



Staff Report - Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for design review approval of the Weber Storage Sheds located at approximately 1957 North Rulon White Blvd., in the Weber Industrial Park.
Type of Decision:	Administrative
Applicant:	ARKA Monterey Park LLC. John Hansen (Representative) & Genevieve Blanchard (Project Manager)
File Number:	DR 2021-05

Property Information

Approximate Address:	1957 North Rulon White Blvd., Oden, UT
Project Area:	3.26 Acres
Zoning:	M-1
Existing Land Use:	Vacant
Proposed Land Use:	Commercial Indoor Personal Storage
Parcel ID:	19-174-0001
Township, Range, Section:	Township 7 North, Range 2 West, Section 36 SE Township 6 North, Range 2 West, Section 1 NE

Adjacent Land Use

North:	ARKA Monterey Park	South:	KBR Roofing
East:	Kimberly Clark	West:	Water Storage Pond

Staff Information

Report Presenter:	Scott Perkes sperkes@co.weber.ut.us 801-399-8772
Report Reviewer:	RG

Applicable Ordinances

- Weber County LUC Title 104, Chapter 21 – Manufacturing Zones (M-1)
- Weber County LUC Title 108, Chapter 1 – Design Review
- Weber County LUC Title 108, Chapter 2 – Architectural, Landscape, and Screening Design Standards (**M-1 Zone EXEMPT from the requirements of this chapter**)
- Weber County LUC Title 108, Chapter 8 – Parking and Loading Space, Vehicle Traffic and Access Regulations
- Weber County LUC Title 110, Chapter 1 – Western Weber Signs

Summary and Background

The applicant is requesting an administrative design review approval of a proposed indoor self-storage facility in the M-1 Zone and Weber Industrial Park. The applicant has designed the proposed structure to be primarily constructed of color matched decorative masonry stone/cement block along the frontage with Rulon White Blvd. (front), color matched metal sheeting (sides), and decorative masonry stone/cement block (rear), with standard Galvalume metal roofing (see **Exhibit A**). The project includes a large wrap-around storage building (~45,000 sq. ft.), a large center storage building (~32,000 sq. ft.), a smaller stand-alone storage building (~2,500 sq. ft.), and an on-site office (~1,350 sq. ft.) for a total building area of about 82,000 sq. ft.

Analysis

Zoning: The proposed structures are located in the M-1 zone. This zone allows for indoor self-storage for personal and household items as a permitted use. The M-1 zone does not allow for any dwelling units except for a night watchman or guard and their family. Additional review would be required if such a use were proposed by the applicant.

- The site plan shows that the proposed buildings are compliant with the following site development standards for the M-1 Zone:

Minimum lot area: None;

Minimum lot width: 100 feet;

- The lot is 347.85 feet wide

Minimum front yard setback: 50 feet (On ROWs of 80 feet or wider. Rulon White Blvd. is 80 feet wide);

- The proposed structures are a minimum of 57 feet from the front lot line.

Minimum side yard setback: None;

- The proposed structure is 5 feet from the North side lot line and 10.85 feet from the south side lot line (accommodates the 10-foot PUE that runs along the south lot line).

Minimum rear yard setback: None;

- The structure is 0 feet from the West rear lot line.

Building Height: Minimum height of 1 story and a maximum height of 35 feet.

- The proposed structures are one story and 16 feet tall at their tallest point.

Lot Coverage: 80 percent maximum lot coverage ratio.

- With about 82,000 sq. ft. of proposed structures (1.88 acres), and a total lot area of 3.258 acres, the lot coverage ratio = 57.7%

Design Review: All new commercial and manufacturing structures in the M-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. LUC §108-1-2(a) indicates that design review applications for buildings in the M-1 zone with a footprint of more than 10,000 square feet, and which impact an area of more than one acre, must be reviewed and approved by the Planning Commission.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Considerations for Design Review, per LUC Sec. 108-1, is given to the following criteria. Staff Analysis follows each criteria:

- *Traffic safety and traffic congestion:*
 - The project will take access directly off of Rulon White Blvd. through a primary access and egress drive. The proposed layout also provides for an emergency vehicle access that is accessible across an all-weather access surface and through a crash gate. The proposal will increase traffic along Rulon White Blvd., but is not anticipated to cause congestion. The project incorporates 4 visitor parking stalls and 1 ADA stall for a total of 5 stalls adjacent to the leasing office.
 - Per LUC Sec. 108-8-4 (Parking Space for Non-Dwelling Buildings and Uses), uses not listed in the common use table shall have their parking requirements established by the Planning Commission based on a reasonable number of spaces for staff and customers, and similar requirements of like businesses.
 - Planning staff believe that 5 stalls (1 ADA and 4 standard stalls) is sufficient for the anticipated customer demand. The majority of visitors will already have leases for storage units and will not need parking. Spaces will only be needed for new customers of those seeking customer service.
- *Outdoor advertising:*
 - At present, the applicant has not proposed the installation of any associated signage. Any future signage will need to be reviewed through a separate design-review application.
- *Landscaping:*
 - The project must use landscaping and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to conceal storage areas, or to provide a visual break from the monotony of building materials.

- The project is required to include a minimum of 10% landscaped area for the site with consideration of drought resistant and water conserving landscape materials.
 - The proposed landscaping plan incorporates a landscaped area totaling 0.69 acres. This equates to 21% of the overall site area.
 - The proposed landscape plan meets the minimum standards of LUC Sec. 108-1-4(c). by meeting the minimum planting sizes for trees and shrubs, minimizing the use of turf grasses (0%), utilizes automatic drip irrigation for 100% of the landscaped area for water conservation, and employs a decorative gravel mulch for ground cover.
 - Planning staff believes that more robust and taller plantings could help to break up the long and monotonous facades along the side lot lines of the development. The zero setback proposed along the rear lot line backs up to an existing detention pond/basin. As such, the rear façade is less of a design concern.
 - As a recommendation, staff would like to see an updated landscaping plan to address this concern. However, the applicant has indicated that they will be updating their landscaping plan accordingly and will bring the updated plan to the Planning Commission meeting for consideration.
- *Building and site layout:*
 - The site plan and building elevations show that the proposed buildings are compliant with the site development standards for the M-1 Zone.
 - As a condition of approval, staff recommends that the applicant submit a more detailed architectural elevation of the leasing office. However, the applicant has indicated that they will bring an updated elevation plan to the Planning Commission meeting for consideration.
 - As a conditions of approval, staff recommends that the applicant submit a formal color pallet and materials board for review by the Planning Commission. However, the applicant has indicated that they will bring a color pallet and materials board to the Planning Commission meeting for consideration.
- *Utility easements, drainage, and other engineering questions:*
 - The proposed structure does not conflict with any existing easements or drainage on the lot.
 - The proposal must meet all review agency requirements, including the requirements of the Engineering Division for storm water detention/retention.

