



WESTERN WEBER TOWNSHIP PLANNING COMMISSION  
MEETING AGENDA

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**Tuesday, June 10, 2014**  
**5:00 P.M.**

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- *Pledge of Allegiance*
- *Roll call*

**1. Minutes**

- 1.1. Approval of the May 13, 2014 meeting minutes**

**Petitions, Applications and Public Hearings**

**2. Administrative Items**

**2.1. Old Business**

- a. DR 2014-02** Consideration and action on an administrative application, design review approval of the M & M Storage Facility located at approximately 2803 North Highway 89; Paul Mackley, North View Holdings LLC Applicant

**3. Public Comment for Items not on the Agenda**

**4. Remarks from Planning Commissioners**

**5. Planning Director Report**

**6. Adjourn to a Work Session**

**WS1. Cluster Subdivision Ordinance Discussion**

*The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT  
A pre-meeting will be held at 4:30 P.M. in Room 108, no decisions will be made in this meeting.*



*(In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)*

Minutes of the May 13, 2014 Western Weber County Township Planning Commission, held in the Weber County Commission Chambers, 2380 Washington Blvd., 1<sup>st</sup> Floor, Ogden, UT

Members Present: Mark Whaley, Vice Chair  
Doug Hansen  
Ryan Judkins  
Wayne Andreotti  
Andrew Favero  
John Parke

Member Excused: Jannette Borklund

Staff: Sean Wilkinson, Planning Director; Jim Gentry, Principal Planner; Steve Parkinson, Planner; Monette Hurtado, Legal Counsel; Sherri Sillitoe, Secretary

- Pledge
- Roll Call

Vice Chair Whaley called the meeting to order; he led those in attendance with the pledge of allegiance and conducted the roll call as listed above.

1. Minutes
  - 1.1. Approval of the April 08, 2014 minutes

Vice Chair Whaley declared the April 08, 2014 meeting minutes approved as amended.

Director Wilkinson summarized the Opening Meeting Statement.

Petitions, Applications and Public Hearings

2. Administrative Items

2.1. New Business

- a. **LVM081913 Consideration and action for Final Approval of Mallard Springs Subdivision, 21 Lots, located at approximately 4000 West 2550 South (Doug Hamblin, Applicant)**

Steve Parkinson presented a staff report and indicated that this received preliminary approval in September 2013 where there were a few concerns that the Planning Commission had. Now, the applicant is requesting final approval of Mallard Springs Subdivision (21 lots). The applicant wants to divide a vacant 24.89 acre parcel and create twenty-one new building lots. This subdivision is located in the A-1 Zone. The A-1 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. These lots meet these requirements. An eastward extension of 2475 South from within Hunter Place Subdivision is required for this subdivision. A separate main access will come from 2550 South at approximately 4050 West. Two road stubs will be left for future development, including a 10.5 acre parcel to the west and a 21.82 acre parcel to the north.

The proposed lots will receive culinary water services from Taylor West Weber Water and secondary water from Hooper Irrigation. These lots will have sewer service from the Central Weber Sewer Improvement District. Eight new fire hydrants are proposed with the extensions of the new roads.

The applicant had Reeve & Associates conduct a traffic study. Within the letter it states that the Annual Average Daily Traffic (AADT) will be 200 vehicles per day generated from this development. The study also looked at the location of the proposed road (4050 West) as it connects into 2550 South. The proposed 4050 West road is 656 feet east of 4150 West and is 165 feet west of the canal. In both directions there is a clear line of site of 1,000 feet or more. Staff recommends final approval of Mallard Springs Subdivision (21 lots), conditioned on complying with all review agency requirements.

Doug Hamblin indicated that he believes they have gone beyond what the Planning Commission requested in September. They will have CC&R's that will require the homes to be equal to or exceeding the existing homes to the west of it. He has worked on this piece of property for approximately eight years. He knows the water table is as high as the subdivision to the west, but believes they will mitigate the effects. The detention pond is on the northwest corner.

Karen Price, 4046 W 2550 S, indicated that the bus stop was not addressed in regard to the narrow ditch. She asked if the developer would be fencing the rear of her property (part of her property is already fenced, Lot 14, so that she did not have to deal with the detention pond and vandalism of her property.

