



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review amendment for a 4,900 square foot building expansion to an existing machine shop located at 2397 N Rulon White Boulevard.

Agenda Date: Wednesday, May 20, 2020

Applicant: David Chugg

File Number: CUP 2020-03

Property Information

Approximate Address: 2397 N Rulon White Blvd

Project Area: Building addition

Zoning: Manufacturing (M-1 Zone)

Existing Land Use: Machine shop

Proposed Land Use: Machine shop

Parcel ID: 19-060-0016

Township, Range, Section: T7N, R2W, Section 36

Adjacent Land Use

North:	Industrial	South:	Industrial
East:	Industrial	West:	Industrial

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

1. Title 104 Zones Chapter 22 Manufacturing Zone (M-1)
2. Title 104 Chapter 1 (Design Review)
3. Title 108 Standards Chapter 7 (Supplemental and Qualifying Regulations)
4. Title 108 Standards Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations)

Background

The applicant is requesting approval of a design review amendment for an addition to the existing machine shop. The addition will occupy a 50' X 98' area that amounts to 4,900 square feet. The new addition area will be used to receive and store materials. The Foremaster building addition is located on lot 13 of the Weber Industrial Park Plat A (see Exhibit C).

Summary of Planning Commission Considerations

General Plan: Manufacturing uses and expansions within the designated area zoned for such activities is in accordance with the Western Weber General Plan.

Zoning: The M-1 Zone allows a "Warehouse" as a permitted use and this proposal meets the use and setback requirements for the M-1 zone.

Design Review: As a permitted use, this operation is allowed in the M-1 Zone. Site expansion and alterations are required to undergo the Design Review process to ensure compliance with the DR requirements. A building addition of this size and scope may be reviewed and approved by the Planning Director due to the building addition being less than 75,000 square feet. The building addition is compliant with the design review criteria. See the comments below for all applicable design review considerations for the Western Weber area:

- *Considerations relating to traffic safety and traffic congestion.* Traffic safety hazards and congestion are not anticipated with this project. The addition is intended for the storage of materials associated with the machine shop.
- *Outdoor advertising.* There is no advertising sign proposal included with the parking lot expansion plan.
- *Landscaping.* The 4,900 square foot addition includes an outdoor patio and 1800 square foot turf grass area. The existing landscaped area exceeds the minimum required by the Weber County Design Review Ordinance.
- *Buildings and site layout.* The site plan displays compliance with M-1 zone site development standards.
- *Utility easements, drainage, and other engineering questions.* The building addition will not encroach upon easements, or drainages.
- *Prior development concept plan approval associated with any rezoning agreement planned commercial or manufacturing rezoning or planned residential unit development approval.* The planned building addition does not conflict with the Weber Industrial Park Protective Covenants.

Review Agencies: Weber Fire District requires that access be provided from the fire hydrant, and the alarm system be connected to the main building. Weber County Engineering Department has no additional requirements.

Staff Recommendation

Staff recommends approval of Design Review Application 2020-03 for a building addition to the machine shop located on at 2397 N Rulon White Boulevard in the Weber Industrial Park. This recommendation is subject to Weber County review agency requirements and the following conditions:

1. Landscaping will be completed in accordance with the approved landscape plan.
2. All building material will be kept in good repair and comply with the Weber Industrial Park's Protective Covenants.

This recommendation is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use is not detrimental to public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use, if conditions are imposed, is not anticipated to deteriorate the environment or negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of the Foremaster tool shop addition 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: MAY 20 20