Conformance to the General Plan

The proposal conforms to the 2003 West Central Weber General Plan by continuing light commercial/manufacturing development within M-1 Zone (see Page 2-6 – Land Use Element).

Staff Recommendation

The Planning Division recommends approval of file #DR 2021-05 subject to all review agency requirements and the following conditions:

1. An updated landscaping plan shall be submitted that explores the use of more robust and taller plantings along the side lot lines to help break up the long and monotonous building facades.
2. The applicant shall submit a formal color pallet and materials board for review by the Planning Commission.
3. The applicant shall submit a more detailed architectural elevation of the leasing office for review by the Planning Commission.
4. A deferral agreement must be signed and recorded by the applicant to ensure that a sidewalk is installed along the entire property line that abuts Rulon White Blvd. at a time that is desired by the County.
5. Any future proposed signage will need to be reviewed through a separate design-review application.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project conforms to the 2003 West Central General Plan.

Exhibits

A. Site plan, landscape plan, building elevations, and materials narrative.

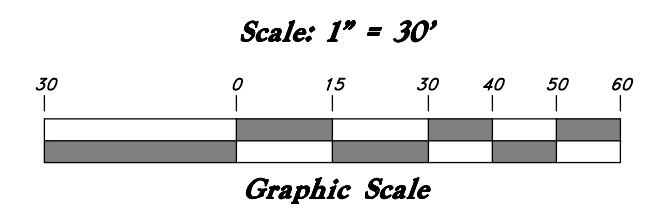
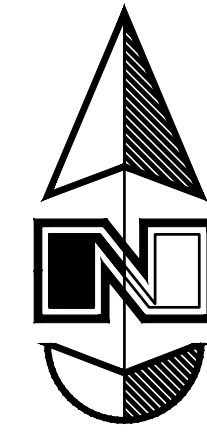
Area Map



