



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for Design Review approval to replace a storage unit building for M & M Storage located at 2803 N Hwy 89, Pleasant View.

Decision Type: Administrative

Agenda Date: Monday, November 30, 2015

Applicant: M & M Storage LLC, Reed Mackley Representative

File Number: DR 2015-11

Property Information

Approximate Address: 2803 N Hwy 89, Pleasant View

Project Area: 5.23 acres

Zoning: Manufacturing Zone M-1

Existing Land Use: Self storage units

Proposed Land Use: Self storage units

Parcel ID: 19-016-0107

Township, Range, Section: T7N, R2W, Section 25

Adjacent Land Use

North: Multi-family	South: Commercial
East: Industrial	West: Manufacturing

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 Zone M-1)
- Weber County Land Use Code Title 108 Standards Chapter 1 (Design Review)

Background

The applicant is requesting Design Review approval of an amendment to the site's previously plan by removing three buildings on site and replacing another existing storage unit building with a larger one. An amendment to this site was approved in 2013, as the adjacent site was developed with a shared access. In this site amendment it is proposed to remove the three (30 feet by 65 feet) buildings along the north property line. These buildings (5,850 square feet) are temporary trailers previously approved. This area will be refilled with gravel as it is anticipated that a new storage building would be proposed there in the near future. One (180 feet by 8 feet, 1,440 square foot) storage building will be replaced. The applicant is proposing a new 40 foot by 180 foot metal building (7,200 square foot) for self storage units.

The detention area at the rear of the site will be expanded due to some needs related to the adjacent lot's development and Pleasant View City. The Engineering Division has been working with the applicant regarding the detention area. The applicant is not proposing any new parking stalls, landscaping, lighting, or signage.

Summary of Administrative Considerations

- Is the project layout and building design consistent with applicable Weber County Ordinances?

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. All of the applicable requirements of Land Use Codes have been met.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Department
- Requirements of the Weber Fire District

Staff Recommendation

Administrative approval of the Design Review and site plan amendment removing the four existing buildings (7,290 square feet) and replacing them with a 7,200 square foot storage building and landscaping 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: December 29, 2015


Scott Mendoza
Weber County Planning Division Assistant Director

Exhibits

- A. Application
- B. Site and landscaping plan
- C. Proposed building elevations and plans

Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
----------------------------	-------------------	-----------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) <i>J. Reed Mackley</i>		Mailing Address of Property Owner(s) <i>1650 N. Mt. Rd. North Ogden, UT. 84404</i>	
Phone <i>385-238-8884</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Email Address <i>J. reedmackley@yahoo.com</i>			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>Reed Mackley</i>		Mailing Address of Authorized Person <i>1650 N. Mt. Rd. North Ogden, UT. 84404</i>	
Phone <i>385-238-8884</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Email Address <i>J. reedmackley@yahoo.com</i>			

Property Information

Project Name <i>M & M Storage</i>	Current Zoning <i>M1</i>
Approximate Address <i>2803 N. Hwy 89</i>	Land Serial Number(s) <i>19-016-0107</i>

Proposed Use
Storage Units

Project Narrative
*remodel of existing units
no water, power, or sewer,
no changes in access or drive ways.*

Exhibit A-1

Property Owner Affidavit

I (We), F. Reed 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.

F. Reed Mackley
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 2nd day of Nov, 2015

(Notary)

Authorized Representative Affidavit

I (We), F. Reed Mackley, 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)

