



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application, design review approval of the M & M Storage Facility.
Agenda Date:	Tuesday, July 16, 2013
Applicant:	Chris Thurgood, representing North View Holdings LLC
File Number:	DR 2013-05

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, sec 25

Staff Information

Report Presenter:	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
Report Reviewer:	SW

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 22 Manufacturing (M-1)
- Weber County Land Use Code Title 108 (Standards) Chapter 1 Design Review
- Weber County Land Use Code Title 108 (Standards) Chapter 8 Parking
- Weber County Land Use Code Title 110 (Signs) Chapter 1 General Provisions

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of a site plan for the M & M Storage Facility located at approximately 2803 North Highway 89. The existing 5.23 acre site is in the Manufacturing (M-1) Zone. This site currently is functioning as a personal storage facility and has many existing buildings. The property was once part of Pleasant View City but de-annexed years ago. It is unclear as to the status of approval for all of the existing buildings that have been approved by either Pleasant View City or Weber County. To lessen confusion and research this project has been reviewed as if all buildings and the site improvements were to be built new.

A portion of the property was divided off and then processed with the North View Holding LLC Subdivision. This remainder commercial piece at that time was not required to be included with the subdivision. Since the development of the adjacent lot required improvements and modifications to the existing access for this site, a new site plan approval was required.

This property and the adjacent one to the South are surrounded by Pleasant View City. Access to this site has been limited by UDOT as the parcel fronts on Highway 89. Cross access to the adjacent lot will be given to connect the two sites access.

No new buildings are being proposed at this time, but landscaping, fencing, outdoor open storage, parking, and access modifications are being requested.

- **Architecture and Design:** Plans may not be available for some of these existing buildings, but the applicant has provided photos of the buildings to show the design, color, and materials (Exhibit A).
- **Parking/Access:** This site will utilize an improved shared access with the property to the south. The proposed plan will remove some parking spaces, but it's anticipated that the remaining spaces will be sufficient. Some concern about

sufficient cross access for all of the developments in this area was raised by Pleasant View City (Exhibit B). The applicant and staff have met with the city and other property owners, and a plan for a 10 foot wide walking path through the rear of this parcel was agreed upon (Exhibit B-2). The applicant will be granting an easement for this pathway, while the adjacent owner to the north will cover the cost and maintenance of the improvements.

- **Lighting:** The photos submitted show that some buildings have outdoor lights that are used in the parking areas (Exhibit C).
- **Setbacks:** The existing buildings on this site do meet the minimum front setback for the M-1 Zone. One building which did not meet this requirement will be removed during construction. The required setback on a highway is 50 feet (Exhibit D).
- **Landscaping:** Much of the existing commercial site has some trees and grass. With 1) the removal of one building, 2) the addition of a new entrance gate and fencing, 3) the relocation of a storm water retention area, 4) and the fenced pathway in the rear, many places will require new grass or seeding. A new landscaping plan may need to be altered to ensure that proper screening of this site can occur. A new dumpster location will be provided behind the gate.
- **Signs:** One wall sign exists for this site (Exhibit F). No new signage is proposed.

Summary of Planning Commission Considerations

- Are the project layout and building design consistent with applicable requirements of the Weber County Land Use Code?

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located, and all of the applicable requirements of the Weber County Land Use Code.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Building Inspection Division
- Construction must follow the approved site plan exactly
- Staff will inspect the site to ensure compliance to approvals prior to the issuance of occupancy permits

Staff Recommendation

Staff recommends approval of the site plan for the M & M Storage Facility subject to staff and other review agency requirements. This recommendation is based on the project being in compliance with applicable County Ordinances and subject to the conditions listed in this report. The Planning Commission may base the approval on the following findings:

- The proposed use for this site is allowed in the M-1 Zone and will meet the appropriate site development standards.
- The proposed development provides buildings that meet the requirements and sufficient parking for likely commercial uses.

Exhibits

- A. Architectural Design
- B. Concerns from Pleasant View City
- C. Outdoor lighting example
- D. Site Plans
- E. Landscaping Plan
- F. Signage Plan

Map 1

Adjacent Land Use

North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial

Map 1



