



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval of a storage building addition to Jensen Auto.
Agenda Date: Tuesday, June 09, 2015
Applicant: Paul Jensen
File Number: DR 2015-03

Property Information

Approximate Address: 3192 S Midland Dr., Ogden
Project Area: 2.36 acres
Zoning: Manufacturing M-1
Existing Land Use: Auto repair
Proposed Land Use: Auto repair
Parcel ID: 15-102-0027, 15-102-0040, and 15-102-0019
Township, Range, Section: T6N, R2W, Sec 36

Adjacent Land Use

North: Daycare Facility	South: Manufacturing
East: Railroad line	West: Vacant

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: JG

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

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 an addition to the auto repair business for a storage building that is approximately 2400 square feet at 3192 S Midland Dr. in Ogden. The property is zoned Manufacturing M-1. A similar addition was approved and constructed in 2007.

Three parcels were created over time at this business, one condition of approval is that those parcels be combined in to one parcel as parking and storage is being conducted on all three properties. The resulting parcel would then be approximately 2.36 acres with frontage on Midland Dr. Across the middle of the property; Questar Gas has a pipe line and easement. An agreement with the owner and Questar Gas has been made to shift the location of the pipe line further east to allow for the 40 foot wide addition.

The addition will be attached and match the existing structure in color and will be metal sided with panels. The plans do show a 30 foot wide future canopy section to be un-walled, however since there is an easement for the gas line in this location approval of this canopy is not part of the proposed approval.

As this property is adjacent to the boundary of Ogden City and in their annexation declaration area, staff contacted Ogden City regarding potential annexation. At this time the property is not required to annex into the city, as the value of the site is less than \$750,000 (Utah Code § 10-2-401k and 10-2-401.5-3). If desired by the owner, Ogden City would accept an application for annexation of this property and any other surrounding properties.

Summary of Planning Commission Considerations

- Are the projects layout and setbacks consistent with applicable requirements of the Weber County Land Use Code?

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outlined 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

- All three parcels in which the business is conducted and parts storage occurs are combined into parcel prior to the issuing of building permits.
- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Building Inspection Division

Staff Recommendation

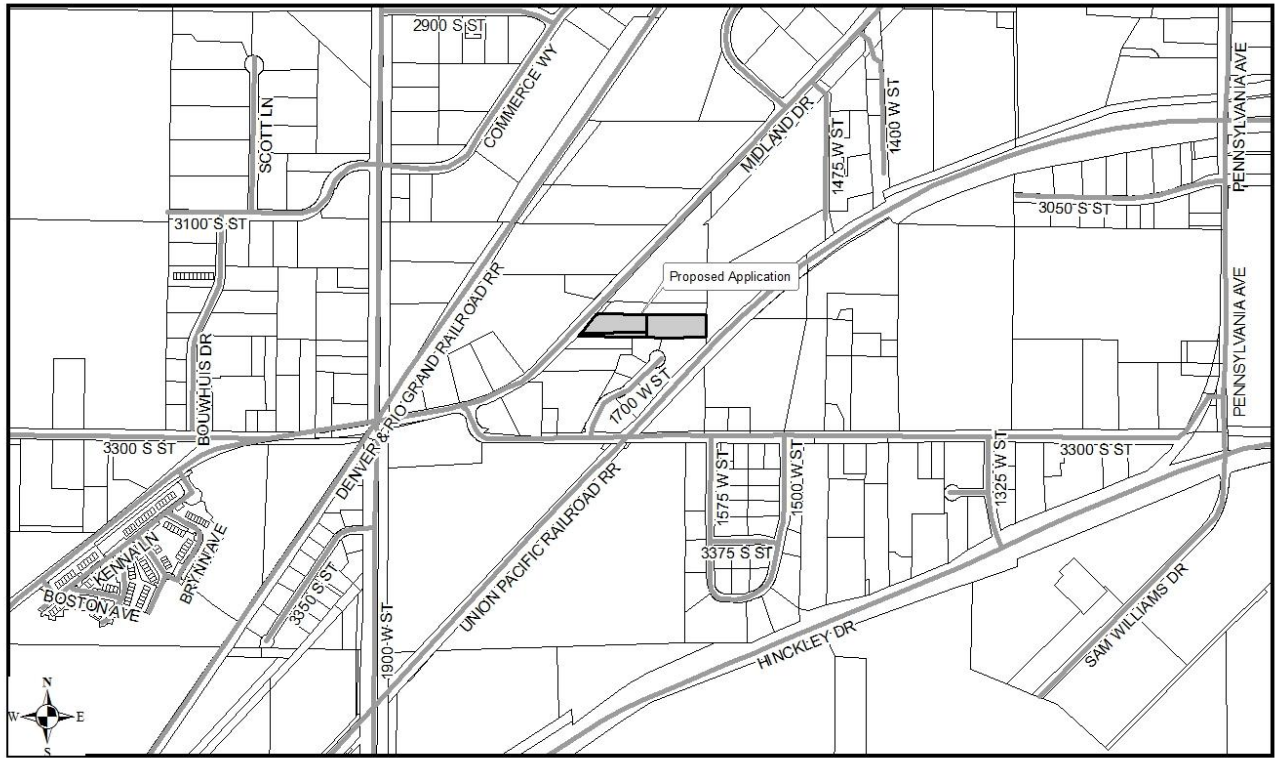
Staff recommends approval of the site plan amendment for a 2,400 square foot addition to the existing building for storage of auto parts and equipment at 3192 S Midland Dr. subject to staff and other review agency requirements. This recommendation is based on the project complying with applicable County Ordinances. The Planning Commission may base the approval on the following findings:

- The proposed use is allowed in the M-1 Zone
- All development standards have been met

Exhibits

- A. Site Plan
- B. Building Plans
- C. Building Elevations

Maps
Map 1



Map 2

