



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and/or action on a conditional use permit for Eden Storage.  
**Agenda Date:** Tuesday, October 27, 2020  
**Applicant:** Jeff Allan, Owner  
**Authorized Representative:** Lance Anderson  
**File Number:** CUP 2020-13

### Property Information

**Approximate Address:** 2550 Valley Junction Drive, Eden, UT 84310  
**Project Area:** 2.19 acres  
**Zoning:** Commercial Valley - 2 Zone (CV-2)  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Self Storage  
**Parcel ID:** 22-158-0010  
**Township, Range, Section:** T6N, R2E, Section 34 NW

### Adjacent Land Use

<b>North:</b> 2550 North St	<b>South:</b> Vacant
<b>East:</b> Vacant	<b>West:</b> Valley Junction Drive

### Staff Information

**Report Presenter:** **Tammy Aydelotte**  
taydelotte@co.weber.ut.us  
801-399-8794  
**Report Reviewer:** SB

## Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 21 (CV-2 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

## Summary and Background

The applicant is requesting approval of a conditional use permit for Eden Storage, a self-storage facility, intended to provide 66 secure, covered storage units, to house a variety of recreational vehicles, as well as provide for other personal storage, located in the CV-2 zone at 2550 Valley Junction Drive, Eden, UT, 84310. The CV-2 Zone allows a "Self-storage, indoor units for personal and household items" and "Recreational vehicle storage" as conditional uses.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by continuing and clustering commercial development within village areas (pgs. 30-31 Ogden Valley General Plan, Commercial Locations). As a conditional use, this operation is

allowed in the CV-2 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the Commercial Valley (CV-2) Zone. The purpose of the CV-2 Zone can be further described in LUC §104-21-1 as follows:

- (a) *The purpose of the CV-1 and CV-2 zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the Ogden Valley in unincorporated Weber County. It is also to separate, into two commercial zones, uses based upon the type of activity which are compatible and complementary, as well as the intensity of land utilization and accessory use needs.*
- (c) *The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.*

The applicable standards are as follows:

- Minimum front yard setback: 0 feet
- Minimum side yard setback: 10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-21-4(e); or the building will abut a building on the adjoining lot or parcel.
- Minimum rear yard setback: 10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-21-4(e); or the building will abut a building on the adjoining lot or parcel.
- Maximum height: 35 feet
- Maximum lot coverage: 60% of lot area by buildings or accessory buildings

#### *LUC 104-21-4 Commercial Valley Zones CV-1 and CV-2 Special Regulations*

##### *Complete street*

1. A complete street, as defined in Section 101-1-7, shall be installed to span the street-frontage of the lot for the width of existing or proposed completed improvements, including parking facilities and required landscaped area. If this width is 75 percent of the lot width or greater, the complete street shall span the entire street-frontage of the lot in the CV-1 or CV-2 zone.
  1. Modification of existing site improvements that affect less than 25 percent of the lot area is exempt from complete street requirements.
  2. For portions of a lot's frontage in the CV-1 or CV-2 zone where a complete street is not required by this Subsection (c)(1), a 10-foot wide sidewalk is required, as prescribed by the Planning Director after consultation with the County Engineer.
2. A complete street design shall include a ten-foot pedestrian pathway or sidewalk, pedestrian lighting, shade trees, appropriate clear view of intersection, and shall also include safe street crossings for pedestrians in no greater than 300-foot intervals. The complete street design, tree species and planting techniques, and pedestrian lighting are subject to approval by the Planning Director, after consultation with the County Engineer.

*Perpetual building maintenance agreement.* When permitted by this chapter as a way to allow reduced side or rear setbacks, a perpetual building maintenance agreement is required between the building owner and the affected adjacent property owner, which shall allow for construction and maintenance of the side or rear of a commercial building, and shall:

1. be reviewed for compliance with this section by the Planning Division and County Attorney's Office;

2. place responsibility on the building owner for prompt repairs and maintenance of the side or rear of the building;
3. require allowances of access to the property for repairs and maintenance purposes;
4. be signed by the owner of the commercial building and the adjacent property owner to be considered valid; and be recorded on the title of both properties.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Prior to commencing work, the applicant will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Design Review: The CV-2 zone and the proposed conditional use mandate 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. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion:

*Cross-access and cross-access easement.* Access to adjacent existing or future development without the need to access the public right-of-way is in the interest of public safety. As such, at a minimum, each developed lot or parcel shall have two points of ingress and egress, at least one of which shall be stubbed to adjacent property where practicable.