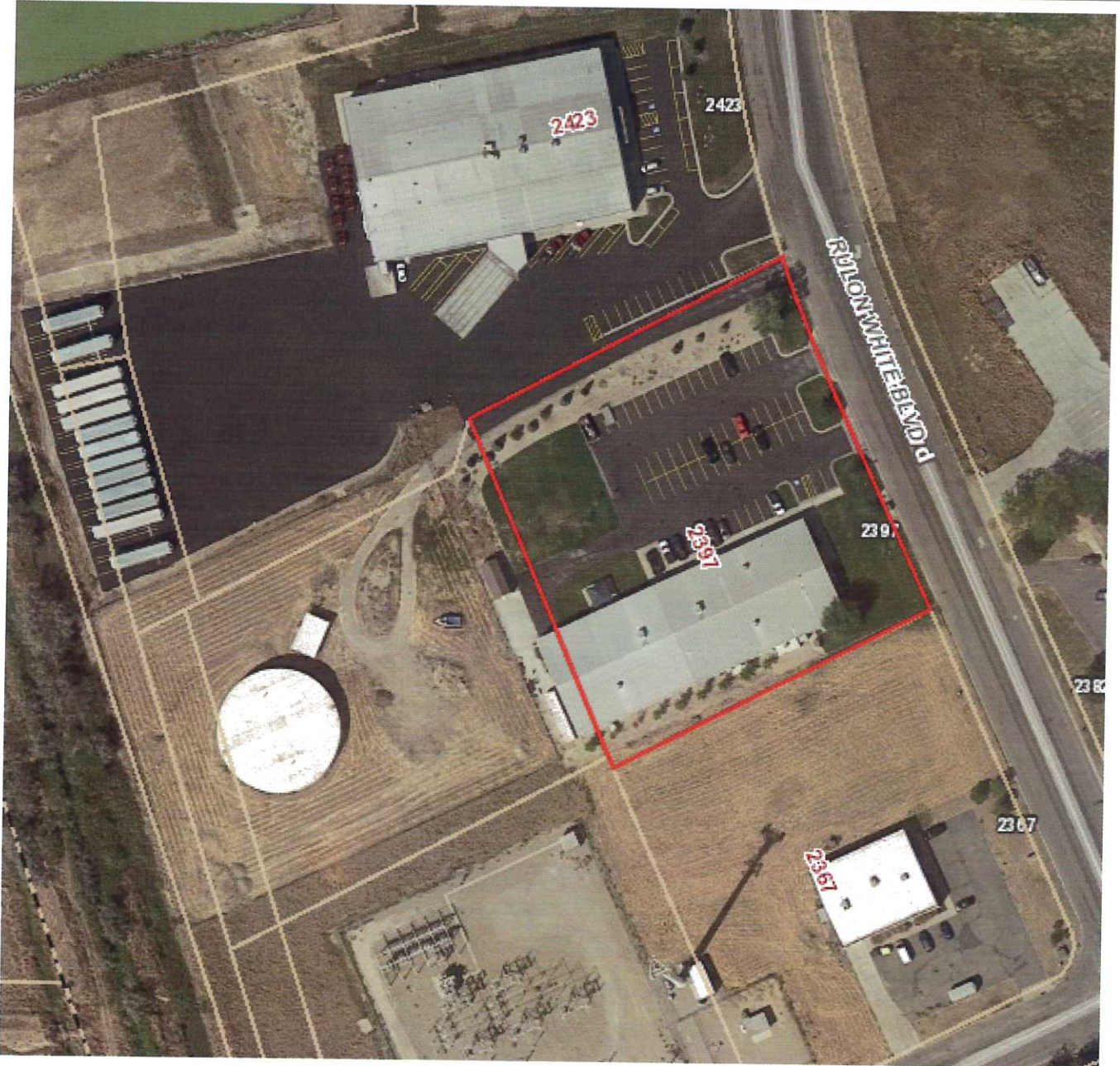

Rick Grover

Weber County Planning Director

Exhibits

- A. Application
- B. Construction plans (select pages), Landscape plan (Page 10)
- C. Weber Industrial Park Plat D

Area Map



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 3-25-2020	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Brian Foremaster		Mailing Address of Property Owner(s) 2397 N. Kullon White Blvd Farr West, UT 84404	
Phone 801 737 0265	Fax		
Email Address bforemaster@foremastertool.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) David Chugg		Mailing Address of Authorized Person 1648 Farr West Dr. Ogden, UT 84404	
Phone 801 420 8814	Fax		
Email Address chuggend@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Tool Shop addition	Current Zoning M-1	Total Acreage 2.0	
Approximate Address 2397 N. Kullon White Blvd Farr Ogden, UT 84404		Land Serial Number(s) 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 2020

[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 2020 personally appeared before me Trevor Smith the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same