Street View



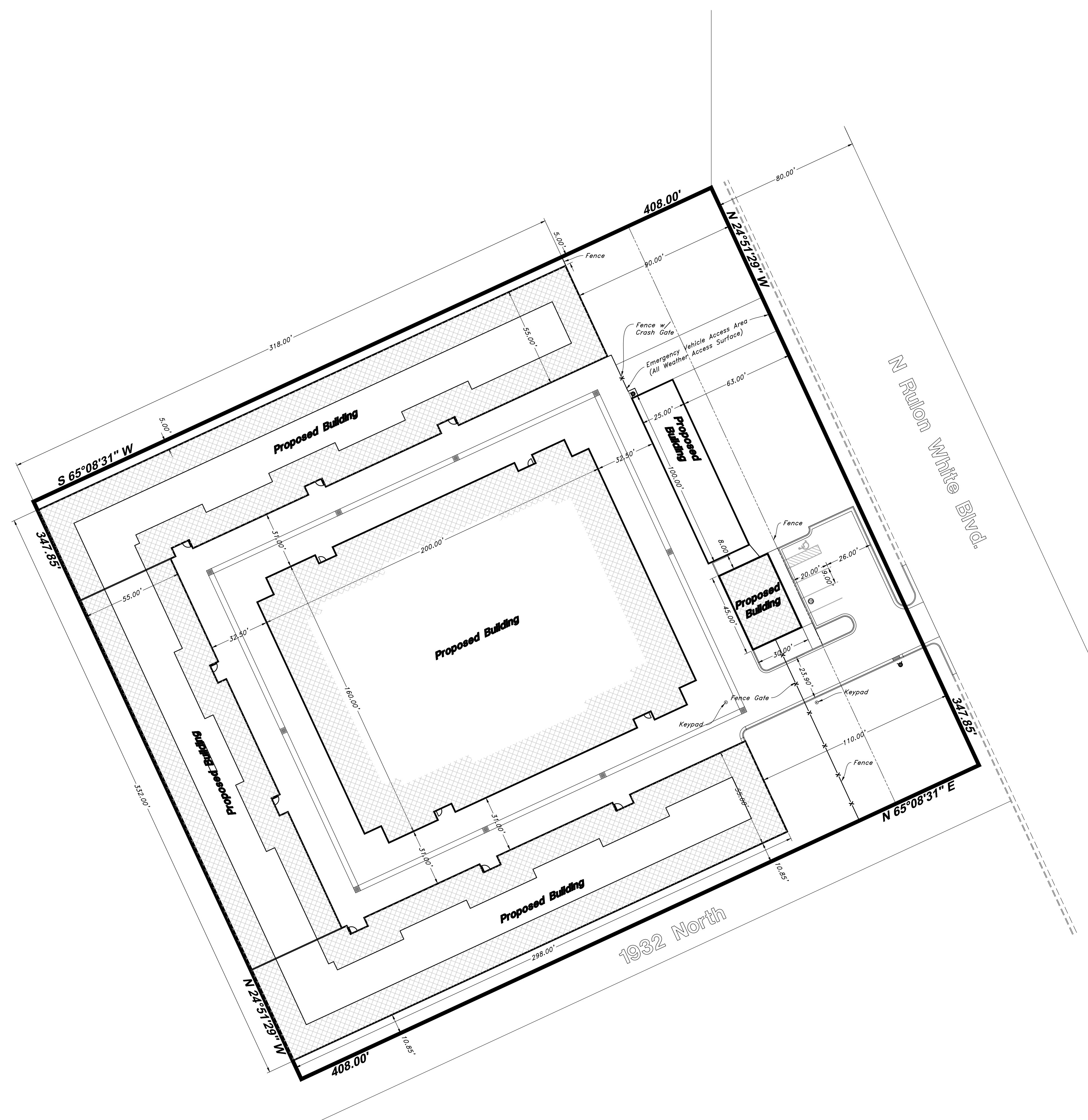
Exhibit A



Legend

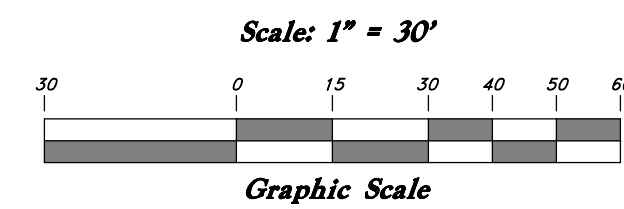
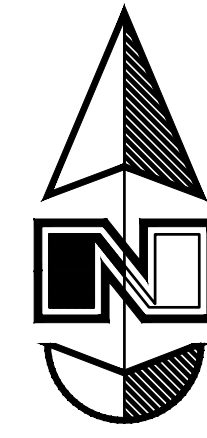
(Note: All items may not appear on drawing.)

- Keypad
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- PVC
- TA
- EA
- CL
- FL
- FF
- TC
- TWL
- TW
- TCM
- NG
- FS
- FDC
- 90
- 95.337A
- 95.721A
- R
- Direction of Flow
- Unused Space
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Spill
- Curb & Gutter
- Demo Tree



SITE DATA
 Parcel Area 141,922 sq.ft. or 3.258 Acres
 Impervious Surface Area 113,487 sq.ft. or 2.605 Acres
 Building Area 77,089 sq.ft. or 1.769 Acres
 Pervious Surface Area 28,435 sq.ft. (20%)
 Up to 50% of Pervious Surface will be irrigated the remaining area will be xeriscaped with rock and/or 0 Water Plantings
 Parking
 4 Standard Stalls
 1 ADA Stall
 5 Total Stalls

<p style="font-weight: bold; margin: 0;">GREAT BASIN ENGINEERING</p> <p style="font-size: small; margin: 0;">5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM</p>	<p style="font-weight: bold; margin: 0;">Site Plan</p> <p style="font-weight: bold; margin: 0;">Weber Storage Sheds</p> <p style="font-size: x-small; margin: 0;">1957 N. Rulon White Blvd. Ogden City, Weber County, Utah A part of Section ??, T3N, R2W, SLB&M, U.S. Survey</p>									
<p style="font-weight: bold; margin: 0;">Apr 1, 2021</p> <p style="font-size: x-small; margin: 0;">SHEET NO.</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">C1</p> <p style="font-size: x-small; margin: 0;">21N713</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">REV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DESCRIPTION	DATE	REV						
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PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN 'TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING' (KOEING, ISAMAN, UTAH STATE UNIVERSITY) <http://extension.usu.edu/files/publications/publication/AG-50-02.pdf> CONTRACTOR IS RESPONSIBLE FOR PROVIDING 12" OF TOPSOIL AROUND SHRUBS AND TREES PER DETAIL.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR A MINIMUM OF 6" THICK MULCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
5. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	GAL	SIZE
CAR FRA	1	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B	2"Cal	
GYM DIO	2	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B	2"Cal	
PIN ORE	10	Pinus nigra 'Oregon Green' / Oregon Green Pine	B&B		6-7' HT
ZEL MUS	5	Zelkova serrata 'Musashino' / Sawleaf Zelkova	B&B	2"Cal	

