



Staff Review Transmittal

Weber County Planning Division

Application Information

Application Request: Smith Stone Supply Storage Building Design Review
Applicant: Melissa Smith
File Number: DR 2014-10

Property Information

Approximate Address: 1438 West 3300 South Ogden, UT
Project Area: 1.43 Acres
Zoning: M-1
Parcel ID: 15-099-0005

Staff Information

Staff Reviewer: **Ronda Kippen**
rkippen@co.weber.ut.us
801-399-8768

Summary of Staff Review:

ATTACHED ITEMS: X Plans X Written Comments

Attached are review comments and redlined plans regarding your application for the Design Review for a new storage building. The submittal appears to be incomplete for all the reasons listed herein. These comments are to get the project on track for formal review and approval by the Land Use Authority; however, due to the incomplete nature of the proposal, this transmittal may not embody all comments relevant to a full and successful review. Additional comments are likely when a re-submittal is provided. The items herein need to be addressed prior to application being forwarded for approval by the land use authority. Detailed written comments regarding the project's compliance with the applicable Uniform Land Use Code of Weber County, Utah (LUC) are attached. Please refer to <https://miradi.co.weber.ut.us/> to ensure that all comments and reviews from the applicable departments on your project have been addressed.

Staff Comments:

The following is a checklist synopsis of items of concern. Each are explained better in relationship to their County Code requirements in the subsequent pages.

1. It appears that the subject property was subdivided in 1984 without County approval. Commercial divisions were allowed without going through the subdivision process at that time as long as the divided parcels adhered to the County Zoning Code that was implemented in 1962. The division created a nonconforming parcel in regards to required lot width. The M-1 zone requires a lot width of 100' as measured from the front setback line. A deed will need to be recorded to restore the lot to its legal configuration or to establish adequate lot width prior to further review.
2. It appears the site plan that has been submitted is fairly incomplete. All applications for commercial buildings, structures and uses are required to "provide site development plans to scale and include building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulations, adjacent buildings, street and property lines, and existing grades and proposed grades." Please provide the required information for review and approval.

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones), Chapter 22 (Manufacturing Zone 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 and Loading Space, Vehicle Traffic and Access Regulations
- Weber County Land Use Code Title 108 (Standards), Chapter 12 (Noncomplying Structures and Nonconforming Uses/Parcels)

Once a complete application has been submitted the departments will be able to commence with the review process. These departments may make additional comments on the project once they have been able to complete the re-review process. Please review the attached items and make any requested additions or modifications.

Should you have any questions, please feel free to call me at 801-399-8768.

Thank you,
Ronda Kippen
Planner II

This information relates Staff review comments to relevant County Codes.

CHAPTER 22. - MANUFACTURING ZONE M-1

- **Sec. 104-22-1. - Purpose and intent.**

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.

- **Sec. 104-22-2. - Permitted uses.**

The following uses are permitted in the Manufacturing Zone M-1:

(1) Accessory uses and buildings customarily incidental to a permitted use.

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(10) Carpenter shop, cabinet shop.

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- **Sec. 104-22-4. - Site development standards.**

The following site development standards shall apply to the Manufacturing Zone M-1:

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(2) *Minimum lot width:* 100 feet.

- *A deed will need to be recorded with the Weber County Recorder to restore the parcel to its legal configuration or to create the required 100' lot width as measured from the front setback line.*

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CHAPTER 1. - DESIGN REVIEW

- **Sec. 108-1-1. - Purpose.**

(a) The purpose and intent of design review by the planning commission is to secure the general purposes of this chapter and the master plan and to ensure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.

(b) It shall not be the intent of this chapter to restrict or specify the particular architectural design proposed or to specify the exterior detail or design, color, or materials proposed by the applicant, except as such detail is of such magnitude as to affect the general appearance and compatibility of the development with its surroundings or as guided by the Ogden Valley Architectural and Landscape chapter.

- **Sec. 108-1-2. - Application and review.**

(a) All applications for occupancy permits or building permits for all multifamily (over eight) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the planning commission with the exception that small buildings or additions with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.

(b) All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc.), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.

