

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**August 4, 2021
4:00 to 5:00 p.m.**

1. LVG12212020: Request for final approval of Weber Industrial Park Plat "A" 2nd Amendment, consisting of 2 lots.

Applicant: Four Star Investments; Staff Presenter Tammy Aydelotte

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401 & via Zoom Video Conferencing at this link <https://us02web.zoom.us/j/82636010942>



In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final approval of Weber Industrial Park Plat "A" 2nd Amendment, consisting of 2 lots.
Agenda Date:	Wednesday, August 04, 2021
Applicant:	Four Star Investments, Owner
File Number:	LVG12212020

Property Information

Approximate Address:	2458 N. Rulon White Blvd., Ogden, UT 84404
Project Area:	9.996 acres
Zoning:	Manufacturing Zone (M-1)
Existing Land Use:	Commercial/Manufacturing
Proposed Land Use:	Commercial/Manufacturing
Parcel ID:	19-228-0001, 19-228-0004, 19-228-0002, 19-228-0005
Township, Range, Section:	T7N, R2W, Section 36 NE

Adjacent Land Use

North:	Commercial	South:	Gun Range
East:	Commercial	West:	Rulon White Blvd.

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 22 (M-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)

Background

The applicant is requesting approval of Weber Industrial Park Plat "A" 2nd Amendment Subdivision consisting of two lots, located at approximately 2458 N. Rulon White Blvd., Ogden, UT 84404, in the M-1 Zone. The proposed lots within this subdivision meets the minimum lot width requirements of this zone (100'). Access for these lots will be from 2350 North St., and Rulon White Blvd. The purpose of this subdivision is to combine four parcels into two legal lots of record.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by expanding light industrial/manufacturing uses in existing manufacturing areas, in order to assist with stabilization of the tax base.

Zoning: The subject property is located in a Manufacturing (M-1) zone. The land use requirements for this zone are stated in the LUC§ 104-22 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."

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in M-1 zone (LUC 104-22). The proposed subdivision will not create any

new public streets. The proposal meets the criteria for a “Small Subdivisions”, as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-5-7, the M-1 zone has no minimum lot area requirements, but does require a minimum of 100’ in lot width. The proposed subdivision is a two lot subdivision that fronts two county roads identified as 2350 North Street, and Rulon White Blvd.

Review Agencies: The proposed subdivision has been reviewed, but not yet approved by Engineering and the County Surveyor. Weber Fire District has approved this subdivision.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, pathways, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of Weber Industrial Park Plat “A” 2nd Amendment, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. All existing structures, on both lots, must be shown on final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final approval of Weber Industrial Park Plat “A” 2nd Amendment 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: **Wednesday, August 4, 2021.**

