



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review for a 59,152 square foot warehouse building located at 1300 W 2150 N, Ogden.

Type of Decision: Administrative

Applicant: Pinshon Properties

Authorized Agent: Ron Hales

File Number: DR 2019-14

Property Information

Approximate Address: 1300 W 2150 N

Project Area: 12.8 acres

Zoning: Manufacturing (M-1)

Existing Land Use: Vacant

Proposed Land Use: Warehouse

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

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

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
sburton@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 8 Parking Regulations

Summary and Background

The applicant is requesting approval of a design review application for a 59,152 square foot warehouse building located on approximately 12 acres. The building and site will be used to manufacture and store wood pallets. The site is located on lots 31 through 33 of the Weber Industrial Park Plat B. A building parcel designation (BPD 2019-04) was recently approved for the applicant to be able to build across property lines.

Analysis

General Plan: The proposed use conforms to the Western Weber General Plan by continuing the use of light manufacturing operations within the M-1 zone.

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. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion. The proposed site plan shows 17 parking stalls. The parking chapter of the land use code (108-8) indicates that two spaces are required per three employees. There are enough parking spaces for 26 employees. If the applicant plans to have more than 26 employees on site, a new parking plan will need to be submitted. The proposal is not anticipated to create any traffic congestion or safety concerns.

Considerations relating to outdoor advertising. The submitted plans do not include any outdoor advertising. If the applicant wishes to have some outdoor advertising a signage plan that conforms to the Western Weber Signage Ordinance, LUC 110-1 must be approved by the Planning Division.

Considerations relating to landscaping. The proposed site plan indicates that at least 10 percent of the site will be landscaped, as required by Title 108, Chapter 1. The applicant will be required to provide a landscaping plan that shows specific materials to ensure that drought resistant materials are used.

Considerations relating to buildings and site layout. The proposed building is 59,152 square feet in size and will have three truck ramp docks. The proposed site plan shows the building towards the center of the 12 acre parcel. The proposed building meets the following yard setbacks listed in the M-1 Zone:

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 single-family dwelling.
- c. Rear: None, except 20 feet where building rears on a residential zone and 30 feet for single-family dwellings.

The M-1 zone also states that not over 80 percent of lot area can be covered by buildings. The proposed building covers 10 percent of the current lot area.

An elevation of the proposed building is included as exhibit C. The silhouette and mass of the proposed building as well as all other characteristics of the site match the style of the other manufacturing buildings in the area.

Considerations relating to utility easements, drainage, and other engineering questions. The site plan shows the center landscaping buffer between 2150 North and the building as a 28,000 square foot detention pond. The applicant will be required to demonstrate compliance with all requirements of the engineering division prior to issuance of a building permit.

Staff Recommendation

The Planning Division recommends approval of file# DR2019-14, design review for a 59,152 square foot warehouse building located at 1300 W 2150 N, Ogden. This recommendation is subject to all review agency requirements and the following conditions:

1. If the applicant wishes to have outdoor advertising a signage plan that conforms to the Western Weber Signage Ordinance, LUC 110-1, must be approved by the Planning Division prior to issuance of a land use permit.
2. The applicant will be required to provide a landscaping plan that shows specific materials to ensure that drought resistant materials are used prior to issuance of a land use permit.

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.

Exhibits

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

Map 1



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 <i>7/16/2019</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) <i>PINSHON PROPERTIES, LLC</i>		Mailing Address of Property Owner(s) <i>3521 E 100 N EGGON IA. 83442</i>	
Phone <i>208 589 1969</i>	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>RTHEOSTED @ Hotmail . com</i>			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>RON HAVES</i>		Mailing Address of Authorized Person <i>489 N 100 E MORLAW, UTAH 84050</i>	
Phone <i>801 320 5855</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>RON.HAVES @ CENTREPOINTUT, COM</i>			