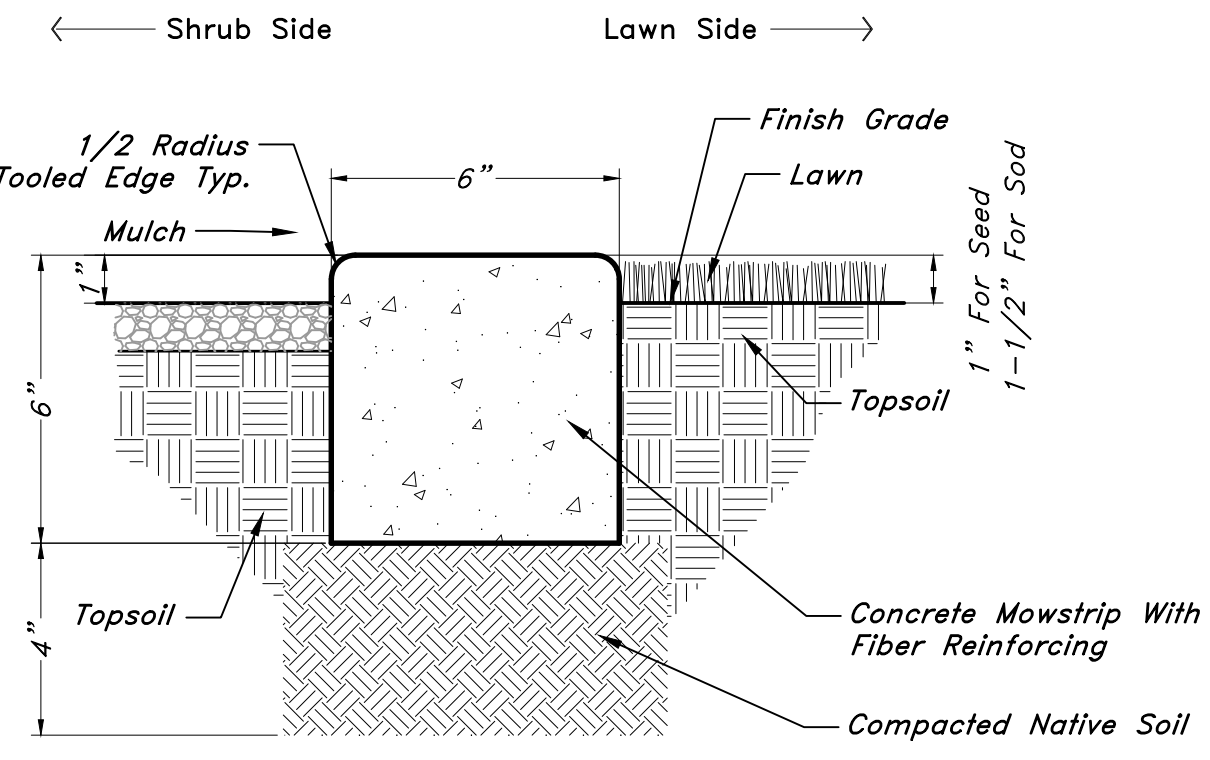
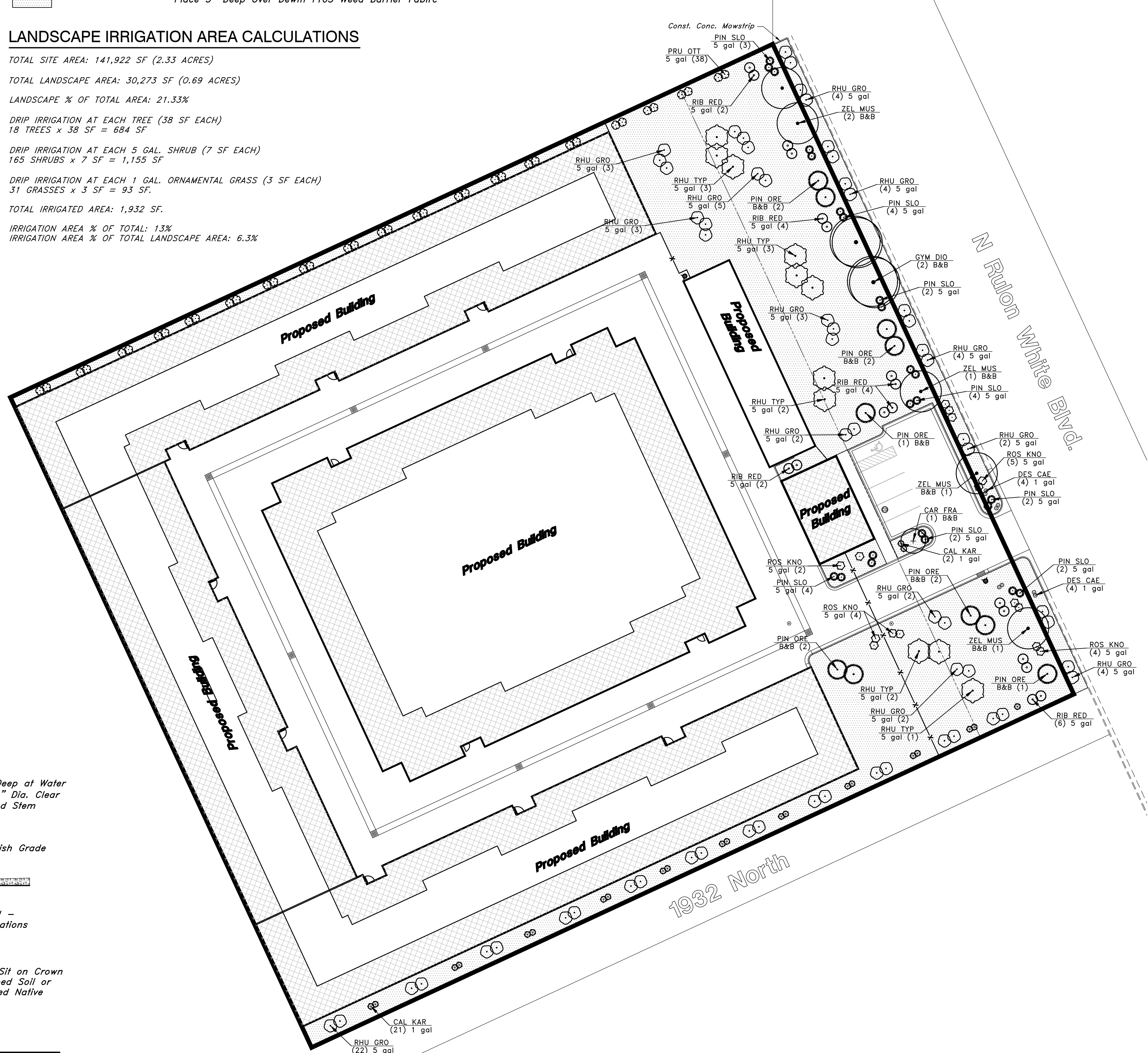
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
PIN SLO	23	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
PRU OTT	38	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	5 gal
RHU GRO	60	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
RHU TYP	11	Rhus typhina / Staghorn Sumac	5 gal
RIB RED	18	Ribes rubrum 'Red Lake' / Red Lake Currant	5 gal
ROS KNO	15	Rosa x 'Knockout' TM / Rose	5 gal

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
CAL KAR	23	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
DES CAE	8	Deschampsia cespitosa 'Northern Lights' / Northern Lights Hair Grass	1 gal