1. When locating a cross-access easement or designing the cross-access infrastructure, good faith efforts shall be made to coordinate the location and design with the adjoining land owner.
2. The Planning Director may require the cross-access to be located in a manner that optimizes traffic circulation on the properties or in the area.
3. Construction of the cross-access infrastructure shall be completed prior to the issuance of a certificate of occupancy for any structure on the lot or parcel, or a completion bond may substitute for completion if allowed by the County Engineer.
4. When a lot or parcel is being developed that abuts an existing cross-access easement or existing cross-access infrastructure, a reciprocal cross-access easement shall be provided on the same lot line or parcel line in the same location and of equal width. The reciprocal cross-access infrastructure shall be constructed to the same standard as, or better than, the existing cross-access infrastructure on the adjacent parcel. A cross-access easement shall be recorded on the title of all affected properties, along with a perpetual operation and maintenance agreement between the property owners that specifies, at a minimum, that the infrastructure will be operated and maintained by the property owners in a manner that is safe and usable for two-way vehicle traffic.
5. If property owners fail to operate or maintain cross-access infrastructure that was required by the County under this section, the County may pursue enforcement measures as provided in this Land Use Code.

The proposal includes a site plan that identifies the location of the proposed buildings and the location of future and existing parking spaces that will provide adequate parking for customers.

LUC §108-8-4 outlines parking regulations. Self-storage is not a listed use. The chapter states the following for uses not listed:

*Where uses not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.*

LUC §108-8-7(6) further states:

*All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of storm water onto adjacent properties.*

Staff feels that two customer parking spaces located at the east side of the proposed storage facility, will be adequate for the proposed use. All parking must be hard surface. Access to the proposed structures will be gained from 7800 E (see exhibit B). If the planning commission feels additional parking is required, a condition of approval must be added to staff's recommendation.

*Considerations relating to landscaping.* The landscaping shows compliance with this requirement for a minimum of 20% landscaping, 80% of which much consist of live plantings. A park strip is shown on the landscaping plan along with the 10' sidewalk/pathway.

*Considerations relating to buildings and site layout.* The proposed buildings meet the site development standards of the CV-2 Zone, including preferred building colors. As such, the applicant shows a split-faced CMU's in a tan, dark grey, and light grey colors. The black will be a smooth black stone

*Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP.

*Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: To date, the conditional use permit has been approved by the Weber Fire District. Weber County Engineering has reviewed, but not yet approved this project. All review agency requirements must be addressed and completed prior to the conditional use permit being issued.

Additional Design Standards: Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat.

Tax Clearance: 2019 property taxes have been paid in full. 2020 property taxes are due in full November 30, 2020.

## Staff Recommendation

Staff recommends approval of Eden Storage conditional use permit subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agencies and is based on the following conditions:

1. Two dedicated parking spaces be located on the site.
2. All street-facing facades shall be composed of colored and textured CMU's.
3. Landscaping must either be installed or escrowed for, prior to issuance of a conditional use permit.
4. All proposed signage will adhere to sign regulation as outlined in LUC §110-2.
5. A lighting plan, as part of the complete street design, must be reviewed and approved by Planning prior to issuance of a conditional use permit, per regulations as set forth in LUC §108-16.
6. The complete street design shall include pedestrian crossings on Valley Junction Drive and 2550 North Street.
7. A perpetual building maintenance agreement is required per §104-21-4, for all shared property boundaries where buildings are located closer than 10' to the property boundary.

This recommendation is based on the following findings:

- The proposed use is allowed in the CV-2 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

## Exhibits

- A. Application & Narrative
- B. Site Plan, Landscaping Plans, Elevations



**Exhibit A – Application & Narrative**

<b>Weber County Conditional Use Permit Application</b>			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) Jeff Allan		Mailing Address of Property Owner(s) 6895 E 2005 Huntsville, UT 84317	
Phone 858-204-2131	Fax		
Email Address jeff.sdsr@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) Lance Anderson		Mailing Address of Authorized Person 95 Golf Course Rd Logan, UT 84321	
Phone 435-713-0099	Fax		
Email Address lance@cachelandmark.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Project Name Eden Storage		Total Acreage 2.19	Current Zoning Commercial CU-2
Approximate Address 2550 x Valley Junction Dr Lot #10 Valley Junction Sub Division		Land Serial Number(s) APN-22-15B-0010	
Proposed Use RV, Boat x Self Storage			
Project Narrative attached			

**Property Owner Affidavit**

I (We), Jeff Allan, 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.

