

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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December 18, 2024  
4:00 p.m.

### 1. Administrative Items

1.1 **File No. DR2024-08** - Request for design review approval of a 7,200 SF PEMB Storage Warehouse for Kimberly Clark Corporation facility.

**Planner: Tammy Aydelotte**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request for approval of a design review application for a 7,300 square foot storage shed for equipment related to the existing manufacturing use for Kimberly-Clark Corporation.

**Agenda Date:** Wednesday, December 18, 2024

**Applicant:** Kimberly Clark, Owner

**File Number:** DR 2024-08

### Property Information

**Approximate Address:** 2010 N. Rulon White Blvd., Ogden, UT 84404

**Project Area:** 6.868 acres

**Zoning:** Manufacturing Zone (M-1)

**Existing Land Use:** Commercial/Manufacturing

**Proposed Land Use:** Commercial/Manufacturing

**Parcel ID:** 19-041-0076

**Township, Range, Section:** 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

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

**Report Reviewer:** RG

## 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)

## Summary and Background

The applicant is requesting approval of a design review for Kimberly-Clark Corporation, to install a 7,300 square foot storage shed to store equipment related to the existing manufacturing use. This proposed storage has been reviewed as an accessory use to the existing manufacturing and distribution services on-site.

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 designates the land use authority for areas of disturbance less than an acre, as the Planning Director.

## Analysis

**General Plan:** The proposal conforms to the Weber County Land Use Code, as this warehouse/storage shed is permitted as an accessory to the main manufacturing 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, and lot coverage, as the parcel contains 133 acres, and the proposed storage shed 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 Land Use Authority 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 the location of this storage shed. The Applicant is proposing to locate this shed behind the main building, on the west side. The structure will not be visible from Rulon White Blvd.

Access to the proposed warehouse/storage area will be via a 12' walkway directly from the west side of the main building, and will not change the current access off of Rulon White Blvd (see exhibit B). Staff feels that no additional parking is needed given the accessory use of the proposed structure.

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.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to any conditions of the Engineering Division (Engineering has issued approval of this application). This proposal is not intended to interfere with existing underground utilities.

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 Weber County Engineering and the Weber Fire District. Weber Fire District has required the following: *"The building will need to be equipped with fire extinguishers not to exceed 75' travel distance. Fire flow is met with available resources. Exiting travel distances are to be determined by building official. Fire vehicle access within 150' of all parts of the building shall be provided. Gas meters shall be protected."* All review agency requirements must be addressed and completed prior to the written approval of the design review being issued.

## Staff Recommendation

Staff recommends approval of the Kimberly Clark Design Review Application for a 7,300 square-foot storage/warehouse building located on the west side of the main building. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Any additions/changes to existing signage, or additions/changes to existing exterior lighting must be approved by the Planning Department.