Doug Hamblin replied that he could install a chain link fence if the county allowed him to do so.

Steve Parkinson indicated that there is distance between the edge of the sidewalk and the property line along 4050 West. Mr. Hamblin indicated that this would leave a strip of property in weeds. Sean Wilkinson indicated that along the road, a fence would only be allowed to be three feet in height due to the clear site regulations. The County does not want to see a weed patch created, but technically a fence could go there. Mr. Hamblin would recommend that they go to the sidewalk with the fence.

Commissioner Hansen asked the applicant if he considered a cluster subdivision. Doug Hamblin indicated that he did, but he could not make the numbers work. Also, he felt that there was a need for one-acre lots. Because they will have curb, gutter, sidewalk and sewer, he believes people will desire the one-acre lots. They will install curb, gutter, sidewalk and sewer which are costly, but he believes the lots will be desirable.

MOTION: Commissioner Parke moved to recommend approval to the County Commission of LVM081913 for Final Approval of Mallard Springs Subdivision, 21 Lots, located at approximately 4000 West 2550 South subject to agency comments and approvals. Commissioner Parke seconded the motion. A vote was taken and Vice Chair Whaley indicated that the motion carried (6-0).

### 3. Legislative Items

#### 3.1. New Business

- a. **ZTA 2014-03** **Consideration and recommendation on a requested to amend the Weber County Land Use Code, Title 108 (Standards), Chapters 5 (Planned Unit Residential Development), 7 (Supplementary and Qualifying Regulations), and 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations) to provide ordinance clarifications regarding nightly rental requirements, generally.**

Sean Wilkinson presented a report and indicated that this application started as a request from an Ogden Canyon resident to change an Ogden Valley Zone (the FR-1 zone) to allow nightly rental uses by conditional use permit. The Ogden Valley Planning Commission forwarded to the County Commission a recommendation for denial for that request. However, as part of the review of the request staff discovered that there were several sections of current code that needed clarification as they relate to nightly rentals. The Ogden Valley Planning Commission separated these clarifications into a second issue, and provided a recommendation for approval to the County Commission. Because the clarifications affect code sections generally applicable in Western Weber County as well, they are submitted to the Planning Commission for their consideration and recommendation to the County Commission.

These clarifications are regarding supplemental requirements for nightly rental uses, parking requirements for rental sleeping rooms, and Planned Residential Unit Development (PRUD) requirements as they relate to nightly rentals.

When making legislative considerations for land use matters the Planning Commission should focus on providing a reasonable balance between certain private property rights and the potential negative impacts on others. The staff report lists some considerations to assist the Planning Commission to find such balance for this issue (nightly rental terms - 3 days or 30, parking requirements for rental sleeping rooms and PRUD requirements as they relate to nightly rentals). Director Wilkinson explained these considerations.

Commissioner Judkins asked where they came up with the  $\frac{3}{4}$  parking space requirement. Sean Wilkinson indicated it is listed for consistency since other parts of the code refers to that number as well. Commissioner Judkins asked staff to explain what other zones allow nightly rentals and Mr. Wilkinson replied in the CVR-1, DRR-1, and FR-3 Zones, none of which are in Western Weber County. Commissioner Hansen asked staff to further explain the nightly rental issue.

Commissioner Judkins asked Scott Mendoza, as a citizen, his opinion of the proposed ordinance amendments. Mr. Mendoza agreed that returning nightly rentals from three days back to 30 is an important thing to do. He also believes it makes sense to amend the ordinance parking requirements as well to ensure that there is adequate parking.

Commissioner Andreotti asked if the change would be in conflict with agri-tourism. Sean Wilkinson replied that he did not believe so.

Commissioner Judkins asked staff to explain the term "lockout sleeping room."

MOTION: Commissioner Parke moved to recommend approval to the Weber County Commission of ZTA 2014-03 to amend the Weber County Land Use Code, Title 108 (Standards), Chapters 5 (Planned Unit Residential Development), 7 (Supplementary and Qualifying Regulations), and 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations) to provide ordinance clarifications regarding nightly rental requirements as presented. Commissioner Hansen seconded the motion. A vote was taken and Vice Chair Whaley indicated that the motion carried (6-0).