Jeff Allan  
(Property Owner)

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

Subscribed and sworn to before me this 21<sup>st</sup> day of August, 2020.  


Angela Martin  
(Notary)

August 21, 2020

Eden Storage Units  
Owner: Jeff Allan  
5956 East Big Horn Parkway  
Eden, Utah 84310

Design/Civil: Lance Anderson  
Cache Landmark Engineering  
95 Golf Course Road  
Logan, Utah 84321

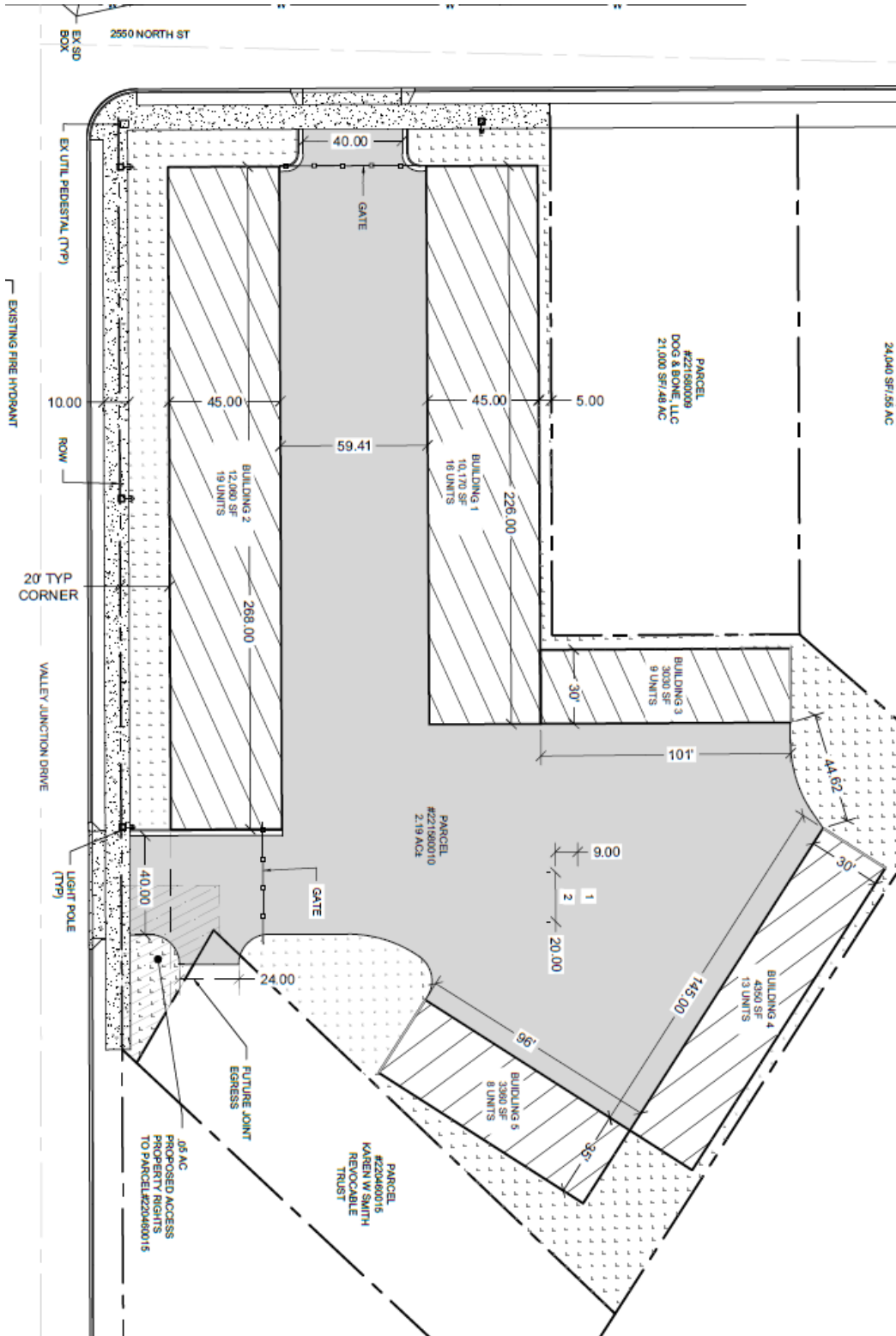
**Project Narrative:**

5 Buildings/53 units  
Total Building SF = 40, 664  
Total Acreage = 2.19 AC

Boat and RV storage is in high demand in Ogden Valley. Eden storage plan is intended to meet needs as outlined in Sec. 104-21-1-c. The Eden Storage project consists of 5 buildings of CMU construction. The buildings consist of units ranging from a minimum of 14' x 30' to a maximum of 15' x 45'.

