

# 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<br>3-25-2020 | Fees (Office Use) | Receipt Number (Office Use) | File Number (Office Use) |
|---|-------------------|-----------------------------|--------------------------|

## Property Owner Contact Information

|   |  |
|---|--|
| Name of Property Owner(s)<br>Brian Foremaster   | Mailing Address of Property Owner(s)<br>2397 N. Kullon White Blvd<br>Farr West, UT 84404   |
| Phone<br>801 237 0265                           | Fax  |
| Email Address<br>bforemaster@foremastertool.com | Preferred Method of Written Correspondence<br><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)<br>David Chugg | Mailing Address of Authorized Person<br>1648 Farr West Dr.<br>Ogden, UT 84404  |
| Phone<br>801 420 8814   | Fax  |
| Email Address<br>chuggerd@gmail.com   | Preferred Method of Written Correspondence<br><input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail |

## Property Information

|   |                                    |                      |
|---|------------------------------------|----------------------|
| Project Name<br>tool shop addition  | Current Zoning<br>M-1              | Total Acreage<br>2.0 |
| Approximate Address<br>2397 N. Kullon White Blvd<br><del>Farr</del> Ogden, UT 84404 | Land Serial Number(s)<br>190600016 |                      |

Proposed Use  
Area to receive and store materials

Project Narrative  
This is for an addition to the existing machine shop. Will be used to receive and store materials. 50'x98' foot addition that will stand on its own and only be tied into the roof for drainage purposes.

Property Owner Affidavit

I (We), Brian Foremaster, 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.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 16 day of April, 20 20

[Signature]  
(Notary)

Authorized Representative Affidavit

I (We), Brian Foremaster, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), David Chung, 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.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 16 day of April, 20 20, personally appeared before me Trevor Smith, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature]  
(Notary)





**Weber County Corporation**

Weber County Planning  
2380 Washington Blvd, Ste 240

**Customer Receipt**

Receipt Number **133277**

**Receipt Date**

**04/21/20**

Received From:  
David Chugg

Time: 12:19:0  
Clerk: amorby

| Description     | Comment       | Amount   |
|-----------------|---------------|----------|
| ENGINEERING SAL | Design Review | \$30.00  |
| ZONING FEES     | Design Review | \$270.00 |
| ZONING FEES     | Design Review | \$144.00 |

| Payment Type | Quantity | Ref    | Amount |
|--------------|----------|--------|--------|
| CHECK        |          | 719870 |        |

AMT TENDERED: \$444.00  
 AMT APPLIED: \$444.00  
 CHANGE: \$0.00



Weber County

Weber County Planning Division  
www.co.weber.ut.us/planning  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

# Design Review (Commercial, Manufacturing, and other Main Uses)

Design review allows the Planning Division an opportunity to review specified proposed developments, with the goals established by the General Plan and standards listed in county ordinances, which implement the goals of the General Plan.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: 4-14-20 Time: 13:30

- Staff member assigned to process application: \_\_\_\_\_

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2<sup>nd</sup> Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4<sup>th</sup> Tuesday of the month.

## First Determination

Is this a small building with a total footprint of less than 10,000 sq ft and a project area of less than one acre

If **Yes**, the application can be approved administratively without Planning Commission review.

If **No**, the application will be reviewed by the Planning Commission.

## Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (see *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



- All applications for occupancy permits or building permits for all multi-family (over 8) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the Planning Commission with the exception that small buildings with a total footprint of less than 10,000 sq ft and a project area of less than one acre shall be reviewed and approved by the Planning Director after meeting the requirements of all applicable ordinances. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.