- *Please provide the required site development plans for review and approval. The required standards are listed below.*

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- **Sec. 108-1-4. - Considerations in review of applications.**

The planning commission and/or the planning director shall consider the following matters and others when applicable, in their review of applications and where the plan is found deficient, the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

(1) *Considerations relating to traffic safety and traffic congestion.*

- a. The effect of the development on traffic conditions on abutting streets.
- b. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
- c. The arrangement and adequacy of off street parking facilities to prevent traffic congestion.
- d. The location; arrangement, and dimensions of truck loading and unloading facilities. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, all residential windows should face away from loading docks.
- e. The circulation patterns within the boundaries of the development. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, a separate ingress/egress may be required, depending on the size and/or type of use, and for any multiple use complex.
- f. The surfacing and lighting of off street parking facilities.

- Please provide the required site development plans for review and approval.

(2) *Considerations relating to outdoor advertising.* The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards, the blanketing of adjacent property signs and the appearance and harmony with other signs and structures with the project and with adjacent development.

- Please provide the required site development plans for review and approval.

(3) *Considerations relating to landscaping.*

- a. The location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
- b. The planting of ground cover or other surfacing, such as bark or colored/natural gravel, as described in subsection (3)g of this section, to prevent dust and erosion and provide a visual break from the monotony of building materials, concrete and asphalt.
- c. A minimum landscape space of ten percent of the project area shall be provided with consideration of drought resistant and water conserving landscape materials, or as required by the Ogden Valley Architectural and Landscape chapter.
- d. The number and type of mature and planted size of all landscape plantings.
- e. The method of irrigation and approximate location of the water meter, point of connection, sprinkler and/or drip irrigation heads, and any blow-out or winterizing system. Water conserving methods, such as bubblers and drip systems and electronic timer devices are encouraged.
- f. The location, type, and size of any existing trees over four-inch caliper that are to be removed.
- g. Landscape standards. Plant sizes at the time of installations shall be as follows:
 1. Deciduous trees shall have a minimum trunk size of two inches caliper.
 2. Evergreen trees shall have a minimum height of six feet as measured from top of root ball.
 3. All woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five-gallon containers will generally comply with this standard.
 4. Vines shall be five-gallon minimum size.
 5. Turf grass species, if used, shall be hardy to the local area. Application rates shall be high enough to provide even and uniform coverage within one growing season. Turf areas, where erosion is expected to occur under normal conditions, such as drainage swales, berms and/or slopes greater than 30 percent shall be planted with sod or other deep-rooting, water conserving plants for erosion control and soil conservation.
 6. Turf grass, if used, shall be limited to no more than 50 percent of the landscaping requirement.

- 7. Ground cover may consist of natural or colored gravel, crushed rock, stones, tree bark, or similar types of landscaping materials.
 - 8. Water conserving landscaping methods and materials are recommended and encouraged.
 - h. Plants used in conformance with the provisions of this section shall be hardy and capable of withstanding the extremes of individual site microclimates. The use of drought tolerant and native plants is preferred within areas appropriate to soils and other site conditions. All irrigated non-turf areas shall be covered with a minimum layer of three inches of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under mulch.
 - i. The owner of the premises shall be responsible for the maintenance, repair, and replacement, within 30 days of removal, of all landscaping materials on the site. In cases where the 30-day time limit for replacement extends beyond the normal growing season, replacement shall be made at the beginning of the following growing season.
- Please provide the required site development plans for review and approval.
- (4) *Considerations relating to buildings and site layout.*
- a. Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining buildings and the neighborhood concept.
 - b. Consideration of exterior design and building materials in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on a street or streets, line and pitch of roofs, and the arrangements or structures on the parcel.
- Please provide the required site development plans for review and approval.
- (5) *Considerations relating to utility easements, drainage, and other engineering questions.* Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property.
- Please provide the required site development plans for review and approval.
- (6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.*
- a. Does any proposed phase or phasing sequence of an approved concept or preliminary development plan provide for logical workable independent development units that would function adequately if the remainder of the project failed to materialize?
 - b. Is this plan or phase thereof a more detailed refinement of the approved concept plan?
 - c. Are any modifications of a significant nature that first need to follow the procedure for amending the approved concept plan?
- Please provide the required site development plans for review and approval.

