

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

<u>General Plan</u>: 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.

<u>Zoning</u>: 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."

<u>Small Subdivision</u>: 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).

<u>Lot area, frontage/width and yard regulations</u>: 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.

<u>Review Agencies</u>: 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.

<u>Public Notice</u>: 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 <u>all review agency requirements</u> and based on the following conditions:

1. All existing structures, on both lots, must be shown on final plat and meet zoning requirements.

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



	Weber	County Sub	division Appl	lication	1
All subdivisions submitt	als will be accepte	sd by appointment only. (801) 399-8791. 2380 Wa	shington 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 Nama GVH Distribution					Humber of Lots
Repressing Address White Blad			LandSerialNumber(s) 192280004		
Characterist Commercial	Total Acreag		1744-UUVT		
Culinary Water Provider		Secondary Water Provider		Washpurates Cantrai	Treatment Waber
Property Owner Contact I	nformation				
Name of Property Owners) GVII Family of Companies			Mailing Address of Property Ownerly 608 Northwest Dord., Saits 102		
9)tone 806-795-2453	Fax		Coeur d'Alexe, 1D 83814		
email reduces riverstauere Gamail, com			Preferred Method of Written Correspondence Email Fax Mail		
Authorized Representativ	e Contact Info	rmation			
Name of Person Authorized to Represent the Property Owner(s)			Mailine Address of Authorized Person L.K. Deriley Construction		
Phone 801-430-5128	-430-5128 Fax		1234 N. Washington Blod, Opdon, UT 84404		
email Address Kraig, arry Qulbailey, com			Preferred Method of Written Correspondence Email Fax Mail		
Surveyor/Engineer Contac		i.			
Plame or Company of Surveyor/Engineer Great Bacin Engineering			Maiing Address of Surveyor/Engineer 5746 S. 1475 E. #200		
2887-394-4515	Fax		South Ogden, UT 84403		
Email sadices PCA Geneal basineng, com			Preferred Method of Written Correspondence Fax Mail		
Property Owner Affidavit	į.				
	ontained, the infon lowledge that durin	mation provided in the atta ng the subdivision review p	iched plans and other exhi	bits are in all ri	e property identified in this application espects true and correct to the best of ional requirements, covenants and/or
Subscribed and sworn to me that	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, SLE&M, U.S. Survey Weber County, Utah
January 2021