4. Public Comment for Items not on the Agenda - None
5. Planning Commission Remarks - None
6. Planning Director Report - None
7. Legal Counsel Remarks - None
8. Adjourn to a Work Session

The regular meeting was adjourned at 5:48 p.m. to convene a work session.

WS1. Cluster Subdivision Discussion

Scott Mendoza indicated that they will take a look at a couple of examples for sketch plan approvals which they talked about very briefly previously. In both counties, there are a lot of standards; however, he believes they are looking at being very conceptual. He proposed a sketch plan endorsement approval application. It is very much like the first page of a staff report that they members would see in a meeting packet.

Commissioner Favero asked if they would automatically get on the next regular meeting agenda.

In response to a question by Commissioner Favero, Scott Mendoza indicated that they will require a sketch plan endorsement application and plan only 14 days prior to the next meeting policy. With the concept sketch, the members should be able to give an applicant feedback before they would submit more detailed plans.

The members reviewed the draft cluster subdivision ordinance amendment.

Commissioner Hansen indicated that he like to see the first sentence of the purpose and intent statement retained. Scott Mendoza indicated that he removed it because it sounded more like a general plan statement. Commissioners Parke and Judkins indicated that it is restated in another area.

Mr. Mendoza indicated that sketch plan approval is already listed in the cluster subdivision ordinance, however it was not used.

The members asked Mr. Mendoza to change the wording of the map required to "Vicinity map with aerial photo." Sean Wilkinson indicated that the biggest issue they may see out west is the elevation and if the property is above the 4215' elevation.

It was decided that the fee of \$50.00 should be added to the application.

The meeting was adjourned at 6:35 p.m.

Respectfully Submitted,

Sherri Sillitoe, Secretary  
Weber County Planning Commission



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on an administrative application, design review approval of the M & M Storage Facility.
<b>Agenda Date:</b>	Tuesday, June 10, 2014
<b>Applicant:</b>	Paul Mackley, North View Holdings LLC
<b>File Number:</b>	DR 2014-02

### Property Information

<b>Approximate Address:</b>	2803 North Highway 89
<b>Project Area:</b>	5.23 Acres
<b>Zoning:</b>	M-1
<b>Existing Land Use:</b>	Commercial
<b>Proposed Land Use:</b>	Commercial
<b>Parcel ID:</b>	19-016-0107
<b>Township, Range, Section:</b>	T7N, R2W, sec 25

### Staff Information

<b>Report Presenter:</b>	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
<b>Report Reviewer:</b>	SW

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 22 Manufacturing (M-1)
- Weber County Land Use Code Title 108 (Standards) Chapter 1 Design Review
- Weber County Land Use Code Title 108 (Standards) Chapter 8 Parking
- Weber County Land Use Code Title 110 (Signs) Chapter 1 General Provisions

## Type of Decision

**Administrative Decisions:** When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

## Background

The applicant is requesting approval of a site plan for the M & M Storage Facility located at approximately 2803 North Highway 89. The existing 5.23 acre site is in the Manufacturing (M-1) Zone.

The Western Weber Planning Commission on July 16, 2013 reviewed and approved a site plan for this site. The site was previously in Pleasant View City but had been de-annexed into the County some years ago. Due to the lack of records, when reviewed by the Planning Commission, it was assumed that all existing buildings were to be reviewed as if they were new. This worked for all of the buildings except for one, which did not meet the front setback requirement. This building was to be removed.

The applicant has requested to keep the building and the existing use (night watchman's dwelling) on the site. In 2002 Pleasant View City did approve the location and use of this building and all other improvements on this site. The city has provided a letter (Exhibit B) stating that; therefore, the Weber County will view that building and use as an existing non-conformity and allow it to continue as it historically has.

## Summary of Planning Commission Considerations

- Are the project layout and building design consistent with applicable requirements of the Weber County Land Use Code?

A portion of the property was divided off and then processed with the North View Holding LLC Subdivision. This remainder commercial piece at that time was not required to be included with the subdivision. Since the development of the adjacent lot required improvements and modifications to the existing access for this site, a new site plan approval is now required.