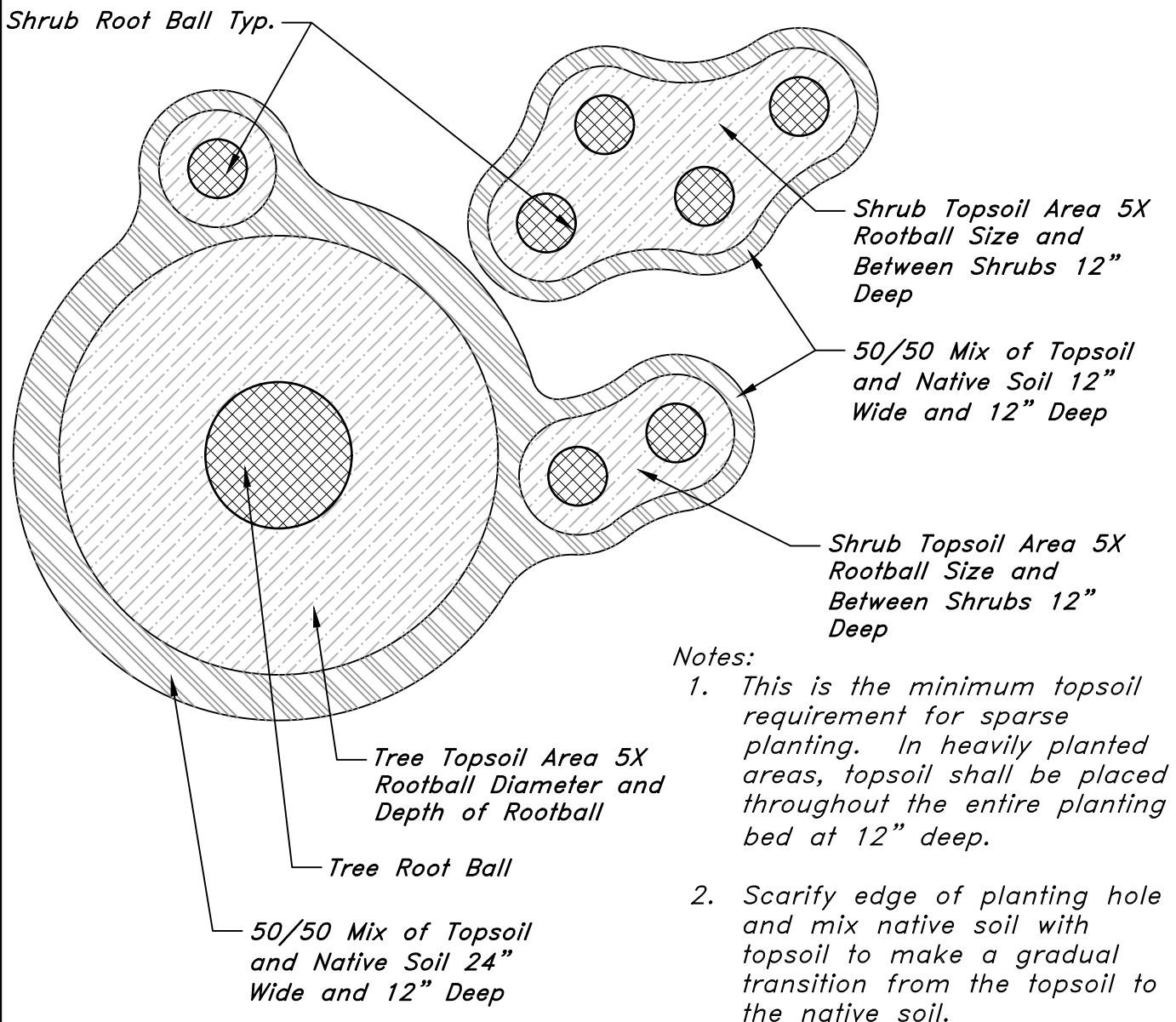
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
	30,273 sf	Decorative Gravel Mulch / 1.5"-2" Washed Crushed/Angular Gravel		Stone Mulch
		Place 3" Deep Over Dewitt Pro5 Weed Barrier Fabric		

LANDSCAPE IRRIGATION AREA CALCULATIONS

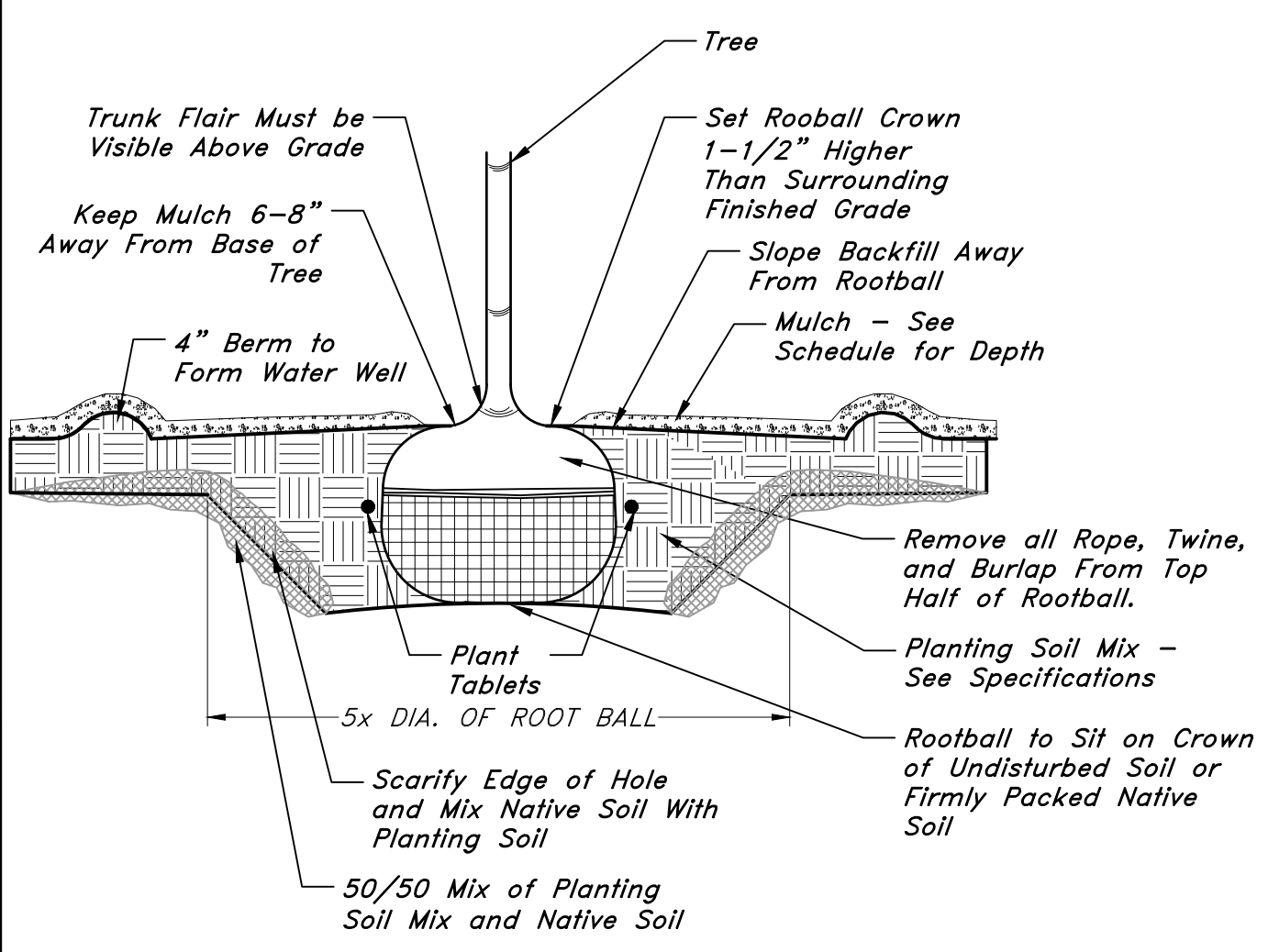
TOTAL SITE AREA: 141,922 SF (2.33 ACRES)
 TOTAL LANDSCAPE AREA: 30,273 SF (0.69 ACRES)
 LANDSCAPE % OF TOTAL AREA: 21.33%
 DRIP IRRIGATION AT EACH TREE (38 SF EACH)
 18 TREES x 38 SF = 684 SF
 DRIP IRRIGATION AT EACH 5 GAL. SHRUB (7 SF EACH)
 165 SHRUBS x 7 SF = 1,155 SF
 DRIP IRRIGATION AT EACH 1 GAL. ORNAMENTAL GRASS (3 SF EACH)
 31 GRASSES x 3 SF = 93 SF
 TOTAL IRRIGATED AREA: 1,932 SF.
 IRRIGATION AREA % OF TOTAL: 1.3%
 IRRIGATION AREA % OF TOTAL LANDSCAPE AREA: 6.3%