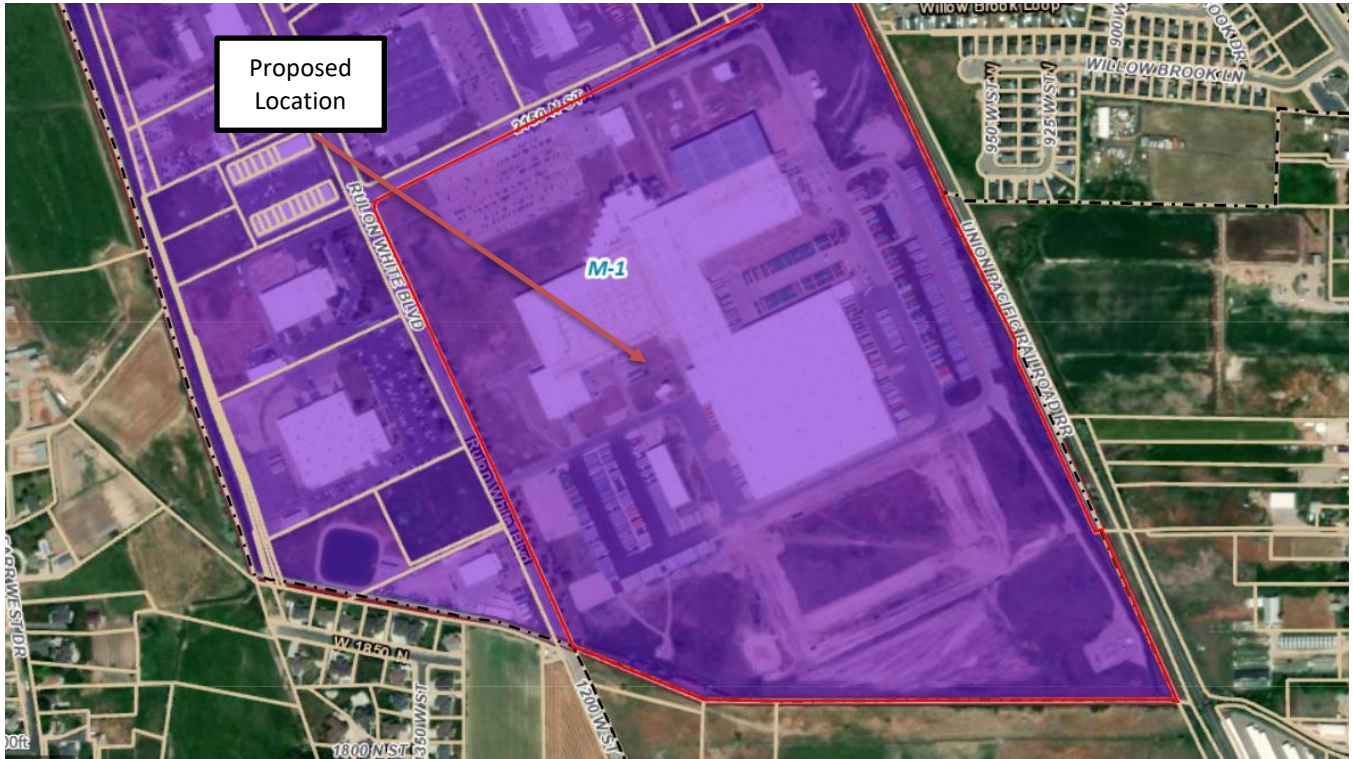
This recommendation is based on the following findings:

1. Commercial storage is a permitted main and accessory to the main manufacturing and distribution 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, Plan Set

**Map 1**



**Exhibit A – Application and Narrative**

# Clark Corporation-Kimberly-Design Reviews

+ Add Follower

✎ Change Status

✎ Change Review Due Date

✎ Edit Project

<b>Address:</b> 2010 N Rulon White Blvd, Farr West, UT, 84404	<b>Project Status:</b> Accepted
<b>Maps:</b> <a href="#">County Map</a> , <a href="#">Google Maps</a>	<b>Status Date:</b> 11/21/2024
<b>Project Type:</b> Design Reviews	<b>File Number:</b> DR2024-08
<b>Sub Type:</b> Design Reviews	<b>Project Manager:</b> <a href="#">Tammy Aydelotte</a>
<b>Created By:</b> <a href="#">Rob Campbell</a>	
<b>Created On:</b> 11/15/2024	

📁 Application

📄 Documents 6

💬 Comments 1

📢 Reviews 3

👤 Followers 10

🕒 History

🔔 Reminder 0

💰 Payments 1

💬 Internal 0

## Application

+ Add Building + Add Parcel + Add a Contractor ✎ Edit Application 🖨 Print 📄 Building Permit

**Project Description** 7,200 SF PEMB Storage Warehouse for Kimberly Clark Corporation facility.

**Property Address** 2010 N Rulon White Blvd  
Farr West, UT, 84404

**Property Owner** Kimberly Clark Corporation  
801-786-2435  
[eschield@kcc.com](mailto:eschield@kcc.com)

<b>Accessory Dwelling Unit</b>	False
<b>Current Zoning</b>	M-1
<b>Subdivision Name</b>	Weber Industrial Park
<b>Number of new lots being created</b>	0
<b>Lot Number</b>	190410076
<b>Lot Size</b>	133.48
<b>Frontage</b>	3627
<b>Culinary Water Authority</b>	Bona Vista Water Improvement District
<b>Secondary Water Provider</b>	Not Applicable
<b>Sanitary Sewer Authority</b>	Central Weber Sewer
<b>Nearest Hydrant Address</b>	on premise
<b>Signed By</b>	Representative, Robert G Campbell