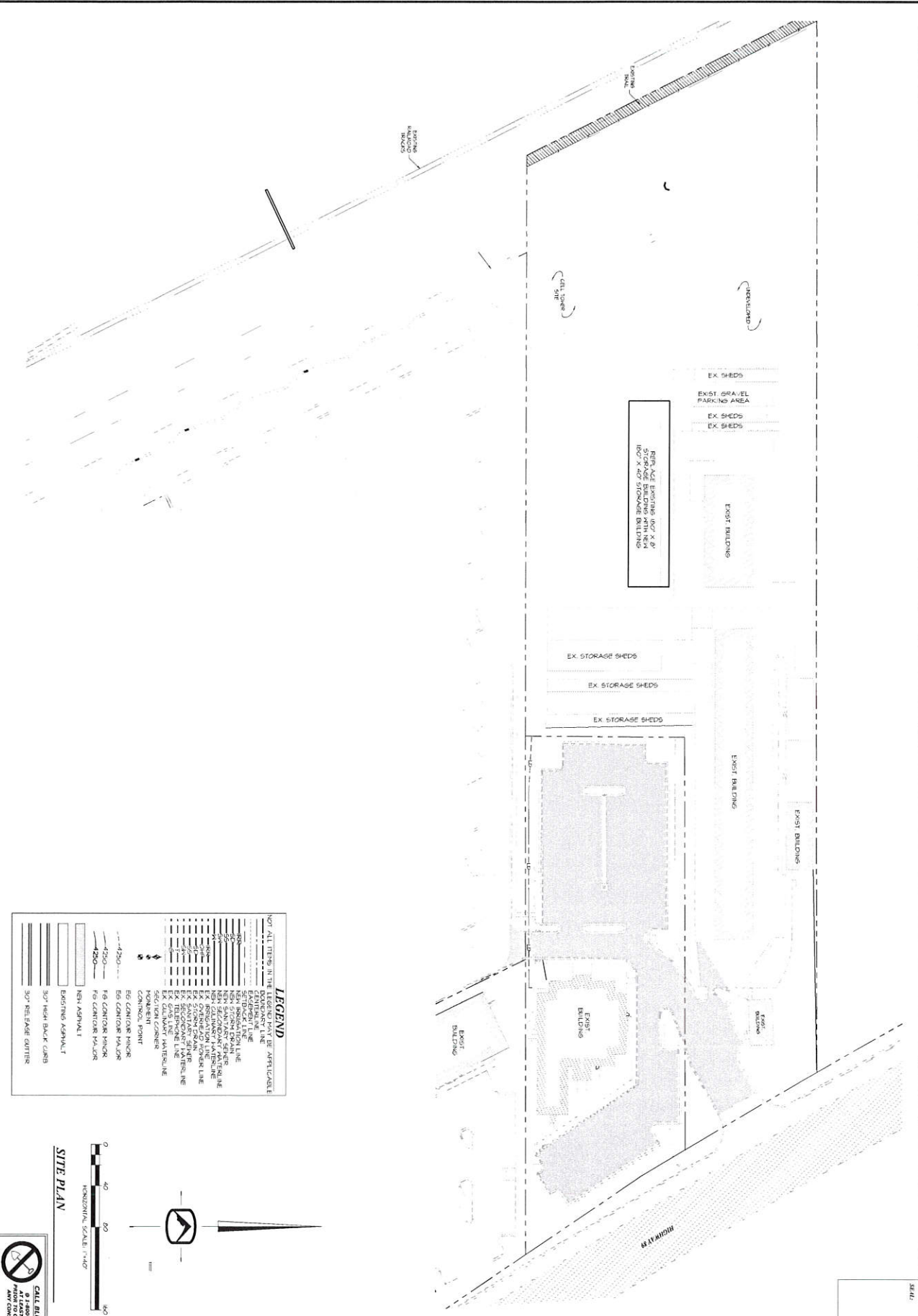
Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

Exhibit A-2

NO PORTION OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SILVERPEAK ENGINEERING.

NO PORTION OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SILVERPEAK ENGINEERING.



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	EXISTING LINE
---	PROPOSED LINE
---	NEW PROPOSED LINE
---	NEW SANITARY SEWER
---	NEW SANITARY VENT
---	NEW DRAINAGE WATER LINE
---	EXIST EXISTING WATER LINE
---	EXIST EXISTING SEWER LINE
---	EXIST EXISTING VENT LINE
---	EXIST EXISTING WATER LINE
---	EXIST EXISTING VENT LINE
---	EXIST EXISTING WATERLINE
---	SECTION CORNER
---	CONTROL POINT
---	EG CONTROL MARKER
---	F9 CONTROL MARKER
---	F9 CONTROL MARKER
---	EXISTING ASPHALT
---	EXISTING ASPHALT
---	30" HIGH BACK CURB
---	30" RELEASE CUTTER

SITE PLAN



M&M STORAGE
2797 NORTH HIGHWAY 89
OGDEN, UT (WEBER COUNTY)

