



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Request for approval on a design review application for hard-surface trailer parking for Kimberly-Clark Corporation.
<b>Agenda Date:</b>	Tuesday, June 15, 2021
<b>Applicant:</b>	Kimberly Clark, Owner
<b>File Number:</b>	DR 2021-07

### Property Information

<b>Approximate Address:</b>	2010 N. Rulon White Blvd., Ogden, UT 84404
<b>Project Area:</b>	6.868 acres
<b>Zoning:</b>	Manufacturing Zone (M-1)
<b>Existing Land Use:</b>	Commercial/Manufacturing
<b>Proposed Land Use:</b>	Commercial/Manufacturing
<b>Parcel ID:</b>	19-041-0076
<b>Township, Range, Section:</b>	T7N, R2W/T6N R2W Section 36/01 Quarter Section SE/NE

### Adjacent Land Use

<b>North:</b>	Commercial	<b>South:</b>	Residential
<b>East:</b>	Union Pacific Railroad	<b>West:</b>	Rulon White Blvd.

### Staff Information

<b>Report Presenter:</b>	<b>Tammy Aydelotte</b> taydelotte@co.weber.ut.us 801-399-8794
<b>Report Reviewer:</b>	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 22 (M-1 Zone)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)

## Summary and Background

The applicant is requesting approval of a design review for Kimberly-Clark Corporation, to improve 6.868 acres to accommodate trailer parking as an accessory use to the existing manufacturing and distribution services on-site. Applicant is proposing three phases of development. Phase 1 would include the west and south trailer parking areas, as indicated on the submitted plans, as well as a storm drain area located in the southwest corner of the site area. Phase 2 includes improvement of the east trailer parking area, along 1975 West Street. Phase three will include the roadside trailer parking lot, as indicated on the site plan (see **Exhibit B**).

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 Weber County Land Use Code, as warehousing is a permitted use in the M-1 zone.

Zoning: The subject property is located within the Manufacturing (M-1) Zone. Parking is a permitted use in the M-1 zone. The parking of trailers can be considered an accessory to the main use of this parcel. The purpose of the M-1 Zone can be further described in LUC §104-22-1 as follows:

*The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.*

(c) The applicable standards are as follows:

- Minimum front yard setback: 30 feet
- Minimum side yard setback: None, except 20 feet where a building is adjacent to a residential zone, or for a side yard on a corner lot.
- Minimum rear yard setback: None, except 20 feet where a building rear on a residential zone.
- Maximum building height: None
- Maximum lot coverage: 80% of lot area by buildings

This proposal meets the zoning requirements for setbacks, as the proposed parking will be located more than 30' from Rulon White Blvd.

Design Review: The M-1 zone and the proposed 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 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: The proposal includes a site plan that identifies three phases of parking improvements, as well as a drainage basin. As this proposal will not affect traffic flow, other than to create more organization, staff does not anticipate and issues with traffic safety and congestion.

Access to the proposed addition area will not change from the current access off of Rulon White Blvd (see exhibit B). Staff feels that the existing parking is adequate for the proposed expansion.

Considerations relating to landscaping. After reviewing the proposed site plans, it has been determined that the existing landscaping meets/exceeds the minimum requirements as outlined in LUC §108-2. Applicant shows approximately 23% of the 133.48 acre parcel has existing landscaping.

Considerations relating to buildings and site layout. The proposal meets site development standards of the M-1 Zone. The applicant has proposed improvement of parking areas for the purposes of parking trailers, as an accessory to the existing manufacturing and distribution uses. Improvements will take place in three phases, and include curb and gutter, fencing and berms. Phase one will include of designation of a storm drain area, as well as installation of asphalt to accommodate 138 parking stalls. Phase 2 will include installation of asphalt to accommodate 74 parking stalls. Phase 3 includes installation of asphalt to accommodate 23 parking stalls. Standard catch curb and gutter will be installed throughout each phase, as well as installation of new 80' high mast lighting (7) and relocation of two existing light poles, to accommodate proposed improvements.

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. There is a proposed drainage area to the west of phase one.

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 does not 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 design review 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 written approval of the design review being issued.

Tax Clearance: 2020 property taxes are paid in full. 2021 property taxes are due in full November 30, 2021.

## Staff Recommendation

Staff recommends approval of the Kimberly Clark Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Written approval of the design shall not be issued until the all review agency requirements have been met (Engineering).
2. Any additions/changes to existing signage, or additions/changes to existing exterior lighting must be approved by the Planning Department.
3. HOA approval must be granted prior to building permit.

