



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for Conditional Use Permit CUP 2015-23 approval for a manufacturing building with a height of 30 feet to house a distillery, located at 4795 E 2600 N, Eden.
Decision Type:	Administrative
Agenda Date:	Tuesday, December 01, 2015
Applicant:	Eden Self Storage LLC, Jason Peterson Representative
File Number:	CUP 2015-23

Property Information

Approximate Address:	4795 E 2600 N, Eden UT.
Project Area:	0.87 acres
Zoning:	Ogden Valley Manufacturing Zone MV-1
Existing Land Use:	Vacant
Proposed Land Use:	Distillery
Parcel ID:	22-159-0007
Township, Range, Section:	T7N, R1E, Section 34

Adjacent Land Use

North:	Manufacturing	South:	Manufacturing
East:	Commercial	West:	Manufacturing

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 104 Zones Chapter 23 Ogden Valley Manufacturing Zone (MV-1)
- Weber County Land Use Code Title 108 Standards Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscaping, and Screening Design Standards)
- 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 16 (Ogden Valley Lighting Chapter)
- Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs)

Background

The applicant is requesting approval of a Conditional Use Permit CUP 2015-23 for a new manufacturing building with a height of 30 feet which will house a distillery. The property is currently in the Ogden Valley Manufacturing (MV-1) Zone, and located at 4795 E 2600 N Eden, UT. A distillery is listed as a permitted use in the MV-1 Zone.

The site will consist of one 4,320 square foot (54 foot by 80 foot) building. The building will mostly be one floor with a lofted ceiling; however a small 480 square foot office space will be located on the second floor. The building will have a black or dark gray asphalt shingled roof and wood siding to be stained in a gray or charcoal color. The small roof at the rear covered entry will be a gray corrugated metal roof. Loading and deliveries will primarily occur in the rear of the building, however due to some of the large equipment needed for the distillery a tall service door will be constructed on the front elevation of the building.

The site will be well landscaped in the front and sides with wood plank and chain link fencing securing some areas. The rear of the site will be hydro seeded with natural grasses and wildflower mix over the septic drain field and detention pond areas. No signage plan has been finalized yet. Ten automobile spaces and six motorcycle parking spaces will be provided for employees and guests. The building will be served by Eden Water and a septic system.

Conditional Use: The proposed building would be 30 feet tall. In the MV-1 Zone buildings over 25 feet tall are allowed by a conditional use. As the building may house large tanks and equipment and will have office space on the second floor the additional height is desired. No harmful effects would occur with this height as most buildings in the MV-1 Zone are approximately this height or more.

Summary of Planning Commission 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 Division
- Requirements of the Weber Fire District
- Requirements of the Weber Morgan Health Department

Staff Recommendation

Staff recommends approval of this conditional use application for a new manufacturing site for a distillery. The recommendation is subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed building height is allowed in the MV-1 Zone as a conditional use.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Applications
- B. Site and Landscaping Plans
- C. Elevations