CHAPTER 8. - PARKING AND LOADING SPACE, VEHICLE TRAFFIC AND ACCESS REGULATIONS

- **Sec. 108-8-1. - Purpose and intent.**

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities and in so doing, promote the safety and well being of the citizens of the county. Subsequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off-street parking space with adequate provisions for ingress and egress by standard sized automobiles.

- Please provide the required parking for review and approval.

- **Sec. 108-8-4. - Parking space for non-dwelling buildings and uses.**

For new buildings and uses or for any enlargement or increase in seating capacity, floor area or guest rooms of any existing building there shall be provided:

For other uses not listed above	Where uses not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses
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- Please provide the required site development plans for review and approval.

- **Sec. 108-8-6. - Computation of parking requirements.**

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half shall be disregarded, and fractions including one-half and over shall require one parking space.

- Please provide the required parking for review and approval.

- **Sec. 108-8-7. - Parking lot design and maintenance.**

(a) *Parking space location.* Parking space(s) as required by this chapter shall be on the same lot with the main building or, in the case of buildings other than dwellings, may be located no farther than 500 feet therefrom.

(b) *Public parking lot standards.* Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface. Exceptions to this requirement will be made for seasonal, temporary, or transient uses, including, but not limited to, a fair, festival, short-term vendor, park and ride lots, and legitimate agricultural uses and agriculturally related uses, including, but not limited to, a petting farm, corn maze, green house, garden plant sales, and/or approved agri-tourism operations.

As determined by the planning commission, parking lots shall have appropriate bumper guards or curbs where needed, in order to protect property and/or pedestrians.

(c) *Maximum yard area to be used for parking and vehicle access lanes.* For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yards. In the case of multiple-family dwellings and nonresidential uses in a residential zone, not more than 50 percent of the required side and rear yards shall be used for parking. Any said yard area used in excess of said limits shall be provided in an equivalent amount of land elsewhere on the same lot as the building as open green space, patios, play areas or courts.

(d) *Additional provisions.* The design and maintenance of off-street parking facilities shall be subject to the following provisions:

(1) Each parking space shall encompass not less than 180 square feet of net area. Each parking space shall be not less than nine feet wide, the width being measured at a right angle from the side lines of the parking space.

(2) Adequate automobile access to and from parking area for interior block developments shall be provided. Minimum size of the access right-of-way shall be as follows based on the number of units to be served:

a. Up to and including four dwelling units, 16 feet.

b. Five or more dwelling units, one 24-foot two-way access right-of-way or two 16-foot one-way access rights-of-way.

c. A greater size of access right-of-way shall be required as deemed necessary by the planning commission, especially in cases where access right-of-way will create corner lots from otherwise interior lots.

(3) All off-street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fence not less than four feet nor more than seven feet high, except that some type of hedge-row shrubs may be used in place of a wall or fence provided the hedge is continuous along adjoining property and at maturity is not less than five feet nor more than seven feet high. Hedge-row shrubs shall be maintained and replaced where necessary so that the hedge may become an effective screen from bordering property within a maximum five-year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.

(4) Lighting and signs shall conform to the requirements set forth in this Land Use Code.

(5) Parking requirements for dwellings will be located on the same lot with the dwelling.

(6) All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of stormwater onto adjacent properties.

- Please provide the required site development plans for review and approval.

- **Sec. 108-8-8. - Off-street truck loading space.**

(a) On the same premises with every building or use involved in the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys.

(b) Such space, unless otherwise adequately provided, shall include a ten-foot by 25-foot loading space with 14 feet height clearance, for every 20,000 square feet or fraction thereof in excess of 3,000 square feet of building floor area

used for purposes in subsection (a) of this section, or for every 20,000 square feet or fraction thereof in excess of 3,000 square feet of land use for purposes in subsection (a) of this section.

- Please provide the required site development plans for review and approval.