Other zoning ordinance chapter requirements may apply as determined in the pre application meeting

**Fee Schedule**

|                                 | Planning Fees  | Engineering Fees |
|---------------------------------|--|------------------|
| Design Review Fee ***           | \$450.00<br><br>+\$30.00 per 1000 square feet of total building area; and<br>+\$30.00 per 1000 square feet of site area being modified excluding building footprint                | \$50.00          |
| Design Review Amendment Fee *** | \$270.00<br><br>+\$30.00 per 1000 square feet of total building area being modified; and<br>+\$30.00 per 1000 square feet of site area being modified excluding building footprint | \$30.00          |
| Design Review Re-review Fee     | \$100.00   |                  |

**Purpose and Intent of Design Review**

The purpose and intent of design review by the Planning Commission is to secure the general purposes of this ordinance and the general plan and to insure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.



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### Approval Criteria

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The Planning Commission and/or the Planning Director shall consider the following matters under The Weber County Zoning Ordinance Chapter 36-4 and others when applicable, in their review of applications and where the plan is found deficient, the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

1. Considerations relating to traffic safety and traffic congestion
2. Considerations relating to outdoor advertising
3. Considerations relating to landscaping
4. Considerations relating to buildings and site layout
5. Considerations relating to utility easements, drainage, and other engineering questions
6. Considerations relating to prior development concept plan approval associated with any Rezoning Agreement, Planned Commercial or Manufacturing Rezoning or Planned Residential Unit Development Approval.

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### Appeal Process

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Appeals of Staff administrative approvals are made to the Planning Commission within 15 days of the decision.

Appeals of the Planning Commission decision are made to the County Commission within 15 days of the decision.

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### For Your Information

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If construction of any development for which design approval has been granted has not been commenced within eighteen months from date of Design Review approval, the approval shall be deemed automatically revoked. Upon application, the Planning Commission may grant an extension of time.

This application can be filled out online at the following Planning Division web site: [www.co.weber.ut.us/planning](http://www.co.weber.ut.us/planning)  
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.





4-21-2020

# Weber County Incoming Application Processing Form

Project Name: Foremaster building addition  
 Date Submitted: ~~3-25-20~~ 4-21-20 Zoning: M-1 Received by: Felix  
 Culinary Water Provider: N/A Secondary Water Provider: N/A Waste Water Provider: N/A

### Project Type:

- |  |  |
|--|--|
| <input type="checkbox"/> Alternative Access          | <input type="checkbox"/> Subdivisions:                 |
| <input type="checkbox"/> Board of Adjustment         | <input type="checkbox"/> Subdivision (Small/Amendment) |
| <input type="checkbox"/> Building Parcel Designation | <input type="checkbox"/> Subdivision-(Prelim/Final)    |
| <input type="checkbox"/> Conditional Use Permit      | <input type="checkbox"/> Subdivision-Cluster           |
| <input checked="" type="checkbox"/> Design Review    | <input type="checkbox"/> Zoning Text Amendment         |
| <input type="checkbox"/> Hillside Review             | <input type="checkbox"/> Zoning Map Amendment          |
| <input type="checkbox"/> Land Use Permit             | <input type="checkbox"/> Zoning Development Agreement  |
|  | <input type="checkbox"/> Vacation                      |
|  | <input type="checkbox"/> Other _____                   |

Project Description: Foremaster bldg addition at 2397 N Rulon White Blvd.