This property and the adjacent one to the South are surrounded by Pleasant View City. Access to this site has been limited by UDOT as the parcel fronts on Highway 89. Cross access to the adjacent lot will be given to connect the two site's accesses.

- **Parking/Access:** This site will utilize an improved shared access with the property to the south. The proposed plan will remove some parking spaces, but it's anticipated that the remaining spaces will be sufficient. Some concern about sufficient cross access for all of the developments in this area was raised by Pleasant View City in the past. The applicant and staff have met with the city and other property owners, and a plan for a 10 foot wide walking path through the rear of this parcel was agreed upon. The applicant has granted an easement for this pathway (Exhibit C), while the adjacent owner to the north will cover the cost and maintenance of the improvements.
- **Setbacks:** The existing buildings on this site do meet the minimum front setback for the M-1 Zone. One building which did not meet this requirement is a non-conformity, as previously mentioned.
- **Landscaping:** Much of the existing commercial site has some trees and grass and was approved when in Pleasant View City. Due to the location of the new entrance, the gate, fencing, dumpster, and some landscaping will be adjusted. The relocation of a storm water retention area has been required with the previously approved plans. This area will still need to be moved and constructed per previous approvals. The applicant has worked with the adjacent land owner and has granted an easement for a pathway in the rear. This pathway will also be fenced to protect the storage areas. Many other places on the site will require new grass or seeding as indicated on site plans. A new dumpster location will be provided behind the gate.
- **Other Agency Reviews:** The Fire District and Engineering Division have reviewed the proposed plans. They have listed some concerns that will need to be addressed; however changes to the plan regarding these concerns should be minor adjustments and will not significantly alter the design and layout of the site and buildings. The proposed conditions of approval include Fire District and Engineering Division approval.

### Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located, and all of the applicable requirements of the Weber County Land Use Code.

### Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Building Inspection Division
- Construction must follow the approved site plan exactly
- Staff will inspect the site to ensure compliance to approvals prior to the issuance of occupancy permits and licenses.

### Staff Recommendation

Staff recommends approval of the proposed site plan for the M & M Storage Facility subject to staff and other review agency requirements. This recommendation is based on the project being in compliance with applicable County Ordinances and subject to the conditions listed in this report. The Planning Commission may base the approval on the following findings:

- The proposed use of warehousing for this site is allowed in the M-1 Zone and will meet the appropriate site development standards.
- The proposed development provides buildings that meet the requirements and sufficient parking for the proposed uses.