- **Sec. 108-8-11. - Regulations governing accessory vehicle off-street parking within required side yard areas.**

One concrete or asphalt slab for the purpose of providing additional off-street parking may be constructed in one required side yard of a dwelling provided that:

- (1) The dwelling unit has the minimum number of required off-street parking spaces as stipulated by section 108-8-2
- (2) The slab is at least eight feet wide and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending forward of the front face of the dwelling.
- (3) The appurtenant driveway to the slab must be tapered to use the existing driveway approach or a new approach must be installed for the new driveway.
- (4) Any slab constructed must remain open and unobstructed to the sky.
- (5) No vehicle shall be parked in the required side yard unless the parking area is improved with hard surface material such as concrete or asphalt.
- (6) Any slab constructed for vehicle parking must be screened by a non-see through fence of not less than six feet in height along the length of the slab behind the front yard setback.
- (7) All stormwater run off from the hard surface of slab must be directed so as to prevent drainage onto adjacent properties.

- Please provide the required site development plans for review and approval.

- **Sec. 108-8-12. - Off-site improvements required.**

- (a) The applicant for a use permit for all residential, commercial or industrial structures, all other business and uses, and public and semi-public buildings shall install high back curb, gutter and sidewalk and entrance ways to county public works standards and location, within public or private streets along the entire property line which abuts the street, except in agricultural, shoreline and forestry zones, and where county regulations exempt such curb, gutter or sidewalk installation.
- (b) The planning commission may defer or exempt the installation of high back curb and gutter and/or sidewalk where topographies, timing or other unusual or special conditions exist, provided that the public health, safety and welfare is preserved.

- Please provide the required site development plans for review and approval.

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- **Sec. 108-12-12. - Combining nonconforming parcels.**

Parcels not meeting current zoning as to area and frontage/width requirements that were legally created or made legal through the provisions of this chapter, may be enlarged by combining adjoining parcels provided that:

- (1) The combination is achieved by submitting a subdivision if any of the parcels were part of a recorded subdivision or by combining parcels if they have metes and bounds descriptions;
- (2) All adjoining parcels under common ownership, or brought under common ownership after the date of the adoption of this section are merged to create the largest lot possible;
- (3) The combination does not result in any illegal divisions of land; and
- (4) Structures built on the newly created lot shall resemble the architectural style, height, size and mass of existing noncommercial structures on parcels within 500 feet of the newly created lot, and meet all current setback and height requirements of the zone in which the combination is made.

- A deed will need to be recorded with the Weber County Recorder to restore the parcel to its legal configuration.

CHAPTER 12. - NONCOMPLYING STRUCTURES AND NONCONFORMING USES/PARCELS

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- **Sec. 108-12-10. - Legal use of parcels.**

(a) Any legally created lot and/or parcel of land, which existed prior to adoption of the Weber County Land Use Code/Zoning Map may apply to develop any of the permitted or conditional uses for which the lot and/or parcel qualifies, in the zone where the lot and/or parcel of land is located. In Western Weber County, the 1962 ownership plats are used as the legal reference point, and in the Ogden Valley, the 1966 ownership plats are used as the legal reference point.

