

This new venture is to provide an open air storage area for RV's and Boats. It will be located in a 1.76 acre lot at 2250 N 1500 W, Ogden. This lot was currently used for horses which have been recently sold. It is in the same property that Streamline Plastic Inc resides.

An architect was employed to study the optimum number of spaces and still have the ease of parking functions. Other issues of lighting, cameras, and drainage were addressed. The engineering assessment is included in this application.

This parking facility is significantly offset from the most highly traveled road, Rulon White Blvd. Therefore, impact to neighbors or the integrity of the industrial park is minimally impacted.

The proposed area is currently vacant and will be constructed specifically for storage purposes. This means that the entire lot will be enclosed into an eight foot chain link fence and then covered with a fabric. In addition, three strands of barbed wire will be installed on top of the chain link as described in the attached documents. This design will block the view of the parking area from those casually driving by the facility.

The property is currently unimproved with no structures. The ground is currently a clay type soil. The proposed surface will be surfaced to account for drainage with road base or reprocessed asphalt.

There are currently three drainage areas on the property. One on the North East corner, one on the South West Corner and a large storm water retention pit located on North central portion of the parking area. The land is relatively flat, however, excavators have assured me that slopes will be attained to drain water mostly to the retention pit and to a lesser degree the existing drain ports.

The facility will have 6 large LED flood lights that will be activated with motion and with darkness. All other times the lights will not be activated. Engineering has determined the optimum number of lights as shown on the attached documents.

The current property totals 7.23 acres and has 113.3 sft of landscaping. This is 35.9% of the total property which easily satisfies the 10% landscaping requirement. Therefore, no additional landscaping is planned. Actually, the storage will eliminate the weeds that currently occupy the property.

Plans for a sign has not been considered at this time, however, the regulations are well known. Most advertising will be done with outlets similar to KSL classifieds. Since the primary business at this address is plastic injection molding, the sign for storage will be small as not to distract from the parent business.

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