### Applicable Ordinances:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Accessory Apartments  | <input type="checkbox"/> Nonconforming Buildings, Uses and Parcels                         | <input type="checkbox"/> Petitioner Requirements-Rezoning Procedure Development Agreement |
| <input type="checkbox"/> Airport Zones and Height Regulations                          | <input type="checkbox"/> Ogden Valley Architectural, Landscape and Screening Standards     | <input type="checkbox"/> Planned Residential Unit Development                             |
| <input type="checkbox"/> Cluster Subdivision   | <input type="checkbox"/> Ogden Valley Lighting   | <input type="checkbox"/> Public Buildings and Public Utility Substations and Structures   |
| <input checked="" type="checkbox"/> Design Review                                      | <input type="checkbox"/> Ogden Valley Pathways   | <input type="checkbox"/> Signs  |
| <input type="checkbox"/> Drinking Water Source Protection                              | <input type="checkbox"/> Ogden Valley Sensitive Lands Overlay District                     | <input type="checkbox"/> Standards for Single Family Dwellings                            |
| <input type="checkbox"/> Hillside Development Review and Procedures and Standards      | <input type="checkbox"/> Ogden Valley Signs  | <input type="checkbox"/> Supplementary & Qualifying Reg                                   |
| <input type="checkbox"/> Home Occupation   | <input type="checkbox"/> Parking and Loading Space, Vehicle Traffic and Access Regulations | <input type="checkbox"/> Time Share   |
| <input type="checkbox"/> Land Use Permit, Building Permit and Certificate of Occupancy |  | <input checked="" type="checkbox"/> Zones & Districts <u>M-1</u>                          |
| <input type="checkbox"/> Natural Hazards Overlay Districts                             |  |   |

### Weber County Review Agencies:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Weber-Morgan Health Department-Drinking Water Division | <input type="checkbox"/> Weber County Economic Development Partnership | <input type="checkbox"/> Weber County School District-Transportation Division |
| <input type="checkbox"/> Weber-Morgan Health Department-Waste Water Division    | <input checked="" type="checkbox"/> Weber County Engineering Division  | <input type="checkbox"/> Weber County Sheriff                                 |
| <input type="checkbox"/> Weber County Addressing Official                       | <input type="checkbox"/> Weber County GIS                              | <input type="checkbox"/> Weber County Special Events                          |
| <input type="checkbox"/> Weber County Animal Services                           | <input type="checkbox"/> Weber County CED                              | <input type="checkbox"/> Weber County Surveyor's Office                       |
| <input type="checkbox"/> Weber County Assessor's Office                         | <input checked="" type="checkbox"/> Weber County Planning Division     | <input type="checkbox"/> Weber County Treasurer's Office                      |
| <input type="checkbox"/> Weber County Board of Adjustment                       | <input type="checkbox"/> Weber County Recorder's Office                | <input checked="" type="checkbox"/> Weber Fire District                       |
| <input type="checkbox"/> Weber County Building Inspection                       | <input type="checkbox"/> Weber County Recreation Facilities            | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Weber County Commission                                | <input type="checkbox"/> Weber County Roads Division                   |   |

### Outside Review Agencies:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Bona Vista Water Improvement District | <input type="checkbox"/> Ogden Valley Starry Nights             | <input type="checkbox"/> Utah Department of Transportation               |
| <input type="checkbox"/> Causey Estates Lot Owners Assoc.      | <input type="checkbox"/> Powder Mountain Water & Sewer District | <input type="checkbox"/> Utah Division of Air Quality                    |
| <input type="checkbox"/> Central Weber Sewer Improvement       | <input type="checkbox"/> Dominion Energy                        | <input type="checkbox"/> Utah Division of Drinking Water                 |
| <input type="checkbox"/> Cole Canyon Water Company             | <input type="checkbox"/> Rocky Mountain Power                   | <input type="checkbox"/> WC3   |
| <input type="checkbox"/> Centurylink                           | <input type="checkbox"/> State of Utah Dept of Ag & Food        | <input type="checkbox"/> Weber Pathways                                  |
| <input type="checkbox"/> Eden Irrigation Company               | <input type="checkbox"/> Taylor Geotechnical                    | <input type="checkbox"/> West Warren-Warren Water & Sewer                |
| <input type="checkbox"/> Hooper Irrigation Company             | <input type="checkbox"/> Taylor-West Weber Water District       | <input type="checkbox"/> Wolf Creek Water and Sewer Improvement District |
| <input type="checkbox"/> Hooper Water Improvement District     | <input type="checkbox"/> Uintah Highlands Water & Sewer Dist    | <input type="checkbox"/> Other _____                                     |
| <input type="checkbox"/> Nordic Mountain Water Inc.            | <input type="checkbox"/> US Forest Service                      |  |