



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration action on a request for Design Review approval of a salt storage building at the Weber County road shops.
Agenda Date:	Tuesday, February 22, 2011
Applicant:	Kelly Hipwell and Chad Meyerhoffer
File Number:	DR 2011-02

Property Information

Approximate Address:	4735 East 2650 North
Project Area:	5.24 acres
Zoning:	Manufacturing Valley-1 (MV-1)
Existing Land Use:	Public Buildings
Proposed Land Use:	Public Buildings
Parcel ID:	22-046-0062
Township, Range, Section:	T7N R1E Section 34

Staff Information

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

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 21B (MV-1 Zone)
- Weber County Zoning Ordinance Chapter 18C (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Zoning Ordinance Chapter 24 (Parking)
- Weber County Zoning Ordinance Chapter 36 (Design Review)
- Weber County Zoning Ordinance Chapter 39 (Ogden Valley Lighting)

Background

The applicant is requesting approval of a amended site plan for the Weber County road shops to include a slat storage building on property located at 4735 East 2650 North in Eden. This 5.24 acre property is located in the Manufacturing Valley – 1 (MV-1) zone which requires a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet.

The Weber County Public Works roads crew stores vehicles, machinery, gravel, sand, and salt for projects and maintenance in the Ogden Valley. Currently, salt is stored in an open pile and is not contained within a building. The proposed salt storage building will help contain the salt and keep the site cleaner from wind and runoff.

The area in front of the new building will be surfaced with 3,200 square feet of asphalt. This area will be used while loading salt into the building and while unloading salt from the building and into the snowplow trucks and other vehicles. This loading area will attach the building and the new area to the existing paved portions of the lot.

The 40 foot by 60 foot salt storage building will have a concrete foundation wall which extends to the height of 11 feet 6 inches. The sides of the building will be framed to an additional height of 6 feet and will have an exterior metal siding to match the existing main building. This siding will also be on the rear of the building and will be painted a beige color. The roof will also be of the same material and color. The front of the building will be mostly open to allow access, but will have a small portion under the eaves which will be sided with wood or wood like product. The overall height of the salt storage building will be approximately 22 feet which is 6 feet less than the main building. This building will be built as budget is available, but building permits will be maintained until completion.

Sand, gravel, and other earthen materials will be stored against the walls of the new salt storage building. The Weber County Building Division still will review all building plans.

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 and requirements and the requirements of the zone in which it is located.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department
- Staff will inspect the site to ensure compliance to approvals prior to the issuance of occupancy

Staff Recommendation

Staff recommends approval of the site plan for a salt storage building at the Weber County road shops subject to staff and other review agency requirements. This recommendation is based on the project being in compliance with applicable County Ordinances.

Exhibits

- A. Applicant’s Narrative describing the proposed salt storage building
- B. Site Plan
- C. Building elevations
- D. Photos of the existing site and buildings

Map

Adjacent Land Use

North: Residential

South: Manufacturing

East: Manufacturing

West: Agricultural

Image 1: Approximate location of the Weber County roads shops located at 4735 East 2650 North

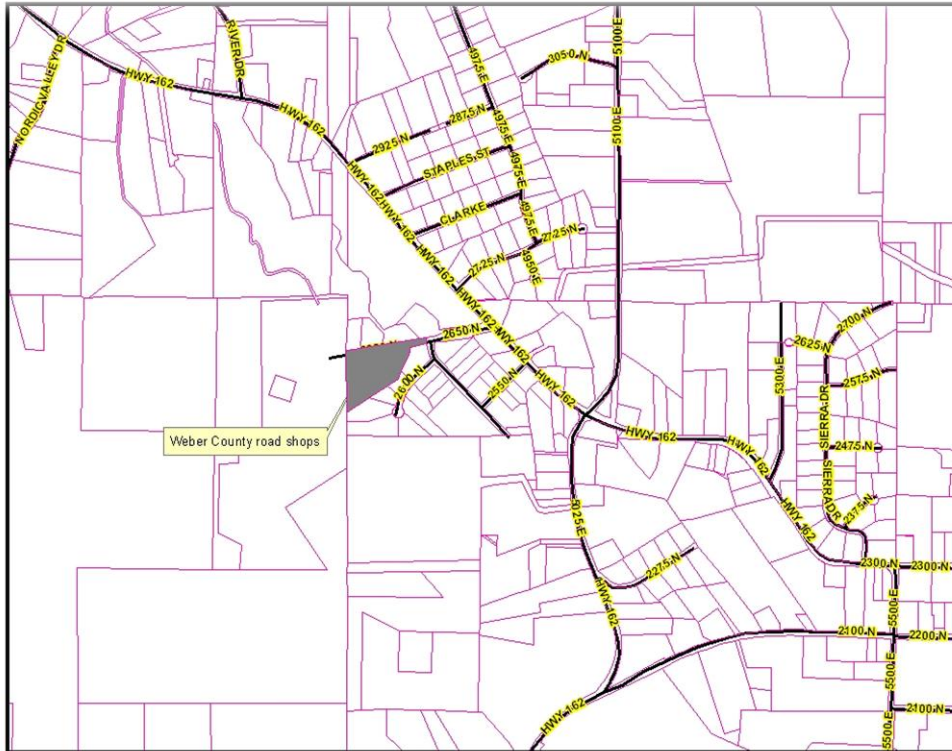


Image 2: Aerial Photo of the Weber County roads shops