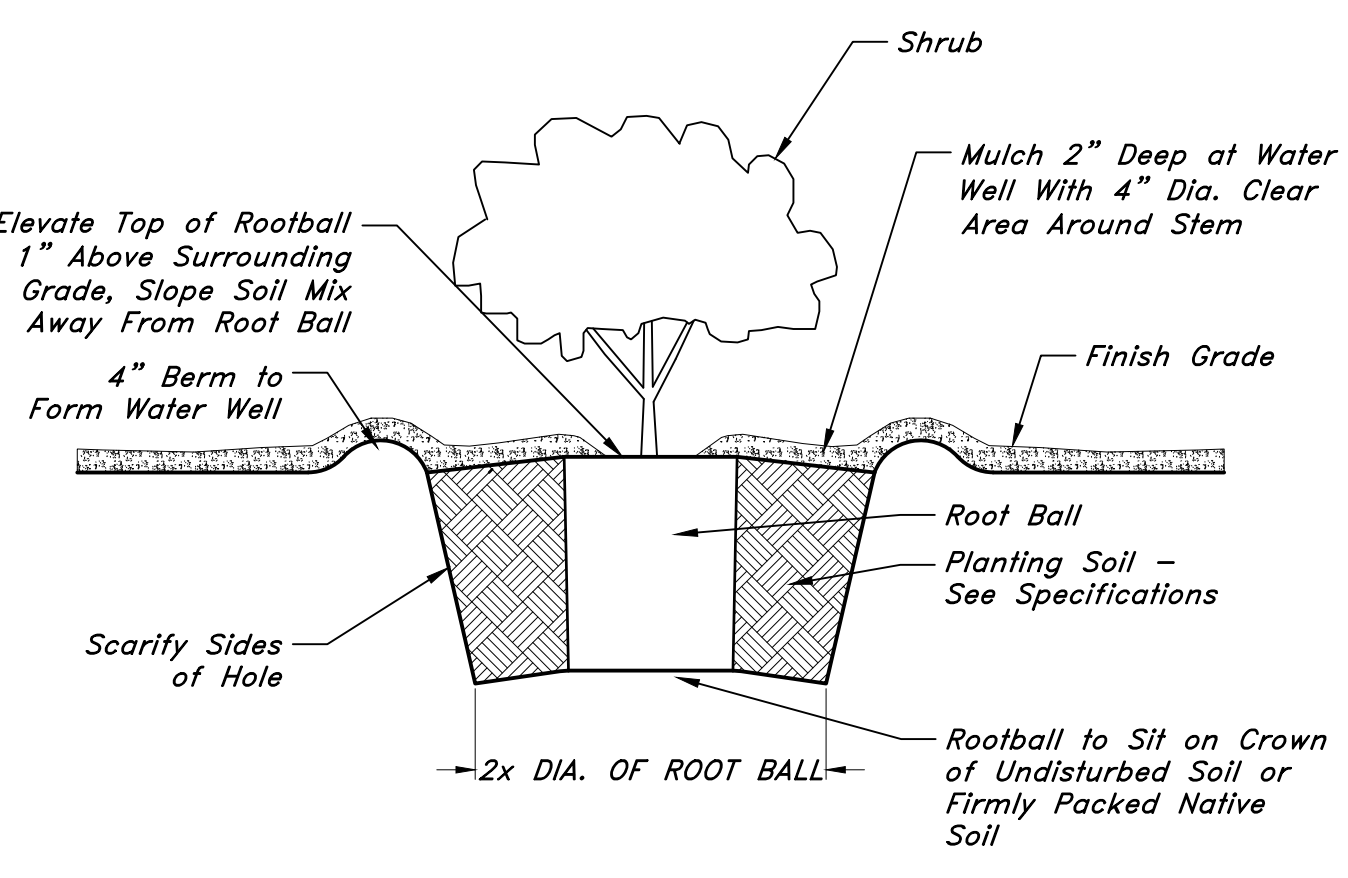
4 6" MOWSTRIP
3" = 1'-0" 329413.19-07



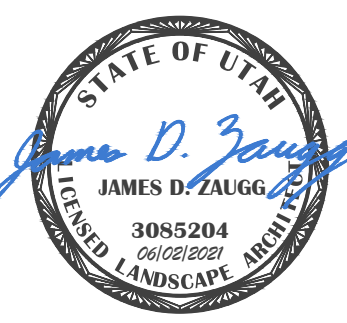
3 TOPSOIL PLACEMENT AT SHRUBS AND TREES
NTS 32 9406-01



2 TREE PLANTING
NTS 32 9343.01-01



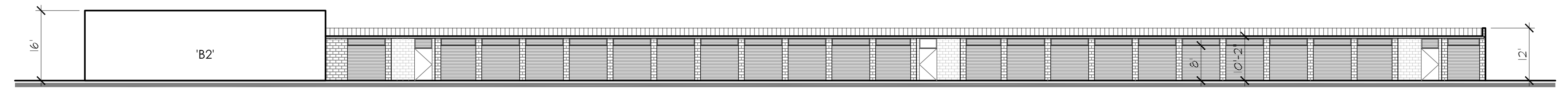
1 SHRUB PLANTING
NTS 32 9333.01-01



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 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4451 S.L.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Landscaping Plan
Weber Storage Sheds
 1957 N. Rulon White Blvd.
 Ogden City, Weber County, Utah
 A part of Section ??, TPN, RPN, SLB&M, U.S. Survey