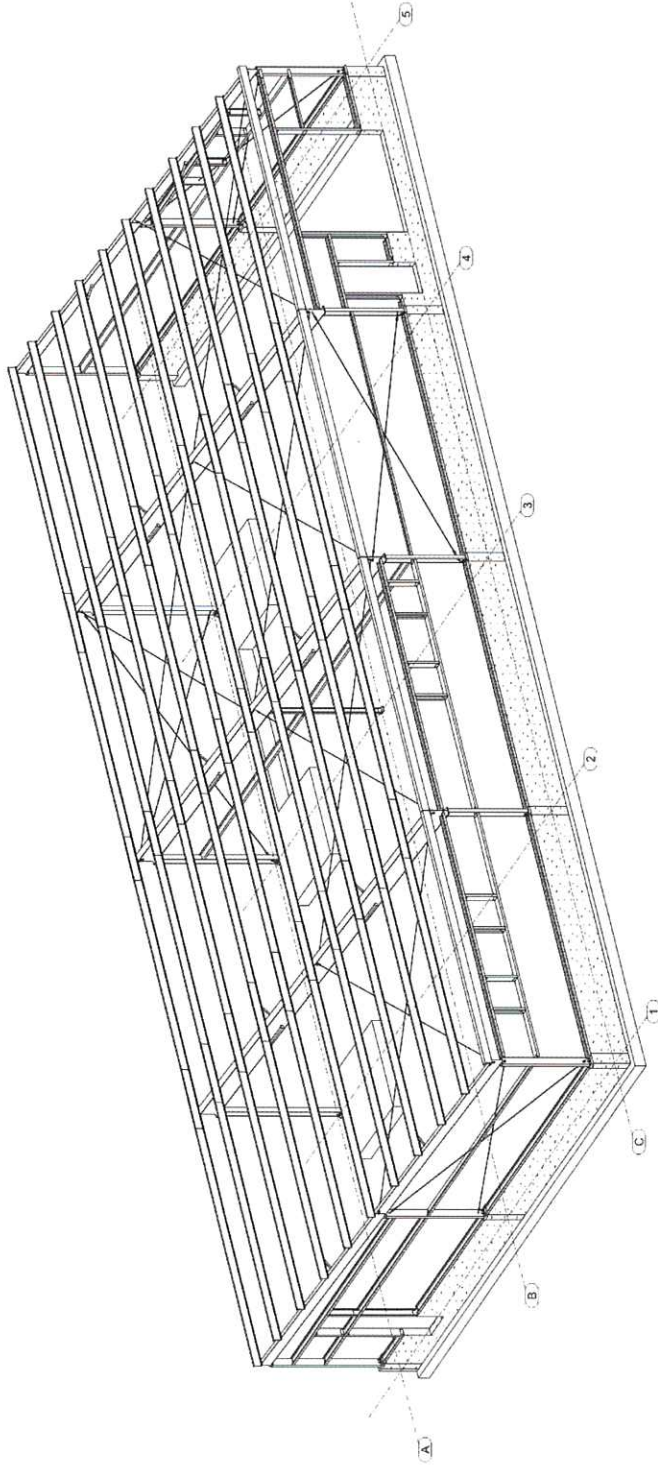
[Signature]
(Notary)



FOREMASTER

50'x96'