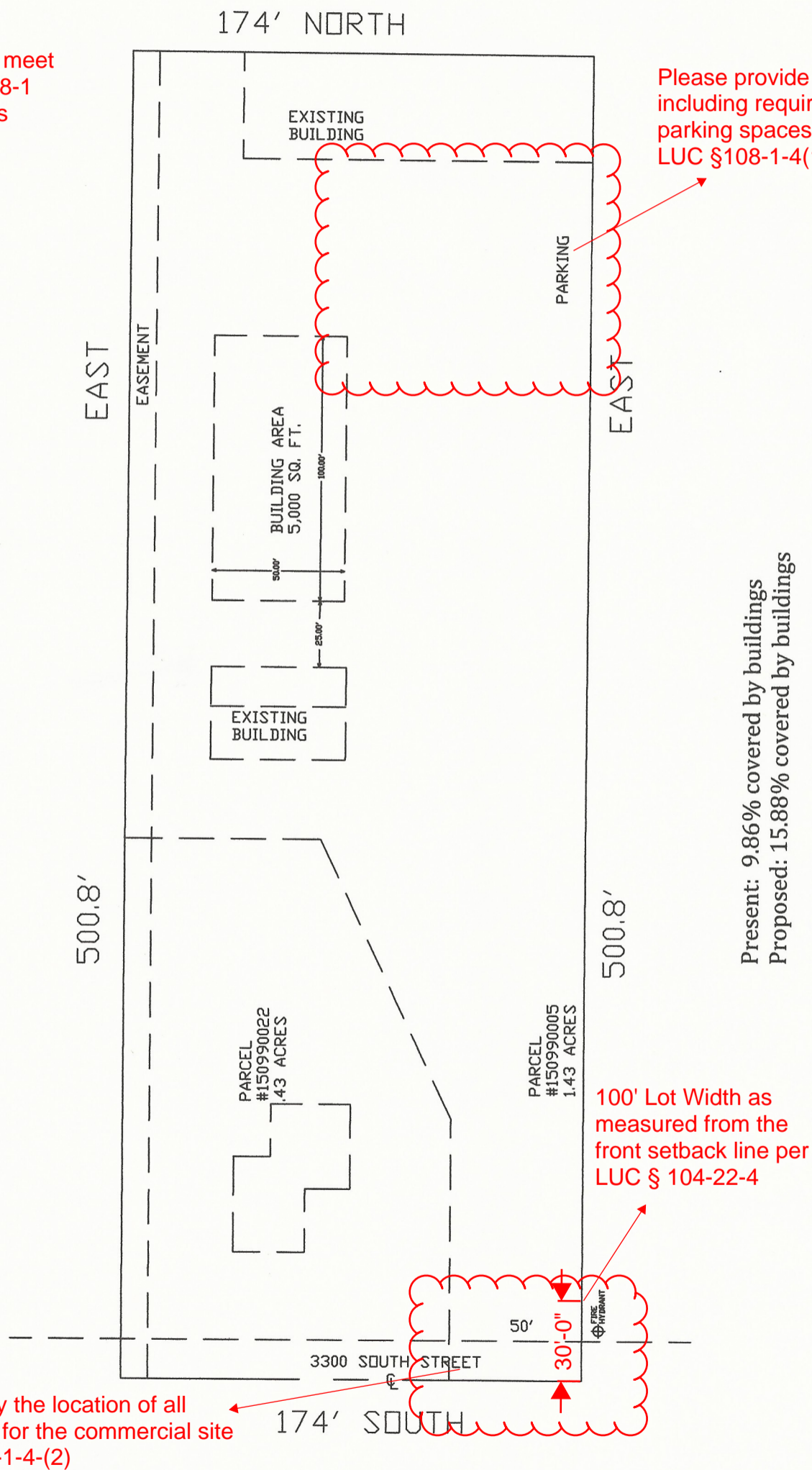
(b) Any legally created lot and/or parcel of land which existed prior to the adoption of the Weber County Land Use Code or an amendment to the Land Use Code, but which may now require a different lot area or lot width/frontage, may apply to develop any of the permitted or conditional uses for which the lot and/or parcel qualifies, in the zone where the lot and/or parcel of land is located.

- **A deed will need to be recorded with the Weber County Recorder to restore the parcel to its legal configuration.**

* Please provide the following:
 major exterior elevations,
 exterior building materials and
 color schemes, landscaping,
 prominent existing trees, ground
 treatment, fences, off-street
 parking, vehicle and pedestrian
 circulation, adjacent buildings,
 streets and existing grades and
 proposed new grades per LUC
 §108-1-2

* Development/site plan must meet
 the requirements of LUC § 108-1
 including 10% -Landscaping is
 required per LUC §108-1-4(3)

Scale: 1" = 50'



Please provide the required parking
 including required dimensions for the
 parking spaces per LUC §108-8 and
 LUC §108-1-4(1)

Please identify the location of all
 outdoor signs for the commercial site
 per LUC§108-1-4-(2)

Present: 9.86% covered by buildings
 Proposed: 15.88% covered by buildings

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 1438 W. 3300 S.
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Owner:
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