Exhibit A



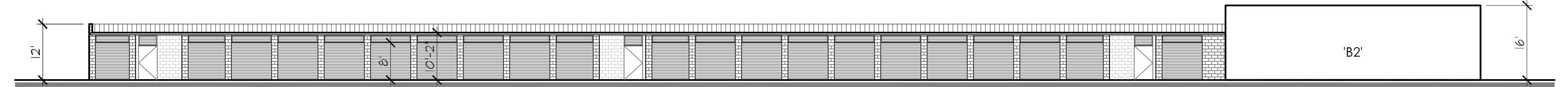
BLDG. 'B1' SOUTH ⑤



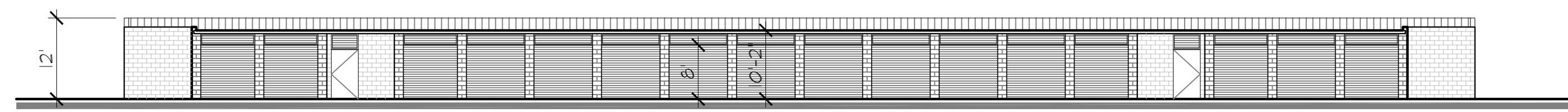
BLDG. 'B2' EAST ⑥



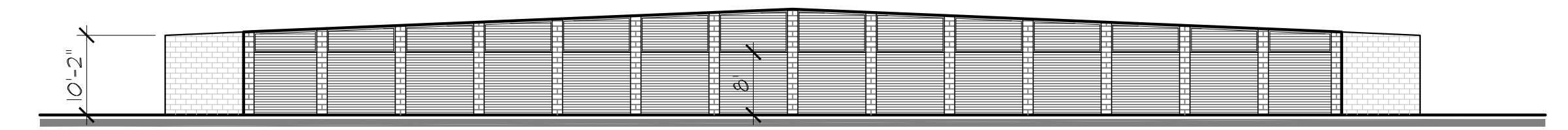
BLDG. 'A' WEST ⑧



BLDG. 'B3' NORTH ⑦



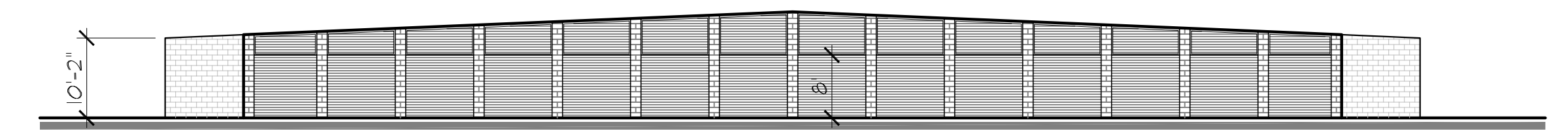
BLDG. 'C' NORTH ⑩



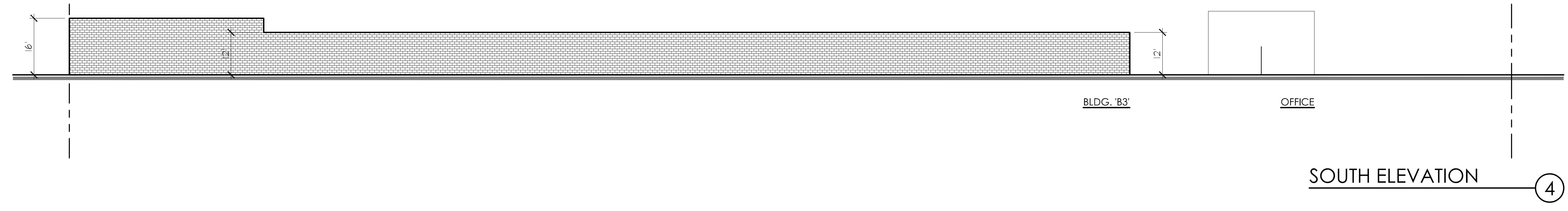
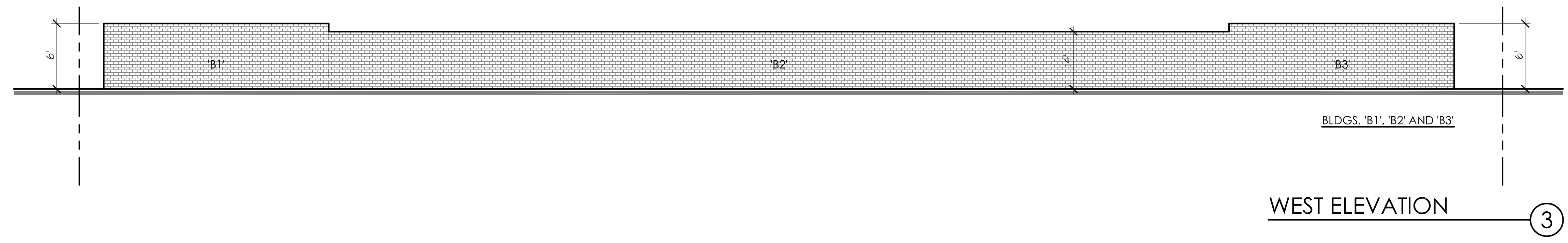
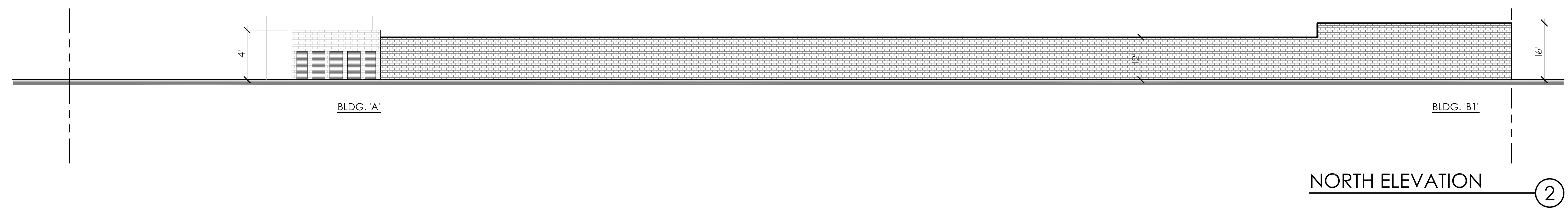
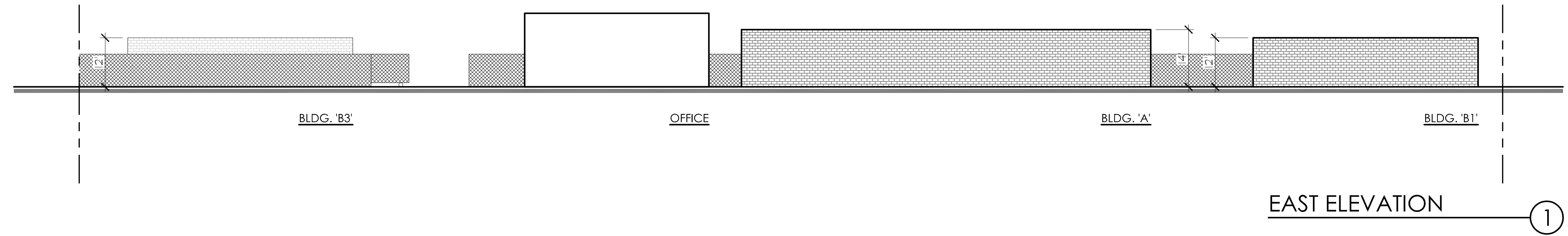
BLDG. 'C' EAST ⑨