### Exhibits

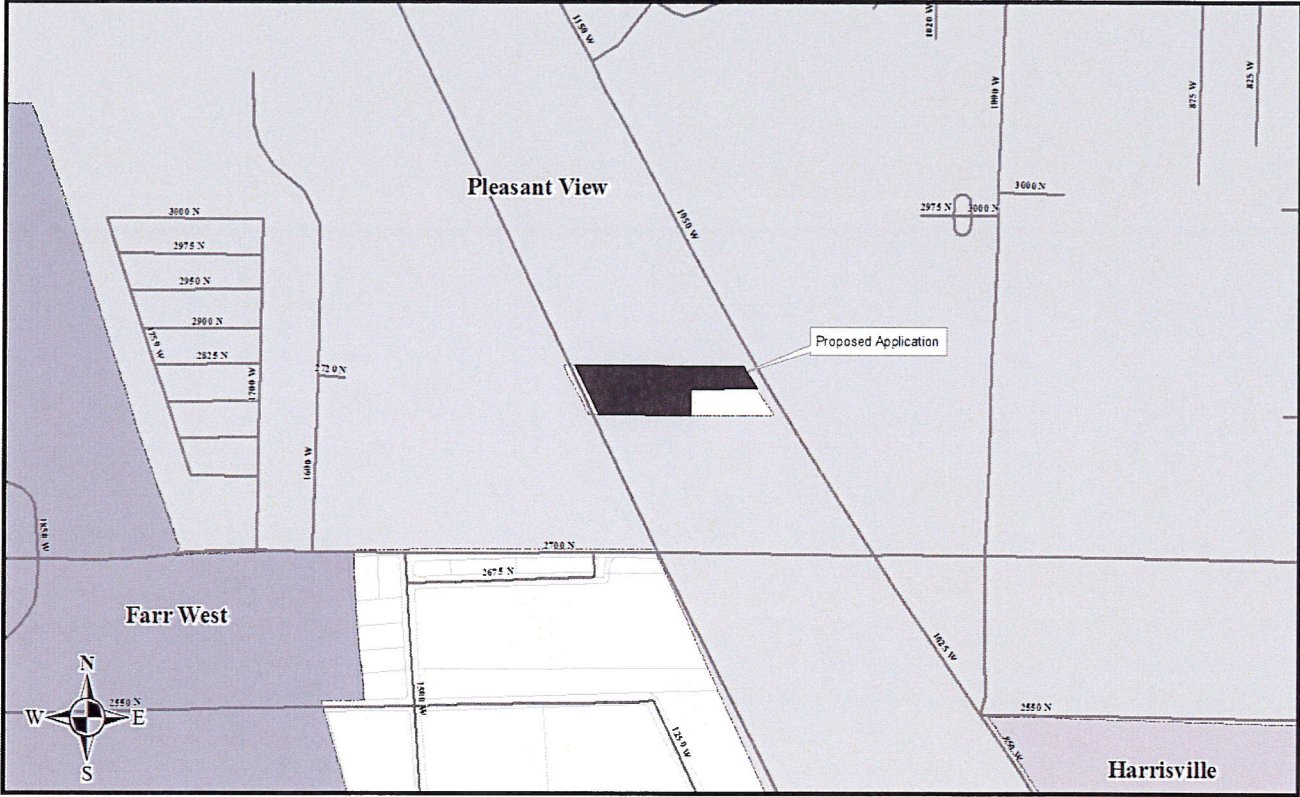
- Application
- Letter from Pleasant View City
- Easement for pathway
- Site Plans
- Utility Plan
- Agency Reviews

### Map 1

#### Adjacent Land Use

<b>North:</b>	Commercial	<b>South:</b>	Commercial
<b>East:</b>	Commercial	<b>West:</b>	Commercial

Map 1



Map 2





# Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2330 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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1/28/2014

## Property Owner Contact Information

Name of Property Owner(s)

PAUL A. MARKLEY

Mailing Address of Property Owner(s)

730E. 175th N.  
N. Ogden Utah 84414

Phone

1-801-644-8122

Fax

Email Address

profamily2004@hotmail.com

Preferred Method of Written Correspondence

Email  Fax  Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

PAUL A. MARKLEY

Mailing Address of Authorized Person

SAME

Phone

SAME

Fax

Email Address

Preferred Method of Written Correspondence

Email  Fax  Mail

## Property Information

Project Name

A+M STORAGE

Current Zoning

M-1

5.23 Acres

Approximate Address

2823 N. Hwy 89

Land Serial Number(s)

190160107

Proposed Use

SAME - NO CHANGE

Project Narrative

Requesting leaving guard station as is with ATM storage - and removing foot path along western border - Developer to the north claimed no importance to him. To maintain existing landscaping as is currently on site.

**Property Owner Affidavit**

I (We), Paul A-Mackley, 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.

*Paul A-Mackley*  
(Property Owner)

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

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), Chris Thurgood, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

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

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)



520 W Elberta Drive  
Pleasant View, UT 84414  
Main Office (801) 782-8529

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May 13, 2014

Ben Hatfield  
Weber County Planning  
2380 Washington Boulevard, Suite 240  
Ogden, UT 84401

**RE: Zoning Information on TIN: 19-016-0107 (Mackley Property/ M&M Storage)**

Dear Mr. Hatfield,

This letter is in response to a request made by both Weber County Planning and Mr. Paul Mackley, property owner of the subject parcel, to verify the existing uses that were previously permitted under Pleasant View City zoning, when the property lied within incorporated city limits.

According to City records, a rezoning request from CP-1 to CP-3 zoning district approved in May 1993. A conditional use permit for Commercial Warehouse/Personal Storage Units was obtained and approved in July 1993. Then in September 2002, a Site Plan approval for various improvements to the site was granted. The site plan submitted in 2002 included the approval of a "guardshack" that was delineated on the plans in the same location as where it exists today.

