Farr West.

This letter states that the above named project is in the boundaries of the Bona Vista Water Improvement District. The information will be evaluated with our review process when formal application is made by the Developer and fees are paid to the District.

The plan review fee for commercial is \$1,000 plus \$300 per acre. We consider this fee to be minimal and is only to cover the cost of review by the District and the District Engineer. Only the phase in consideration is guaranteed service and only for a period of one year from the date of the District approval, if not constructed.

Connection fees and fire line fees are based on line size. All water mains, service lines, fire hydrants, etc. must be constructed according to the District's specifications (available at the District office) and all requirements met before water service will be turned on.

If this development is going to have more than 15% of the property landscaped, they must have a secondary water source. Prior to the District accepting fees for the service line, the owner or developer must furnish us with their secondary water information

If you have any questions please feel free to give me a call at 801-621-0474 ext. 207.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors

Ronald Stratford, Chairman Unincorporated Area
Scott VanLeeuwen, Co-Chairman Marriott Slaterville
Z. Lee Dickemore Farr West
Michelle Tait Harrisville
Jon Beesley Plain City

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Blake Carlin, Manager
Matt Fox, Assistant Manager
Marc Doolan, Office Manager