Eden Storage will not be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements in the community, but is compatible with and complimentary to the existing surrounding uses, buildings, and structures.

**Exhibit B – Site Plan, Landscaping Plan, Elevations**





## DESIGN STATS

PARCEL #22-158-0010  
TOTAL PARCEL AREA: 95,396 SF/2.19 AC  
ZONE: CV-2  
LANDUSE: RECREATION STORAGE  
TOTAL UNITS: 66  
  
BUILDING COVERAGE: 37,092 SF/37%  
ASPHALT COVERAGE: 39,609 SF/43%  
LANDSCAPING: 19,072 SF/20%  
TURF GRASS AREA: 0%  
IRRIGATED LANDSCAPING: 16,806 SF/88%  
NON-IRRIGATED LANDSCAPING: 2,265 SF/12%  
  
PARKING REQUIRED: 2  
PARKING SHOWN: 2

BUILDING 1  
16 TOTAL UNITS  
14' X 45'

BUILDING 2  
19 TOTAL UNITS  
14' X 45'

BUILDING 3  
9 TOTAL UNITS  
11' X 35'

BUILDING 4  
13 TOTAL UNITS  
11' X 30'

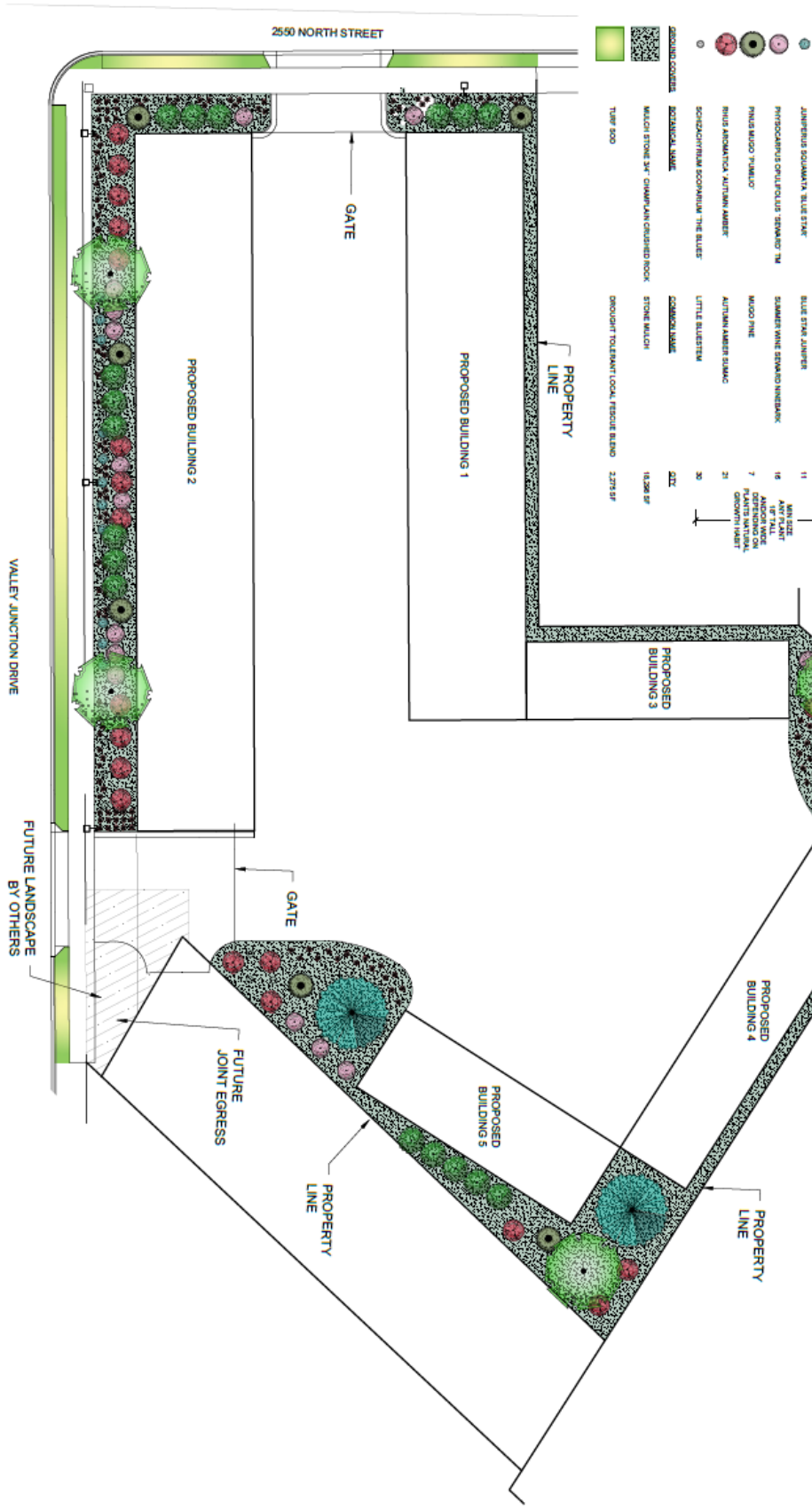
BUILDING 5  
8 TOTAL UNITS  
12' X 35'