Property Information

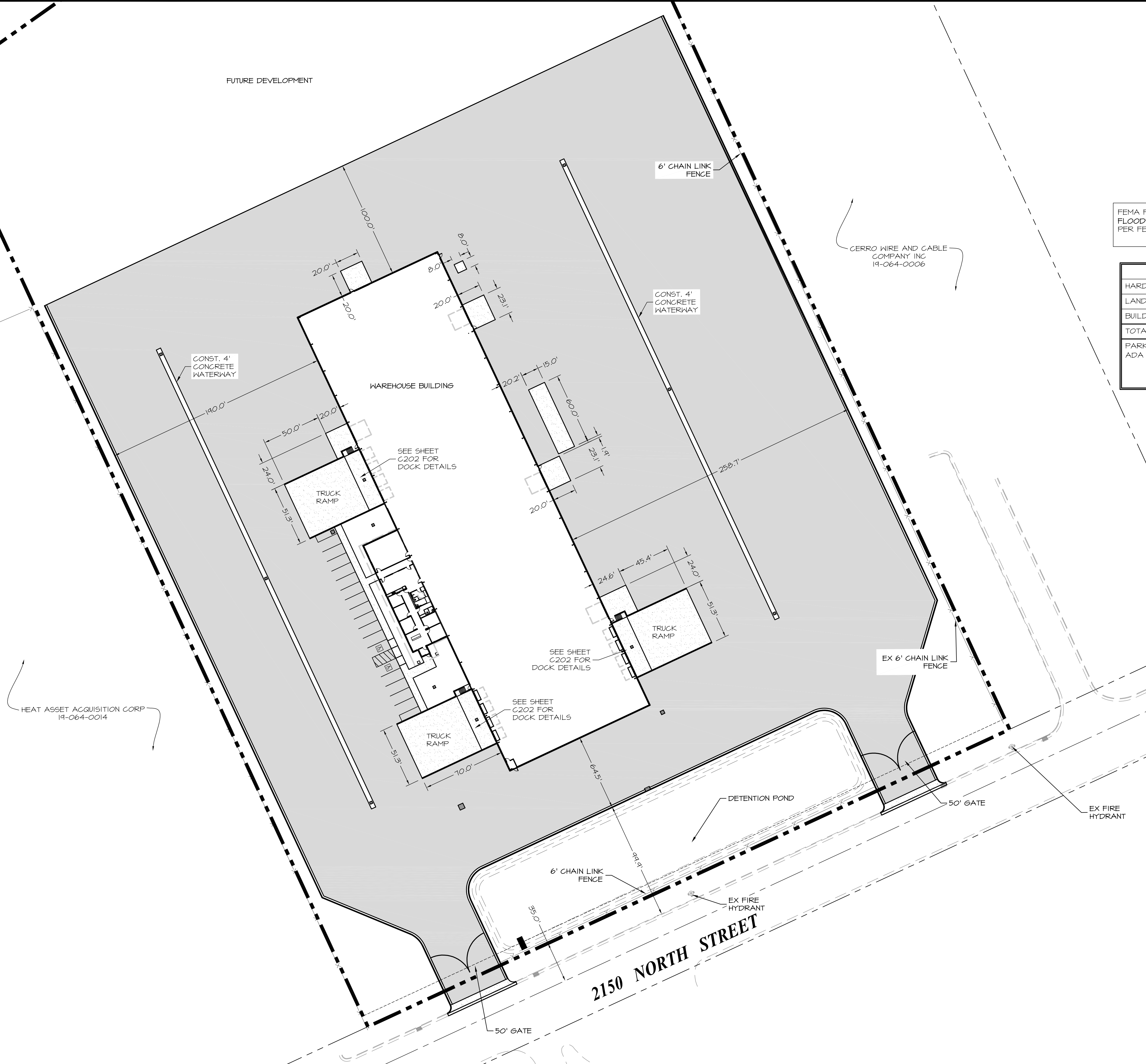
Project Name <i>PINSHON PROPERTIES</i>	Current Zoning	Total Acreage
Approximate Address <i>1300W 2150N OGDEN UT 84404</i>	Land Serial Number(s) <i>19-064-0011, 19-064-0012 19-064-0013</i>	

Proposed Use
MANUFACTURING

Project Narrative
*DESIGN REVIEW FOR CHALLENGER FACILITY MANUFACTURING
BUILDING & SITE.*

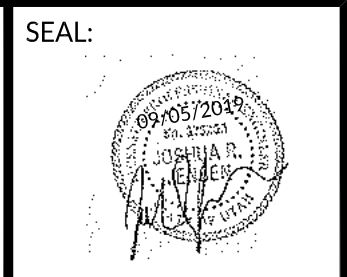
Exhibit B

FUTURE DEVELOPMENT



FEMA FLOOD ZONE: X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 PER FEMA MAP PANEL: 44051G0200E DATED DECEMBER 16, 2005