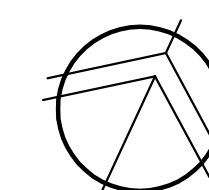
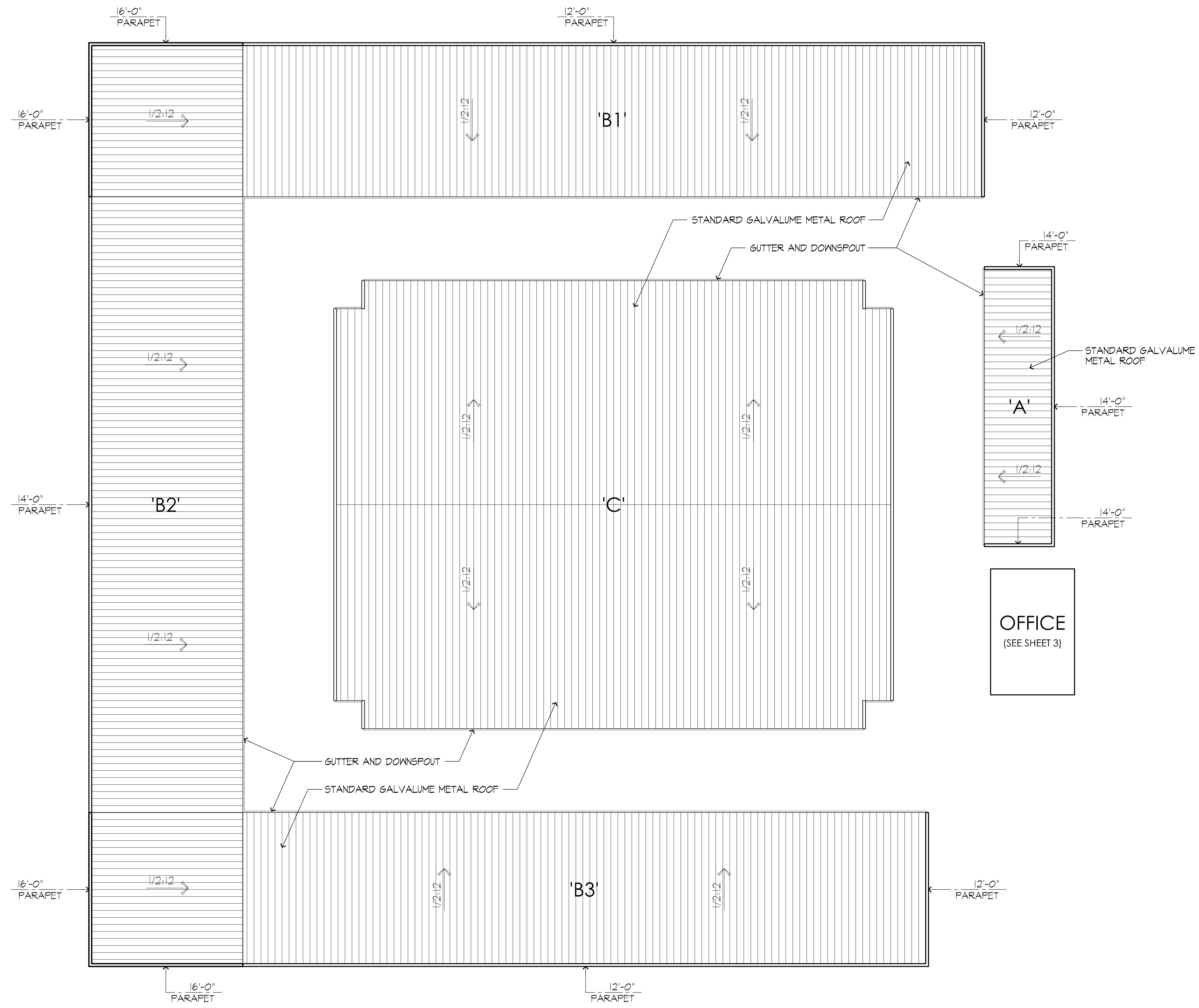


BLDG. 'C' SOUTH ⑫



BLDG. 'C' WEST ⑪





Fencing and Exterior Building Details

Frontage:

- All fencing will be black wrought iron – including all entrance/exit gates.
- Exterior building material facing Rulon White Blvd. – decorative masonry stone to match project color design.

Sides:

- Existing six-foot chain link fence.
- Exterior building material will be metal to match project color design.

Back:

- Existing six-foot chain link fence.
- Exterior building material on the rear property line will be decorative masonry stone to match project color design.

*All interior-facing building walls will be metal to match project color design.