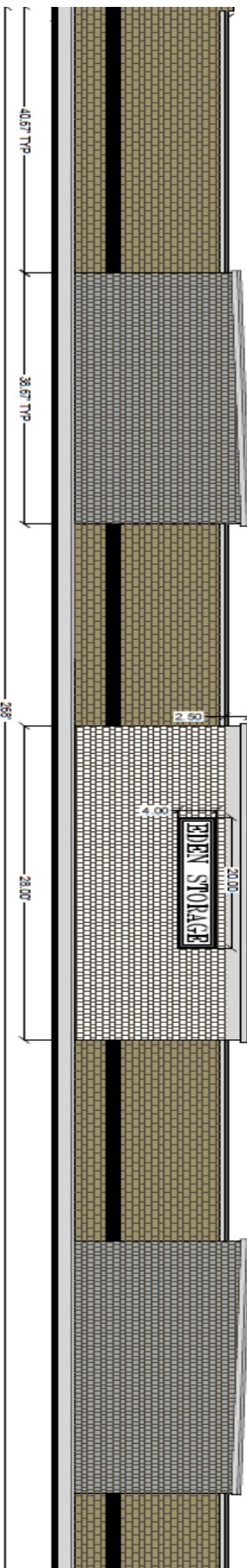
**PLANT SCHEDULE**

SCIENTIFIC NAME	COMMON NAME	QTY
QUERCUS X VARIET NUTLET TM	COLOMBO BLUE SPICE	3 - 18"R
ZELKOVA SERENYA GREEN VASE	SHADY ZELKOVA	17 - 7" CAL
HEMEROCALLIS X TANDON NF	COMMON YALE	5 - 7" CAL
JUNIPERUS SQUAMATA BLUE STAR	BLUE STAR JUNIPER	22
PIRRO-CARINUS OVALIFOLIUS SPANISH TM	SUMMER WINE SPANISH WINEBARK	18
PIRUS MILDUS PHAEOLO	MILD PINE	7
PIRUS AMICATA AUTUMN AMBER	AUTUMN AMBER SPARK	21
SCONDIPTHEMUM SCOPULUM THE BLUES	LITTLE BLUESTEM	30
MULTI STONE 3" CHAMPAIN CRUSHED ROCK	STONE WALCH	18,208 SF
TURF SOO	DROUGHT TOLERANT LOCAL RESCUE BLEND	3,275 SF