### Parcel Number

✖ Remove 190410076 - [County Map](#)



Innovative  
Construction  
Engineering  
Manufacturing  
Professionals

October 3, 2024

Project: Kimberly Clark Corporation (KCC) Stores Warehouse  
Location: 2010 N Rulon White Blvd, Farr West, UT

The project consists of a 7,200 SF pre-engineered metal building (PEMB) warehouse for dry storage of parts and equipment for KCC manufacturing operations. Building will be unoccupied, with minimal heating, general lighting, and no cooling or plumbing. Sitework is limited to clearing and grubbing of existing landscape area, with new sidewalk and driveway ramp to the PEMB. Site utilities include underground power, communication and natural gas connections. There will be no public access or visibility from public roadways.

Respectfully,

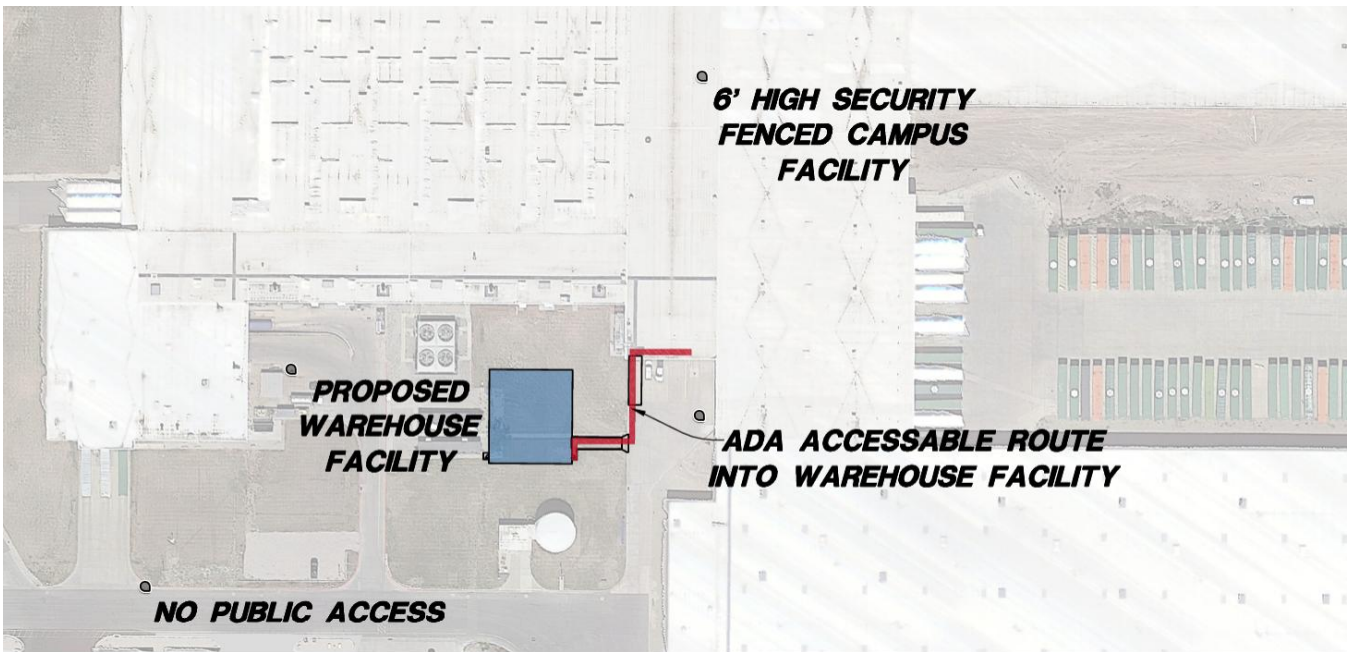
A handwritten signature in blue ink, appearing to read 'Rob Campbell', is written over a light blue horizontal line.

Rob Campbell, PE

Design Manager  
HHI Corporation  
[rob@hhicorp.com](mailto:rob@hhicorp.com)  
Mob: 801-807-8462



**Exhibit B – Site Plan, Plan Set**



**Full plan set (55 pages) on file with Weber County.**