This recommendation is based on the following findings:

1. Parking of trailers is allowed as an accessory to the main use within the M-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

## Exhibits

- A. Application & Narrative
- B. Site Plan, Phasing, Lighting Plan

Map 1





# Exhibit A – Application & Narrative

## Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [/ Edit Application](#) [Print](#)

**Project Description** Project consists of semi truck trailer parking lot improvements from a thin road base setting to a complete structurally-sound asphalt condition per geotechnical study recommendations.

**Property Address** 2010 North Rulon White Blvd  
Ogden, UT, 84404

**Property Owner** C/o Nick Engebos Kimberly-Clark  
801-786-2401  
Nick.Engebos@kcc.com

**Representative** Kevin Thompson  
801-786-2435  
kbthomps@kcc.com

**Accessory Dwelling Unit** False  
**Current Zoning** M-1  
**Subdivision Name** Weber Industrial Park  
**Number of Lots**  
**Lot Number** 19-041-0076  
**Lot Size** 78.4 acres  
**Frontage** 2018.49'  
**Culinary Water Authority** Bona Vista Water Improvement District  
**Secondary Water Provider** Pineview Water  
**Sanitary Sewer Authority** Central Weber Sewer  
**Nearest Hydrant Address** 2010 North Rulon White Blvd  
**Signed By** Representative, Kevin B Thompson

### Parcel Number

[✖ Remove](#) 190410076 - County Map

## Weber County Planning

RE: Kimberly-Clark Ogden Diaper Plant  
2010 North Rulon White Blvd  
Ogden, Utah

### Project: Trailer Parking Improvement

Kimberly-Clark seeks to improve an existing trailer parking area located near the southwest corner of their property. The trailers currently are parked on a thin road base area. The 6.8 acre project scope includes grading, road base and asphalt paving improvements per the site-specific geotechnical report. Storm drain piping and inlets will be installed that will conduct flows to a proposed on-site detention pond. Kimberly-Clark has an existing large, sodded, well-maintained master drainage pond to the north with a grated control structure box that has been gradually elevated over the years to accompany new impervious surfaces that have been added. For this project, drainage is towards the existing on-site 'street' that borders the north side of the trailer parking area (termed 1975 North Street) which has inlets that capture flows and conduct them westward to the piped municipal storm drain system in Rulon White Boulevard. The new improved parking area will utilize an approximate 3-inch orifice that will meter pre-project flows into an existing curb inlet on the south side of 1975 North Street. Drainage patterns will basically remain the same, but flows will be captured and better managed into/through a detention pond - the net effect is arguably a decreased impact storm drainage-wise. Note that this is an off-street parking facility on private property - 1975 North is actually an on-site roadway/driveway behind a gated entry - accordingly, there will no new driveway access to Rulon White Boulevard - the site will continue to utilize the on-site 1975 North 'Street.' Further, the project does not involve any new buildings and does not induce any additional traffic impacts.

The new improved parking lot will have a substantial structural section which is shown in the profile views of the 17-page set of plans. Additionally, 8-inch concrete landing gear support areas will be installed. The plans show three phases - the first two phases will be initially constructed which will provide approximately 212 improved trailer parking stalls. Existing condition photos have been included in the County submittal - one can readily perceive the erosion-eliminating nature of the proposed improvements.

Drainage calculations for the 295,741 SF (6.79 acres) parking areas utilizing 100-year rainfall data with a metered outflow at 0.1 cfs/acre (.679 cfs) yields a storage requirement of 38,616 cubic feet - the four-foot deep pond to be provided will hold 38,843 below the high water surface elevation (which affords 1-foot of freeboard). Orifice calculations reveal a 3-5/8-inch circular orifice hole.

High mast lighting will be installed throughout the proposed parking area to allow for 24-hour usage. As mentioned, there are no proposed modifications to the existing buildings - this project only pertains to trailer parking improvements.

No new exterior signage is proposed as part of this project.

A SWPPP plan is included in the project plan set - the awarded contractor will implement the NOI and associated documents.