SILVERPEAK ENGINEERING

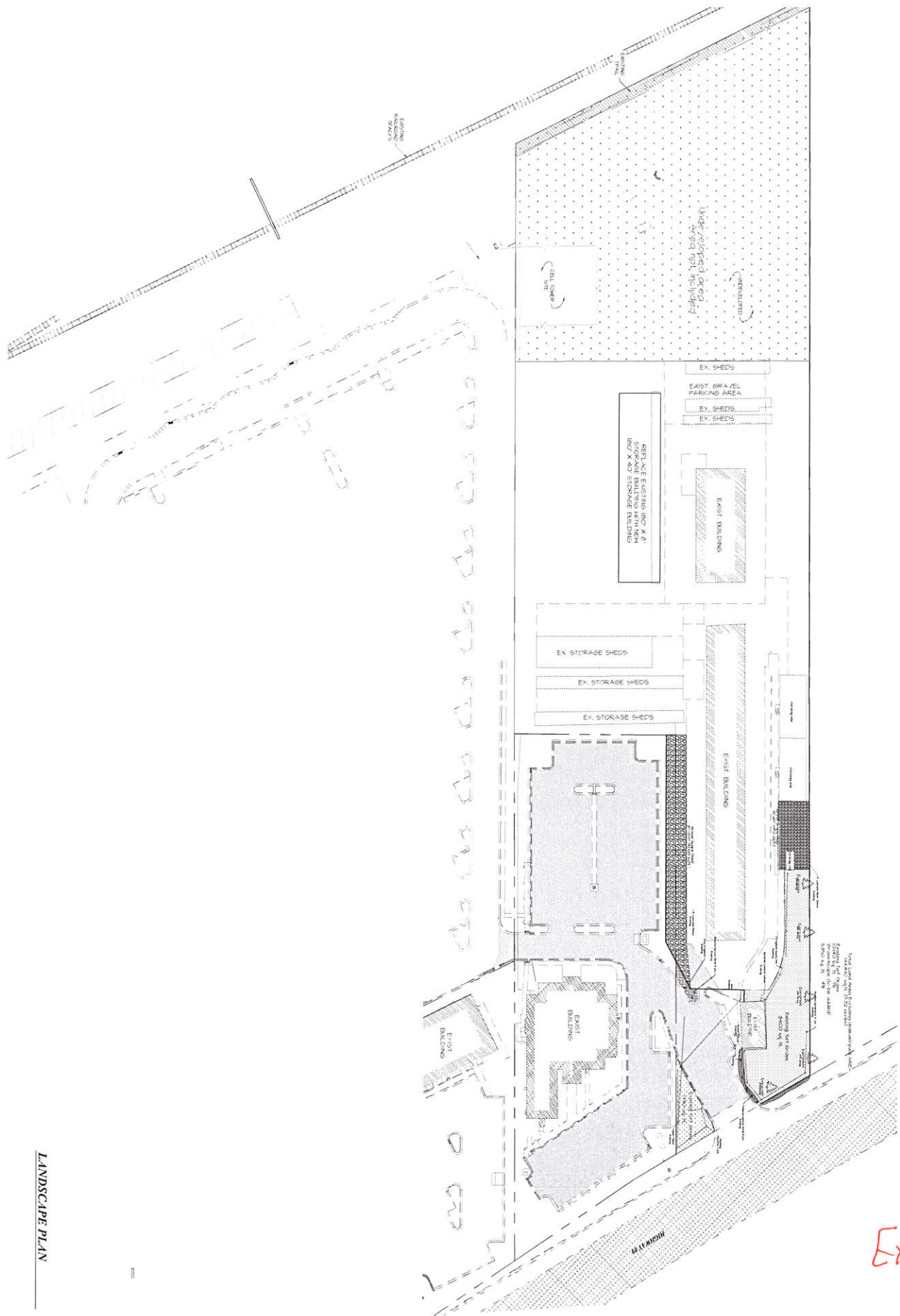
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

DRAWING DESCRIPTION:
SITE PLAN

DATE: 10-22-2015
PROJECT: M&M STORAGE
DRAWN BY: JRI
PLOT: 10-22-2015

REVISIONS:

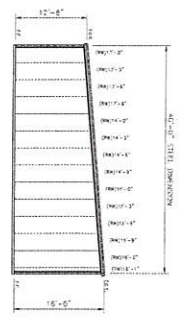
Exhibit B1



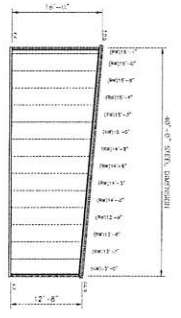
LANDSCAPE PLAN

Exhibit
B-2

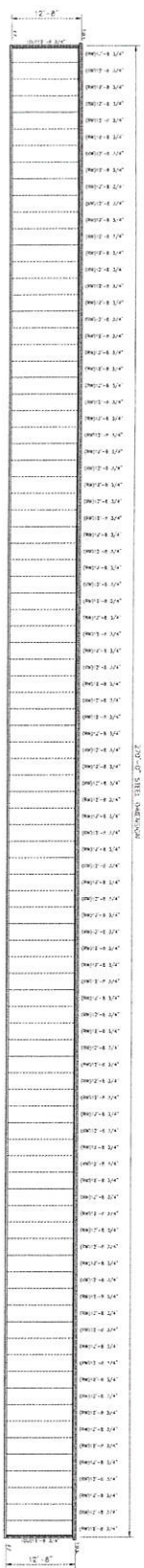
LEFT ELEVATION
SECTION - A-A' - 1/2" = 1'-0"