2397 RULON WHITE BLVD
OGDEN, UT 84404



FOREMASTER		COVER SHEET	
2397 RULON WHITE BLVD OGDEN, UT 84404			
DATE	DATE	DATE	DATE
BY	BY	BY	BY
FOR APPROVAL	FOR APPROVAL	FOR APPROVAL	FOR APPROVAL
DATE	DATE	DATE	DATE
BY	BY	BY	BY
FOR APPROVAL	FOR APPROVAL	FOR APPROVAL	FOR APPROVAL
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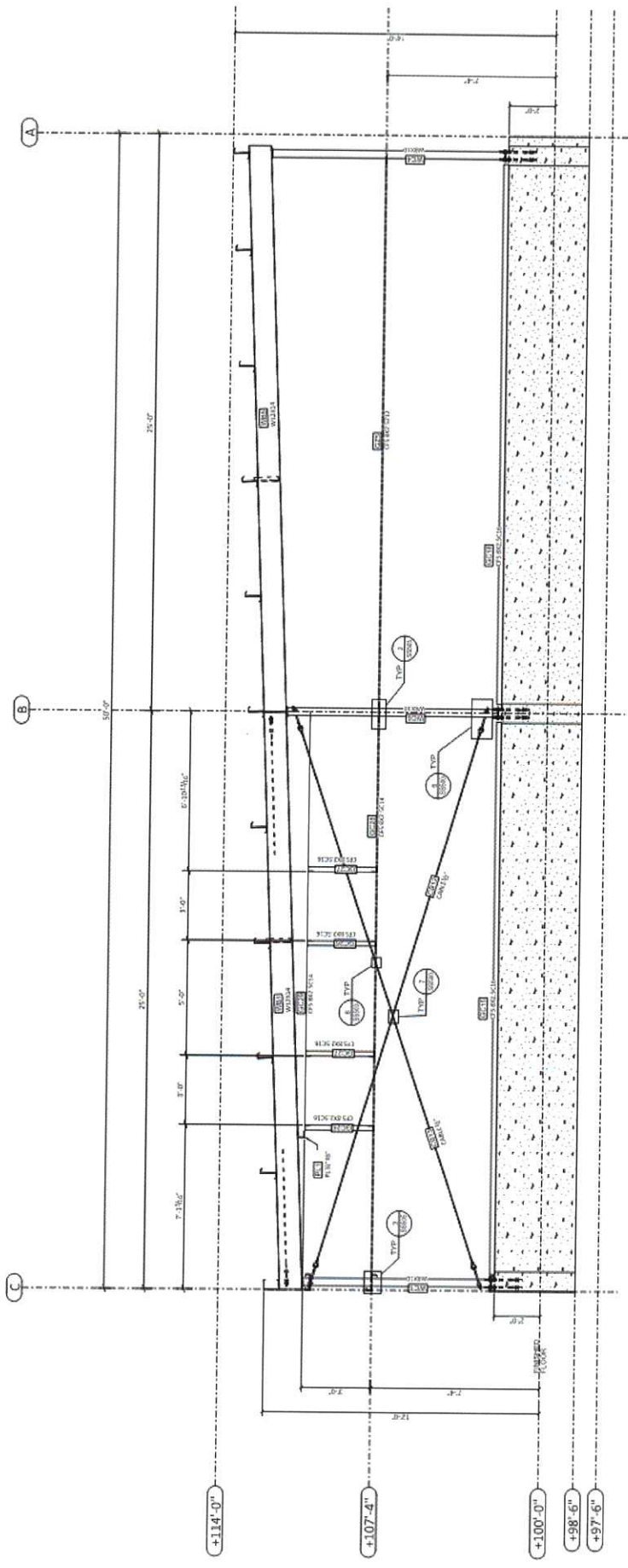
SS001

DATE: 10/24/2023
PROJECT NO: 23003
DRAWING NO: SS001

STEEL CONCEPTS
1111 FRENCH LANE
SALT LAKE CITY, UT 84119
TEL: 801.488.8888
WWW.STEELCONCEPTS.COM

SCALE: AS SHOWN
DATE: 10/24/23
DRAWN BY: [Redacted]





SITE PLAN

Key Note Site Improvements:

Item	Description	Quantity
1	INSTALL 2'-2 1/2" DEEP INLET BOX (NO BOTTOM)	2 EA
2	INSTALL CONCRETE PLATFORM (4" CONC. 4" RW)	528 SF
3	INSTALL CONCRETE PLATFORM (4" CONC./3" RW)	500 SF
4	INSTALL ASPHALT PATCH (3/4" 18" 18")	2,270 SF
5	INSTALL ASPHALT PATCH (3/4" 18" 18")	32 SF
6	REPAIR AND INSTALL SPINNER 3/515M	1 IS
7	INSTALL 300 LANDSCAPING	1,870 SQ
8	ROOF DRAIN WITH SPLASH PLATE IF NECESSARY	2 EA

NOTES:

1. ALL UTILITIES REQUIRED IN THE NEW ADDITION WILL BE EXTENDED FROM THE EXISTING BUILDING.

2. ALL CONCRETE, ASPHALT AND ROAD BASE SHALL BE COMPACTED TO 95% SUBGRADE TO 8%.



NOTICE:

The existence and location of all existing or proposed utilities shown on these plans were obtained from available information provided to the contractor. It is the contractor's responsibility to verify the location and depth of all utility subsurface and any other information necessary to proceed with utility work. It is the contractor's responsibility to provide for any utility work of record or not shown on these plans.