Please feel free to contact either me or Valerie at (801) 782-8529 if there are any further questions, or if additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Toby Mileski".

Toby Mileski  
*Pleasant View City Mayor*

A handwritten signature in black ink, appearing to read "Valerie Claussen".

Valerie Claussen, MPA, AICP  
*Assistant City Administrator*

CC: Paul Mackley

## Walking Path Easement

### Know All Men By These Presents:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to

M & M STORAGE, LLC

Hereinafter referred to as GRANTOR, by PLEASANT VIEW HOLDINGS II, LLC, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successor and assigns, without warranty or assurances of any nature, a perpetual easement for creation, maintenance and public use and access of a footpath only (expressly excluding the right to erect, construct, install, maintain, or lay on or under the easement described below any structure or improvement other than a paved footpath and associated fencing along the boundaries of the perpetual easement) over, across, and through the land of the GRANTOR situated in Weber County, State of Utah, said land being described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY; BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF THE O S L RAILROAD AT A POINT WHICH BEARS WEST 1689.86 FEET NORTH 1035.13 FEET AND NORTH 26°46' WEST 48 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25, RUNNING THENCE SOUTH 26°46' EAST 318.00 FEET, THENCE NORTH 89°28'42" EAST 562 FEET, THENCE NORTH 156.38 FEET THENCE NORTH 89°28'42" EAST 390.55 FEET, MORE OR LESS, TO THE WEST LINE OF U S HIGHWAY 89, 91 AND 30-S, THENCE NORTHWESTERLY ALONG THE WEST LINE OF U S HIGHWAY 89, 91 AND 30-S A DISTANCE OF 142.25 FEET, MORE OR LESS, TO A POINT NORTH 89°26'39" EAST 1025.312 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 89°26'39" WEST 1025.312 FEET TO THE POINT OF BEGINNING. (*Tax Parcel 19-016-0107*)

The easement shall be 20 feet in width during construction, and run along the westerly boundary of the above described property, and upon completion the perpetual easement shall be 10 feet in width, and run along the westerly boundary of the above described property.

The easement is subject to all encumbrances of record.

The GRANTEE hereby agrees to pay damages, restore, or replace in kind, at the GRANTEE's discretion: fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement, or removal of the footpath.

The GRANTOR, to the extent not reasonably required for use of the footpath, retains all other rights not expressly granted herein to the property, including but not limited to the airspace above the footpath and all ground under the footpath. GRANTOR further retains, subject to GRANTEE's approval which shall not be unreasonably withheld or delayed, the right to relocate (at its sole cost and expense) the 10 foot footpath to another location on its property or adjacent property if the current location of the 10 foot footpath in the sole discretion and judgment of the GRANTOR, interferes with the GRANTOR's ability to maximize its use of its property.

This right-of-way grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the successor and assigns of the GRANTEE and may be assigned in whole or in part by the GRANTEE.

M & M STORAGE, LLC

*J. Reed Mackley* / owner  
*Owner/owner*  
(Signature) (Title)

PAUL A. MACKLEY / owner  
(Printed Name) (Title)  
*J. Reed Mackley*

STATE OF UTAH )  
                                  :SS  
County of Weber )

On the 21 day of April, 2014, personally appeared before me, Paul Mackley who, being by me duly sworn, did say that he is the Manager/Member of M & M STORAGE, LLC, a Utah limited liability company, and that said instrument was signed on behalf of said company by authority of the Operating Agreement and/or Articles of Organization and the aforesaid Manager/Member acknowledged to me that said company executed the same.