SITE AREA TABULATION			
HARDSCAPE	281,785 SQ.FT.	6.47 AC.	50.46%
LANDSCAPE	217,520 SQ.FT.	4.99 AC.	38.95%
BUILDING	59,152 SQ.FT.	1.36 AC.	10.59%
TOTAL SITE	558,457 SQ.FT.	12.82 AC.	100.00%
PARKING PROVIDED	17 STALLS		
ADA PARKING REQUIRED/PROVIDED	2 STALLS		

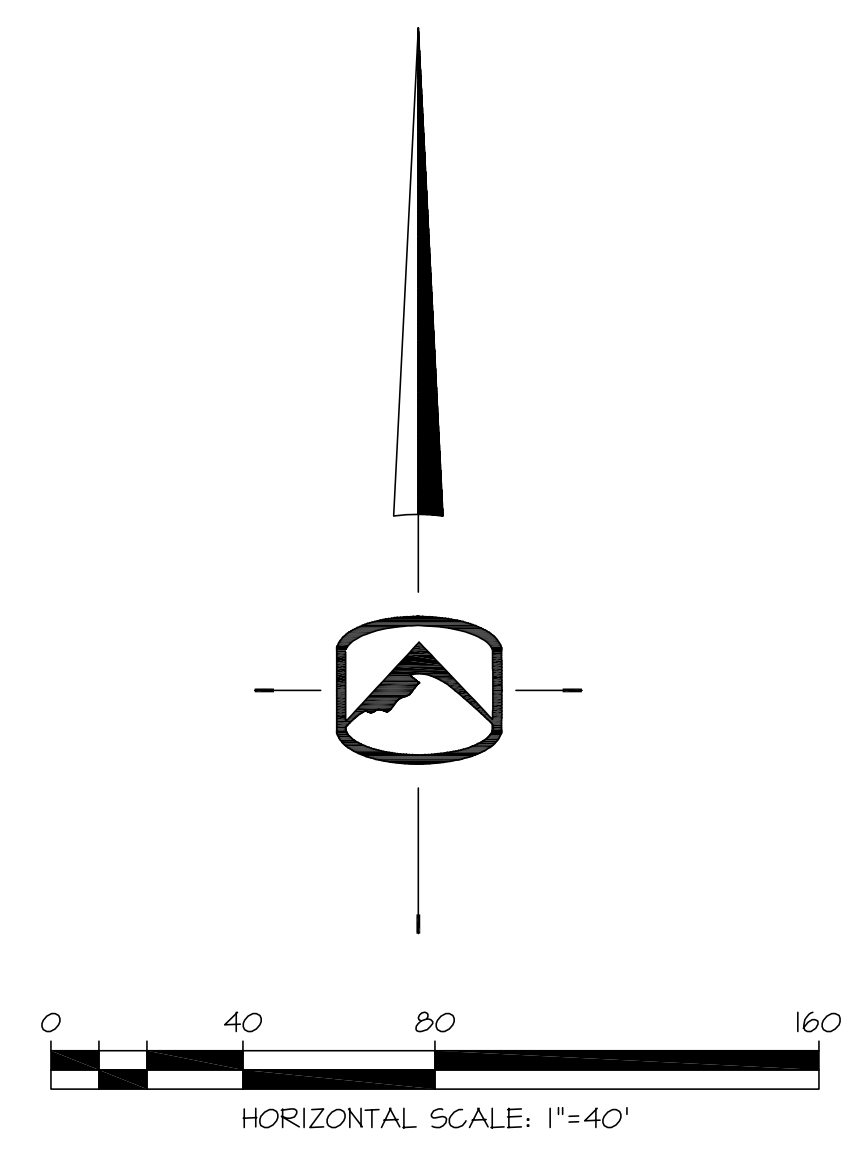


177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054



CHALLENGER PALLETS
 APPROX. 1175 WEST 2150 NORTH
 OGDEN, UTAH

DATE: 09/05/19
 PROJECT: 19-048
 DRAWN BY: C.G.R.
 REVISIONS:



SITE PLAN

CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING
 ANY CONSTRUCTION

SITE PLAN

SHEET NUMBER:
C200

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

Exhibit C

OWNER:

CHALLENGER PALLET & SUPPLY, INC.
Pinshon Properties, LLC
Idaho Falls, Idaho
Contact: R. Tad Hegsted

ARCHITECT:

SANDERS ASSOCIATES ARCHITECTS
2668 Grant Ave, Suite 100
Ogden, UT 84401
Contact: M. Shane Sanders, AIA
Telephone: 801.621.7303

STRUCTURAL:

SILVERPEAK ENGINEERING
177 East Antelope Drive
Layton, UT 84041
Contact: Josh Jensen, SE
Telephone: 801.499.5054

MECHANICAL:

CUNNING & ASSOCIATES
4685 West 11600 North
Tremonton, UT 84337
Contact: Norm Cunning, PE
Telephone: 801.729.5047

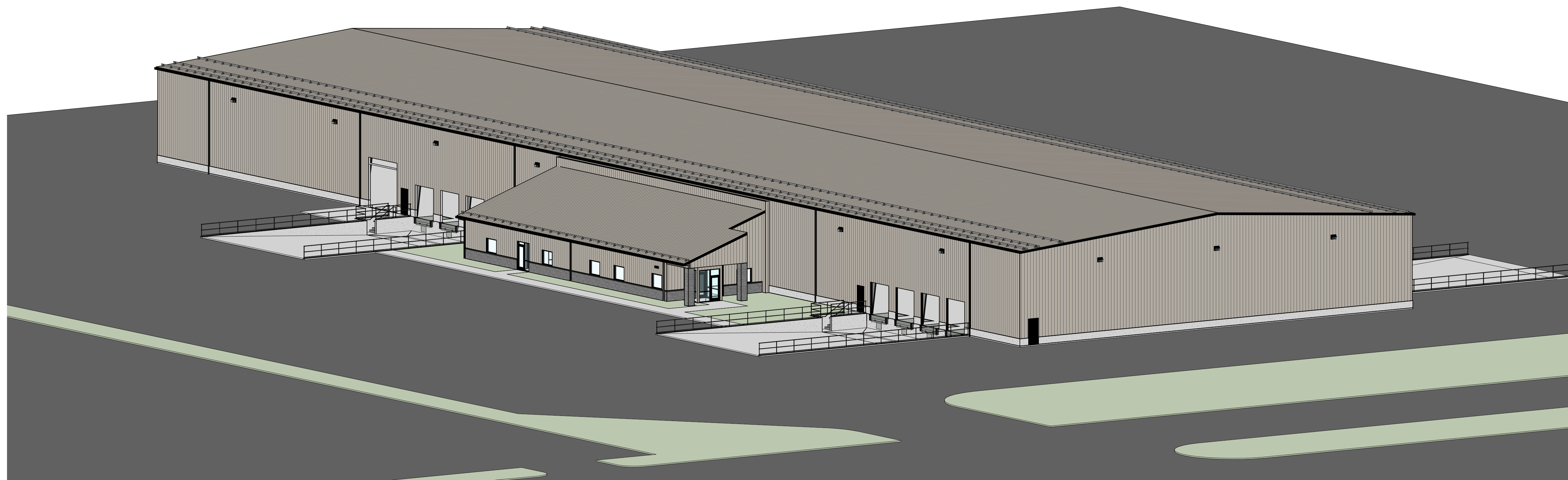
ELECTRICAL:

SINE SOURCE ENGINEERING
95 West Golf Course Road Suite 102
Logan, UT 84321
Contact: Shane Swensen, PE
Telephone: 435.787.1445

CONTRACTOR:

CENTER POINT CONSTRUCTION
Morgan, Utah
Contact: Ron Hales
Telephone: 801.330.5855

CHALLENGER PALLETS WEBER COUNTY INDUSTRIAL PARK



Consultant

Project Name
**CHALLENGER PALLETS
WEBER COUNTY INDUSTRIAL PARK**
APPROX. 2150 N. 1175 W., WEBER COUNTY, UTAH

Issued No.	Date	Description

Revision No.	Date	Description

SAA Project No. 219010
Drawing Title

COVER SHEET

Sheet Number

GI001