Engineer's Notice To Contractors:

The existence and location of all existing or proposed utilities shown on these plans were obtained from available information provided to the contractor. It is the contractor's responsibility to verify the location and depth of all utility subsurface and any other information necessary to proceed with utility work. It is the contractor's responsibility to provide for any utility work of record or not shown on these plans.

EXIST. BUILDING
FF=4282.89

EXIST. 4" ROOF DRAIN

EXIST. 4" ROOF DRAIN

NEW BUILDING ADDITION
FF=4282.99

EXIST. BUILDING
FF=4282.89

EXIST. 4" ROOF DRAIN

EXIST. 4" ROOF DRAIN

EXIST. BUILDING
FF=4282.89

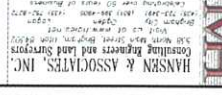
EXIST. 4" ROOF DRAIN

EXIST. 4" ROOF DRAIN

FOREMASTER ENTERPRISES
SITE AND GRADING PLAN FOR
BUILDING ADDITION

3330 N. BROWN WHITE BLVD.
A PART OF SECTION 16, TOWNSHIP 13 N., RANGE 2 WEST, S.18 W.

Drawn By: [Name]
Checked By: [Name]
Approved By: [Name]
Date: [Date]



WEBER INDUSTRIAL PARK
PART OF THE NW 1/4 & NW 1/4 OF SEC. 36-17N-R2W-SLBM
PLAT "A"

SAVARY INDUSTRIES INC.
ATTORNEY
On this 29th day of January, 1975
I, John J. Savary, Attorney at Law,
do hereby certify that the above
described plat was prepared by
me or under my direct supervision
and that I am a duly licensed
attorney in the State of Wisconsin.
I hereby certify that the above
described plat was prepared by
me or under my direct supervision
and that I am a duly licensed
attorney in the State of Wisconsin.



SURVEYOR'S CERTIFICATE
I, James J. Savary, Surveyor,
do hereby certify that the above
described plat was prepared by
me or under my direct supervision
and that I am a duly licensed
surveyor in the State of Wisconsin.

OWNERS DEDICATION
I, SAVARY INDUSTRIES INC., do hereby
dedicate to the public use of the
State of Wisconsin the above
described land for the purpose of
an industrial park.

ACKNOWLEDGMENT
I, SAVARY INDUSTRIES INC., do hereby
acknowledge the above described
plat and the dedication of the
above described land for the
purpose of an industrial park.

COUNTY APPROVAL
I, James J. Savary, County Engineer,
do hereby approve the above
described plat and the dedication
of the above described land for
the purpose of an industrial park.

WEBER COUNTY PLANNING COMMISSION
I, James J. Savary, County Engineer,
do hereby approve the above
described plat and the dedication
of the above described land for
the purpose of an industrial park.

BOUNDARY DESCRIPTION
The boundary of the above
described land is as follows:
1. A line 10.0 AC. long, bearing
S 89° 50' 00" W, distance 10.0 AC.
2. A line 10.0 AC. long, bearing
S 89° 50' 00" W, distance 10.0 AC.
3. A line 10.0 AC. long, bearing
S 89° 50' 00" W, distance 10.0 AC.
4. A line 10.0 AC. long, bearing
S 89° 50' 00" W, distance 10.0 AC.

CURVE DATA

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99	10.0 AC.	10.0 AC.	10.0 AC.
100	10.0 AC.	10.0 AC.	10.0 AC.

661691 No. 100
PLANNING COMMISSION
WEBER COUNTY
Rt. 2, Box 247
Boonville, Mo. 64608
RUTH EAKES OLSEN
PLANNING COMMISSION
Boonville, Mo.