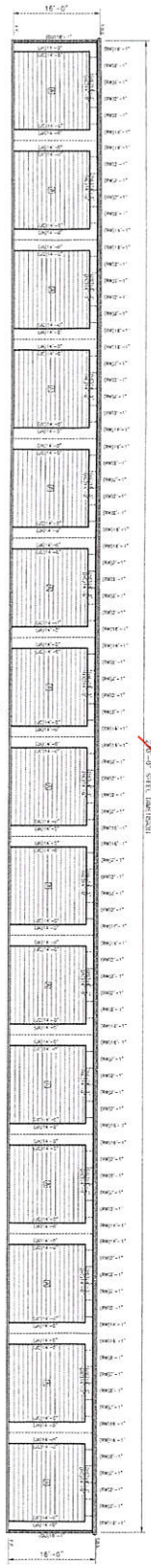
RIGHT ELEVATION
SECTION - B-B' - 1/2" = 1'-0"



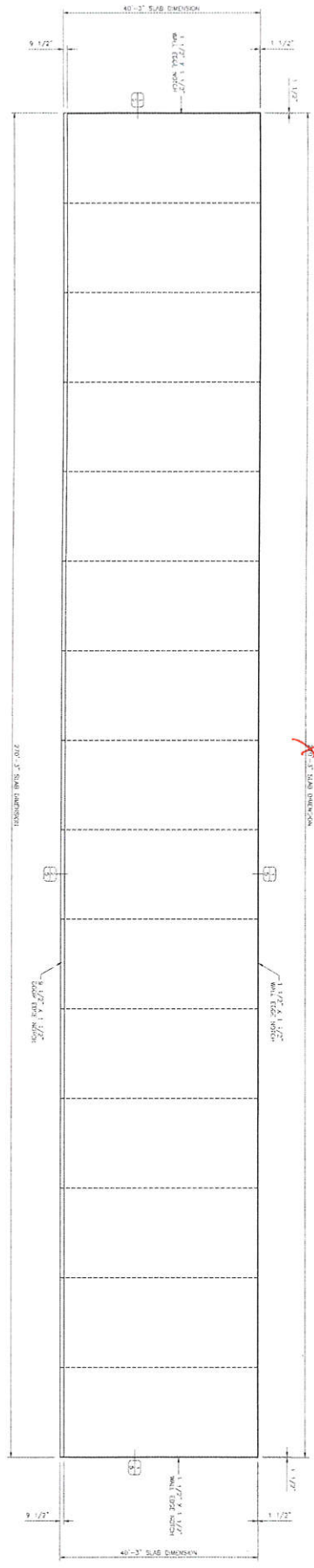
REAR ELEVATION
SECTION - C-C' - 1/2" = 1'-0"



FRONT ELEVATION
SECTION - D-D' - 1/2" = 1'-0"



SLAB PLAN
SECTION - E-E' - 1/2" = 1'-0"



2 of 7

Sheet
DWG #15-14074E

ARMSTRONG STEEL CORPORATION
5619 DTC Parkway
Greenwood Village, CO 80111
Phone 800-945-4610
Fax 720-230-7266

PROJECT:
40 X 270 X 16-0 HS
LOCATION:
OGDEN, UT 84404

CONFIDENTIAL AND PROPRIETARY INFORMATION
THESE DRAWINGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF THE BUILDING MANUFACTURER. SENSITIVE, PROPRIETARY AND CONFIDENTIAL INFORMATION CONTAINED IN THESE DRAWINGS MAY ONLY BE USED FOR THE BENEFIT OF THE PURCHASER OF THESE DRAWINGS. UNAUTHORIZED PERSONS IS STRICTLY PROHIBITED FROM REPRODUCING OR USING THESE DRAWINGS FOR ANY PURPOSES WITHOUT WRITTEN PERMISSION FROM THE BUILDING MANUFACTURER. THIS DOCUMENT AND ALL COPIES MUST BE RETURNED UPON DEMAND.

CONSTRUCTION PRINTS ISSUED FOR	DSJ	9/16/15
	BY	DATE

Exhibit C