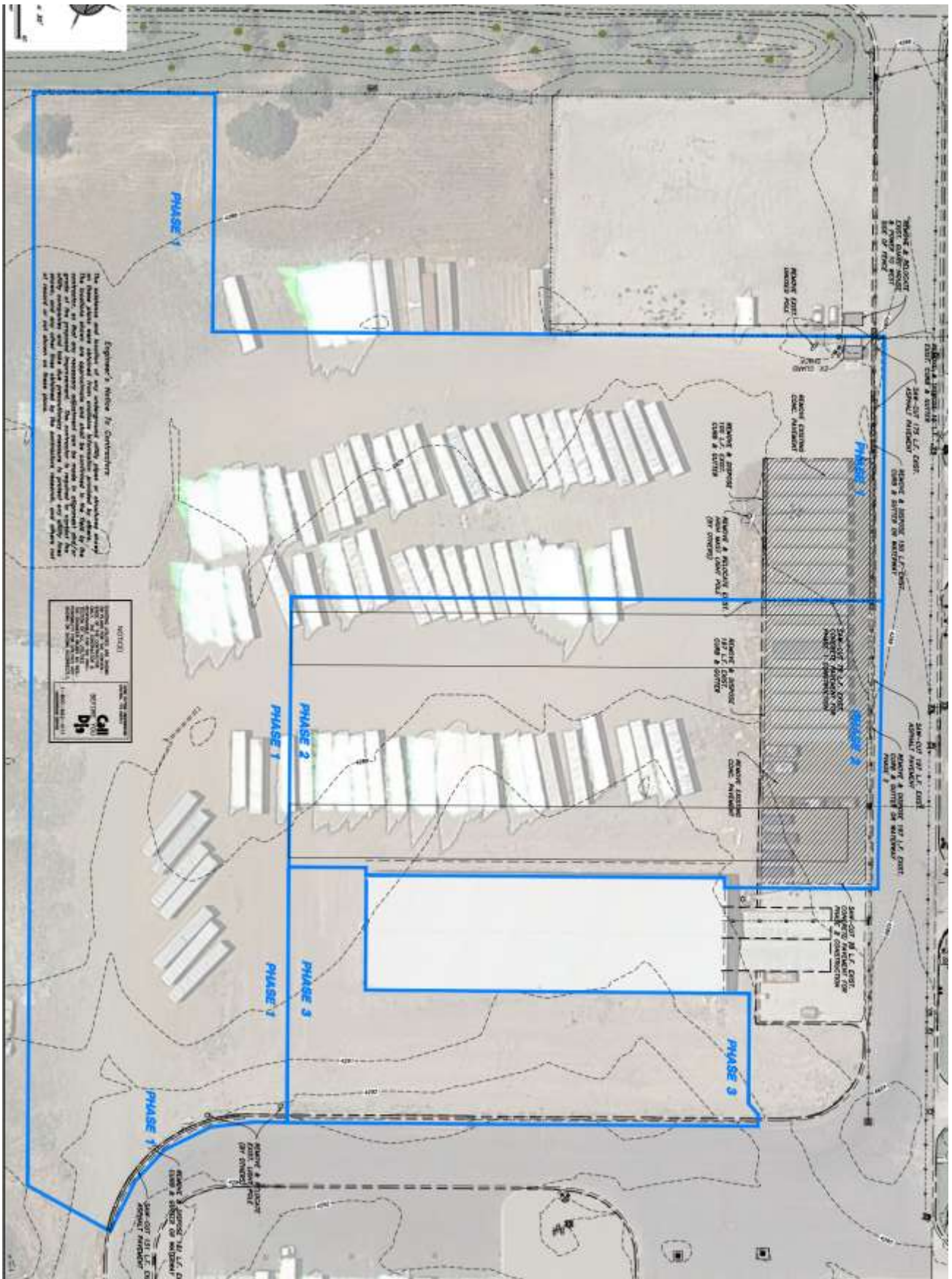
The existing mature, bermed landscaping between the site and Rulon White Boulevard consists of evergreen trees and grass - such will remain as is. The new on-site pond will consist of rocks cape.

In summary, Kimberly-Clark is making a very substantial investment in an on-site parking area that will eliminate erosion possibilities. The project is responsibly handling the increased runoff due to increased impervious development. Project improvements are soundly based on geotechnical study stipulations.



Exhibit B – Site Plan, Phasing, Lighting Plan





Engineer's Notice to Contractors:  
 The address and number of any improvements shown in this drawing shall be as shown on the approved site plan. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NOTICE:  
 Call  
 800-368-5838  
 1-800-368-5838