Rick Grover
Weber County Planning Director


Exhibits

- A. Application
- B. Subdivision Plat

Area Map



Exhibit A - Application

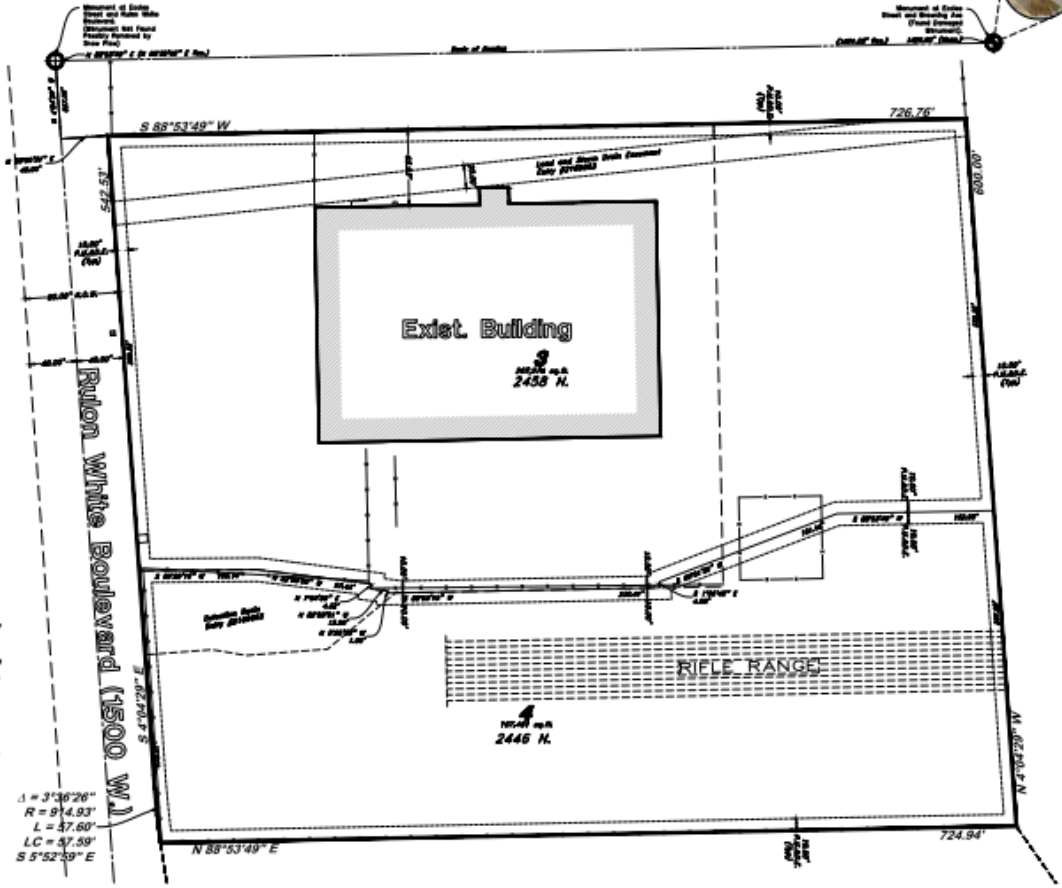
Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name <i>GVH Distribution</i>		Number of Lots <i>1</i>	
Approximate Address <i>2458 N. Kulon White Blvd</i>		Land Serial Number(s) <i>192280004</i>	
Current Zoning <i>Commercial</i>	Total Acreage <i>2.013</i>		
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment <i>Central Weber</i>	
Property Owner Contact Information			
Name of Property Owner(s) <i>GVH Family of Companies</i>		Mailing Address of Property Owner(s) <i>608 Northwest Blvd., Suite 102 Coeur d'Alene, ID 83814</i>	
Phone <i>806-795-2453</i>	Fax		
Email Address <i>riverstonerc@gmail.com</i>		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) <i>Kraig Arry</i>		Mailing Address of Authorized Person <i>E.R. Bailey Construction 1234 N. Washington Blvd. Ogden, UT 84404</i>	
Phone <i>801-430-5128</i>	Fax		
Email Address <i>Kraig.arry@ekbailey.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <i>Great Basin Engineering</i>		Mailing Address of Surveyor/Engineer <i>5746 S. 1475 E. #200 South Ogden, UT 84403</i>	
Phone <i>801-394-4515</i>	Fax		
Email Address <i>PCA@greatbasineng.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (We), <u>Joseph E. Schmidt</u> , 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
 _____ (Property Owner)		 _____ (Property Owner)	
Subscribed and sworn to me this _____ day of _____, 20_____.			

Weber Industrial Park Plat "A" 2nd Amendm

All of Lots 1 & 2, Weber Industrial Park Plat "A" Lot 8 Amended, being a part of the North 1/2 of Section 36, T7N, R2W, SLB&M, U.S. Survey
 Weber County, Utah
 January 2021

I, Andy Hubbard, do hereby certify that I have personally verified all measurements on this plat and that all measurements have been found or placed as shown on this plat and are correct.

I, the undersigned, own the streets (Private Streets, Private Amenities), and do hereby certify that the same shall be used as public streets under the laws designated in this plat, the same to be in full force, together with all applicable or any other laws, ordinances, and regulations.



7VE
 requested by Study they the Plat and Adjusting the
 'Dist (N 89°20'49" E
 the intersection of State
 and Centre Street &
 the State of Nevada. At
 if that the monument is
 if not been established, it
 if for another Survey and
 if by the record,
 if as shown on this plat.

Let designated
 I have approved
 that the building
 has only with

ENGINEER
 Andy Hubbard
 2021 Y. Utah Reg. No. 1011



WEBER COUNTY ACCEPTANCE
 This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision, herein were lawfully approved and accepted by the Commissioners of Weber County, Utah this day of _____, 2021.
 Chairman, Weber County Commission

WEBER COUNTY SURVEYOR
 I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibility and/or liabilities associated therewith.
 Signed this _____ day of _____, 2021.

WEBER COUNTY PLANNING COMMISSION APPROVAL
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
 Signed this _____ day of _____, 2021.
 Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER
 I hereby certify that the required public improvement conditions and drawings for this subdivision conform with County standards and the amount of financial guarantees is sufficient for the Subdivision these improvements.
 Signed this _____ day of _____, 2021.

Fourstar Inve
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All of Lot 1 & 2 in Book 63 page 452
 Run and identify in beginning of the 637.69 feet South of
 Rulon White Boulevard
 Four Star South 80 feet
 from the North 87°13
 distance of 67.69 feet
 from North 64°0'28"