**PLANTING GENERAL NOTES**

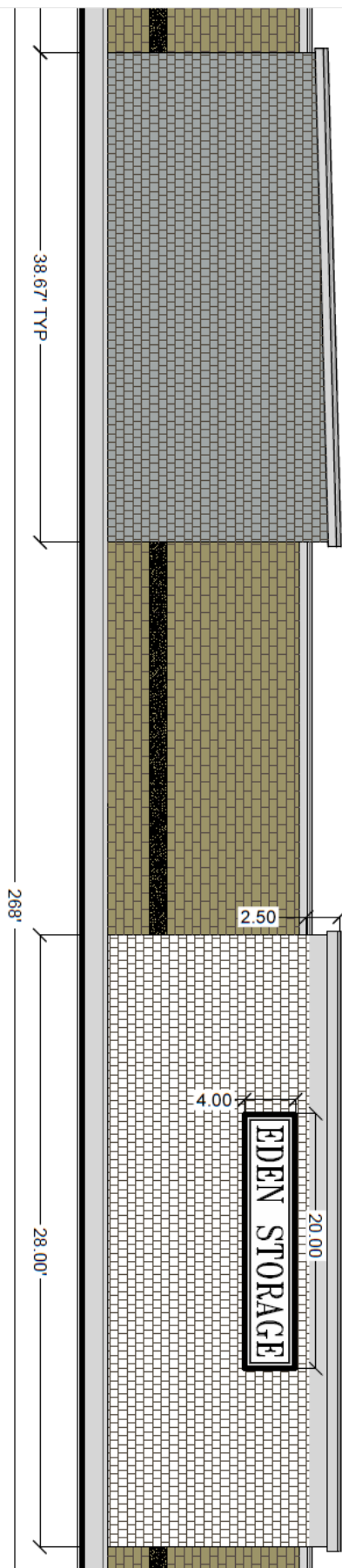
1. PLANTING PLAN IS SHOWN WITH CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANT SYMBOLS AND QUANTITIES PRIOR TO PURCHASE ORDER.
2. THE LANDSCAPE PLAN IS TO BE USED IN CONJUNCTION WITH THE IRRIGATION, IRL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS. ALL UTILITIES WITH PLANTINGS AS SHOWN HERE.
3. ALL PLANTING SHALL BE TO RECEIVE 4" BENCH OF COMBES WHICH OVER APPROVED NEED DRAINAGE PAVING UNLESS OTHERWISE NOTICED ON PLAN. FABRIC SHALL BE INSTALLED AFTER THE CONTRACTOR HAS BEEN ADVISED. SEE PLANT SHEET FOR DETAIL X.
4. AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED BY CONTRACTOR (REFER-BUILD) CONTRACTOR TO INSTALL IRRIGATION PRESENTATION TO MEET STATE AND LOCAL STANDARDS.

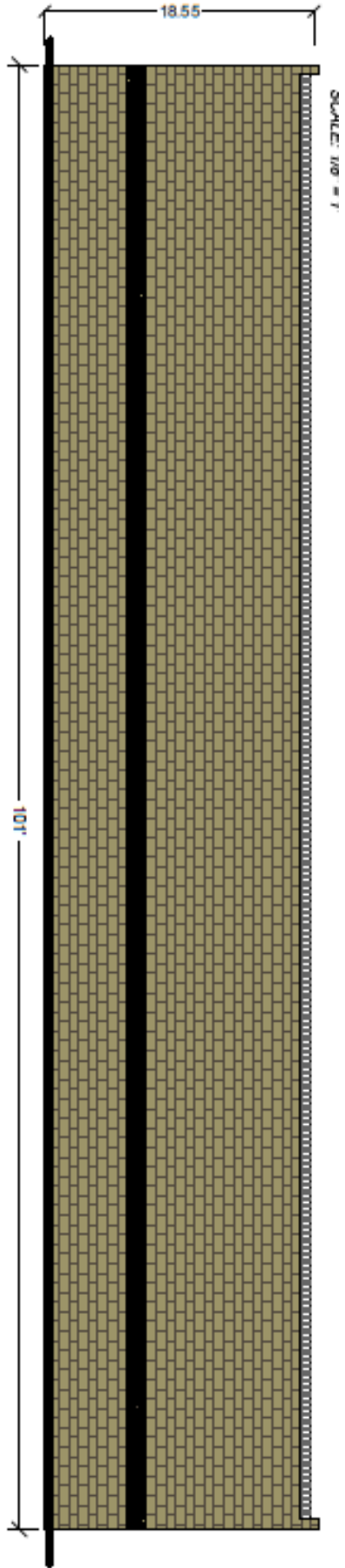




**WEST ELEVATION BUILDING 2**

SCALE 1" = 10'





**NORTH ELEVATION BUILDING 3**

SCALE: 1/8" = 1'