*Laurie Hellstrom*  
Notary Public







# Engineering

Project: M&M Storage Facility Amended  
User: Chad Meyerhoffer  
Department: Weber County Engineering Division  
Created: 2014-01-30 16:25:52  
Modified: 2014-01-30 16:25:52

## Notes

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This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

1. The requirements of the North View Holding site plan will need to remain as the approved plan as part of the project if different from this plan. It is understood that the new changes to the M&M Storage site include the request to retain the Guard Building and the removal of the pathway at the West of the property.
2. It is understood that the existing Guard Building will need to be moved to meet the proper setbacks, unless additional information is submitted. If this is a requirement the necessary Building Permits will need to be obtained.
3. In reviewing the site it appears that there should be an area for pedestrians to safely access the area to the north and the south of this site. Whether that be through a pathway in the rear of the property or through sidewalk in the front of the property. I recall a meeting at the Pleasant View City Offices and at that time it was agreed upon to do a pathway in the rear of the property. There was a request for pedestrian access to the Frontrunner from Pleasant View in a letter dated May 1, 2013.
4. The detention pond will need to be constructed as per plan with approvals. This will need to be installed or and escrow in place to guarantee the installation prior to approval.
5. There will need to be a Storm Water Maintenance Agreement with the Development.
6. Applicant has an active SWPPP and Storm Water Construction Activity Permit. Any necessary work on this site will need to be included in the existing permits.

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Sincerely,

Chad Meyerhoffer

Weber County Engineering Dept.

Phone: (801) 399-8004

e-mail: cmeyerho@co.weber.ut.us



# Weber Fire District Review

Project M&M Storage Facility Amended  
 User Brandon Thueson  
 Department Weber Fire District  
 Created 2014-02-12 17:21:55  
 Modified 2014-02-12 17:28:12

## Notes

Date: February 12, 2014  
 Project Name: M&M Storage (and North View Holdings)  
 Project Address: 2803 N. Highway 89, Ogden

Contractor/Contact: Paul Mackley 801-644-8122 | profamily@hotmail.com

Fee(s): See attached PDF for fee table.

### Fee Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to Weber Fire District.

Status: MAKE CORRECTIONS

### Specific Comments

1. Any other requirements not listed on this review but listed on the reviews for the North View Holdings site must be met in addition to these requirements.
2. The fire line shown on the site plan is indicated to be a 4 inch line. Has this line size been confirmed by a fire suppression contractor to be large enough to supply the needed flow for the fire suppression system?
3. The fire hydrant indicated on the plan to be installed near the NW corner of the building is in an acceptable location.
4. Fire Flow: As the building use and type are not known, it is not possible to determine fire flow required for the building. The fire flow requirements of the International Fire Code, appendix B must be met. (i.e. - a type IIB construction building of this size would require 3,250 GPM for 3 hours).
5. Site Access: If there is to be any electronic gates, these gates shall be provided with a Knox key switch.
6. All roads must be constructed to carry the imposed load of 75,000 lbs.
7. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meet the requirements of the appropriate city/county planning department. The address numbers, weather on the building or the sign, shall be a minimum of four inches in height with a 1/2 inch stroke and be in contrasting colors from the background.
8. Gas meters shall be protected from vehicular damage. If the gas meter is in a traffic area, bollards shall be provided as per the International Fire Code.
9. The roads shall be a minimum of 20 feet in width, face of curb to face of curb, with no parking on either side. If the road is 26 feet wide, parking on one side is allowed. If the road is 32 feet wide, parking on each side is allowed. No parking signs shall be posted depending on the width of the roads.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with any and all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Brandon Thueson  
Fire Marshal

## Files

Name	Size	Date Uploaded	Actions
SPP- M&M Storage-2803 North Highway 89 Ogden.pdf	239 KB	2014-02-12 17:27:43	<a href="#">Rename</a> <a href="#">Delete</a>



2023 West 1300 North  
Farr West, Utah 84404  
(801) 782-3580  
Fax (801) 782-3582

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Michael Hancock  
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Kevin Ward  
Tim Shupe  
Annette Fielding  
Scott VanLeeuwen

## PLAN REVIEW

Date: February 12, 2014

Project Name: M&M Storage (and North View Holdings)

Project Address: 2803 N. Highway 89, Ogden

Contractor/Contact: Paul Mackley 801-644-8122 | profamily@hotmail.com

Fee(s):

Property Type	Schedule Rates	Square Foot Rate	Square Feet or Number of Res. Units	Total
Type	Rate	Rate/ Sq Ft	Sq Ft or # of Units	Total
Plan Review				\$100.00
Residential		N/A		\$0.00
Commercial	\$244.97 per 1000 square feet	.24497 / Sq Ft	22851	\$5,597.81
Apparatus Fee	52.86 per 1000 square feet	0.05286	22851	\$1,207.90
			<b>Total Due</b>	<b>\$6,905.71</b>

### Fee Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. *Impact Fees are due prior to taking out a building permit.* Make checks payable to: **Weber Fire District.**

**Status: MAKE CORRECTIONS**

### Specific Comments:

1. Any other requirements not listed on this review but listed on the reviews for the North View Holdings site must be met in addition to these requirements.
2. The fire line shown on the site plan is indicated to be a 4 inch line. Has this line size been confirmed by a fire suppression contractor to be large enough to supply the needed flow for the fire suppression system?
3. The fire hydrant indicated on the plan to be installed near the NW corner of the building is in an acceptable location.
4. Fire Flow: As the building use and type are not known, it is not possible to determine fire flow required for the building. The fire flow requirements of the International Fire Code, appendix B must be met. (i.e.- a type IIB construction building of this size would require 3,250 GPM for 3 hours).
5. Site Access: If there is to be any electronic gates, these gates shall be provided with a Knox key switch.
6. All roads must be constructed to carry the imposed load of 75,000 lbs.
7. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meet the requirements of the

Chief, David L. Austin - Deputy Chief, Paul Sullivan - Fire Marshal, Brandon Thueson

appropriate city/county planning department. The address numbers, weather on the building or the sign, shall be a minimum of four inches in height with a 1/2 inch stroke and be in contrasting colors from the background.

8. Gas meters shall be protected from vehicular damage. If the gas meter is in a traffic area, bollards shall be provided as per the International Fire Code.
9. The roads shall be a minimum of 20 feet in width, face of curb to face of curb, with no parking on either side. If the road is 26 feet wide, parking on one side is allowed. If the road is 32 feet wide, parking on each side is allowed. No parking signs shall be posted depending on the width of the roads.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with any and all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Brandon Thueson  
Fire Marshal

cc: File

## Western Weber Township Planning Commission Cluster Subdivision Work-Session

### WS1.

#### Discussion:

#### 1. Review of Existing Bonus Density Criteria.

- (b) In the Agricultural Zones A-1, A-2 and A-3, up to a maximum bonus density of 50 percent may be approved and shall be based on an accumulation of the following:
  - (1) Developing a cluster subdivision that the planning commission determines meets the intent of this chapter: a 15 percent bonus may be granted.
  - (2) For each five percent of open space preserved in the subdivision in excess of the minimum required by this chapter: up to a five percent bonus density may be granted.
  - (3) Providing road stubs to adjacent property where the planning commission determines that streets are needed to provide for current or future traffic circulation: a five percent bonus density may be granted per stub up to a maximum of ten percent.
  - (4) Provides access to public lands: up to a ten percent bonus density may be granted.
  - (5) The common area is open to the public and provides amenities to the general public such as trail: up to a 15 percent bonus density may be granted.
  - (6) Ten percent of the lots and homes are permanently set aside for affordable housing (as outlined by the Affordable Housing Act of 1990): up to a 25 percent bonus density may be granted.
  - (7) Preservation of an agricultural parcel with an agricultural preservation plan approved by the planning commission and a agricultural preservation easement recorded on the parcel:
    - a. Between ten and 20 acres: up to a 15 percent bonus density may be granted.
    - b. 20 acres or larger: up to a 20 percent bonus density may be granted.

- (8) Preservation of historical sites and buildings (barns, homes, trails, or other structures): up to a five percent bonus density may be granted.
- (9) Development of excess sewage treatment capacity: up to a five percent bonus density may be granted.
- (10) Preservation in open space of areas that are identified by the state division of wildlife resources as providing valuable wildlife habit: up to a ten percent bonus density may be granted.
- (11) Preservation in open space of areas that are identified by the state division of wildlife resources as critical wildlife habit: up to a 15 percent bonus density may be granted.
- (12) Open space is contiguous to permanently preserved open space on an adjoining property: up to a 20 percent bonus density may be granted.