



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a design review for the Grant Trucking Maintenance Shop
Agenda Date: Tuesday, November 15, 2016
Type of Decision: Administrative
Applicant: Dave Grant
Authorized Representative: Steven Peterson
File Number: DR# 2016-10



Property Information

Approximate Address: 910 West 24th Street
Project Area: 28,012 square feet
Zoning: M-2
Existing Land Use: Vacant
Proposed Land Use: Maintenance Shop
Parcel ID: 14-030-0022
Township, Range, Section: Township 6 North, Range 1 West, Section 30

Adjacent Land Use

North: Industrial	South: Industrial
East: Industrial/Residential	West: Industrial/Residential

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 24 Manufacturing Zone (M-2)
- Title 104, Chapter 1 Design Review
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations

Summary and Background

The Planning Division recommends approval of the design review application for the Grant Trucking Maintenance Shop located at 910 West 24th Street Ogden, UT 84401. The proposed site is located in the Manufacturing Zone (M-2) which has been established to provide suitable areas to accommodate heavy manufacturing uses. The proposed use of the proposed building is considered a permitted use in the M-2 Zone.

The proposed site has an existing maintenance building and an office building located on the 10.58 acre parcel. The project area for the proposed building is 28,012 square feet and will be located north of the existing buildings on the parcel (see Exhibit A & B). The project site is located in the annexation declaration area of Ogden City and qualifies for annexation based on the proposed site improvements; however, Ogden City has provided Weber County with a letter stating that Ogden City can potentially provide services to the new building and does not chose to require annexation of the property. The letter grants Weber County permission to review and permit the proposed building under the County regulations (see Exhibit C).

The application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC) and the proposal meets these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The Western Weber General Plan has identified the need to maintain and reserve property zoned for manufacturing and direct any new industrial uses to an existing planned and zoned industrial area. The application conforms to the Western Weber General Plan by locating the proposed maintenance building in an area that currently allows for and encourages the proposed uses.

Zoning: The purpose and intent for the M-2 Zone in LUC §104-24-1 states:

“The purpose of the heavy manufacturing zone is to provide suitable areas that will accommodate the need for heavy intensity manufacturing, extractive and associated uses where the environment impact upon community may be substantial and where public regulation may be necessary to preserve the general welfare of the community.”

The request for the Grant Trucking Maintenance Shop has been reviewed as a “Truck service station” in the M-1 Zone as a permitted use due to the M-2 Zone including “Any permitted use in the M-1 Zone” as permitted uses. The M-2 Zone has specific standards identified in the LUC §104-24-4 that shall be met as part of the site development process. Those standards are as follows:

- Minimum lot area: None if connected to a public sewer; 20,000 square feet, otherwise single-family dwellings shall require five acres.
- Minimum lot width: 100 feet
- Minimum yard setbacks:
 - Front: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet of more in width.
 - Side: None, except 20 feet where a building is adjacent to a residential zone boundary and side yard facing a street on a corner lot, and for single-family dwelling.
 - Rear: None, except 20 feet where building rears on a residential zone and 30 feet for single-family dwellings
- Building height:
 - Minimum: 1 story
 - Maximum: none
- Maximum lot coverage: Not over 80 percent of lot area by buildings.

The proposal consists of a new maintenance shop and site improvements (see Exhibit A) that meet the zoning standards of the M-2 Zone pertaining to lot area, lot width, setbacks, height and lot coverage. The applicant will need to work with Ogden City to receive culinary water and waste-water services prior to receiving a building permit from Weber County. A condition of approval has been added to staff’s recommendation to ensure that proof of culinary water and waste-water services will be provided for the new building by Ogden City.

Design Review: The manufacturing zone mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable to the current application for the truck maintenance shop. The matters for consideration are as follows:

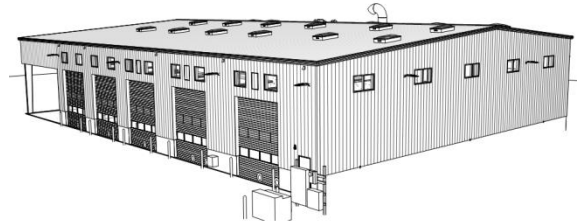
1) *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has located the maintenance shop away from the traffic along 24th Street. Two parking spaces for the employees working within the building will be located on the north side of the proposed building; the rest of the parking for the employees is located on a separate parcel by the main office building within Ogden City limits to ensure traffic safety and eliminate traffic congestion.



2) *Considerations relating to outdoor advertising.* The proposal does not include additional signage for the site with the exception of the necessary directional traffic signage surrounding the maintenance shop. If additional signage is desired, the applicant will need to provide the County architectural renderings for any signage prior to getting a building permit for the sign to ensure that the sign standards are met.

3) *Considerations relating to landscaping.* The proposed project site is 28,012 square feet and the proposal includes the required 10% landscaping around the maintenance shop. The applicant has been able to adequately address the minimum landscaping requirements of the Design Review as outlined in LUC §108-1-4(3) (see Exhibit B).

4) *Considerations relating to buildings and site layout.* The maintenance building will be a steel building with tan siding and blue trim (see Exhibit A & B). The building and site layout has been reviewed against the design criteria of the M-2 Zone in LUC §104-24, the Design Review in LUC §108-1 and the parking standards in LUC §108-8 for Parking and Loading Space, Vehicle Traffic and access Regulations. The proposal meets the minimum requirements of the applicable areas of the LUC.



5) *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division pertaining to storm water and surface water drainage, retention facilities, and utilities to and through the property.

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.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Staff Recommendation

The Planning Division recommends approval of file# DR2016-10, for the Grant Trucking Maintenance Shop located at 910 West 24th Street Ogden, UT. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Proof of culinary water and waste-water services will be provided for the new building by Ogden City prior to receiving a building permit from Weber County.

This recommendation is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use will not be detrimental to the public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed design and use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Development Plans
 1. Site Plan
 2. Floor Plan
 3. Building Elevations
- B. Landscaping Plans
- C. Ogden City Annexation Deferral Letter

Exhibit A-1 Site Plan

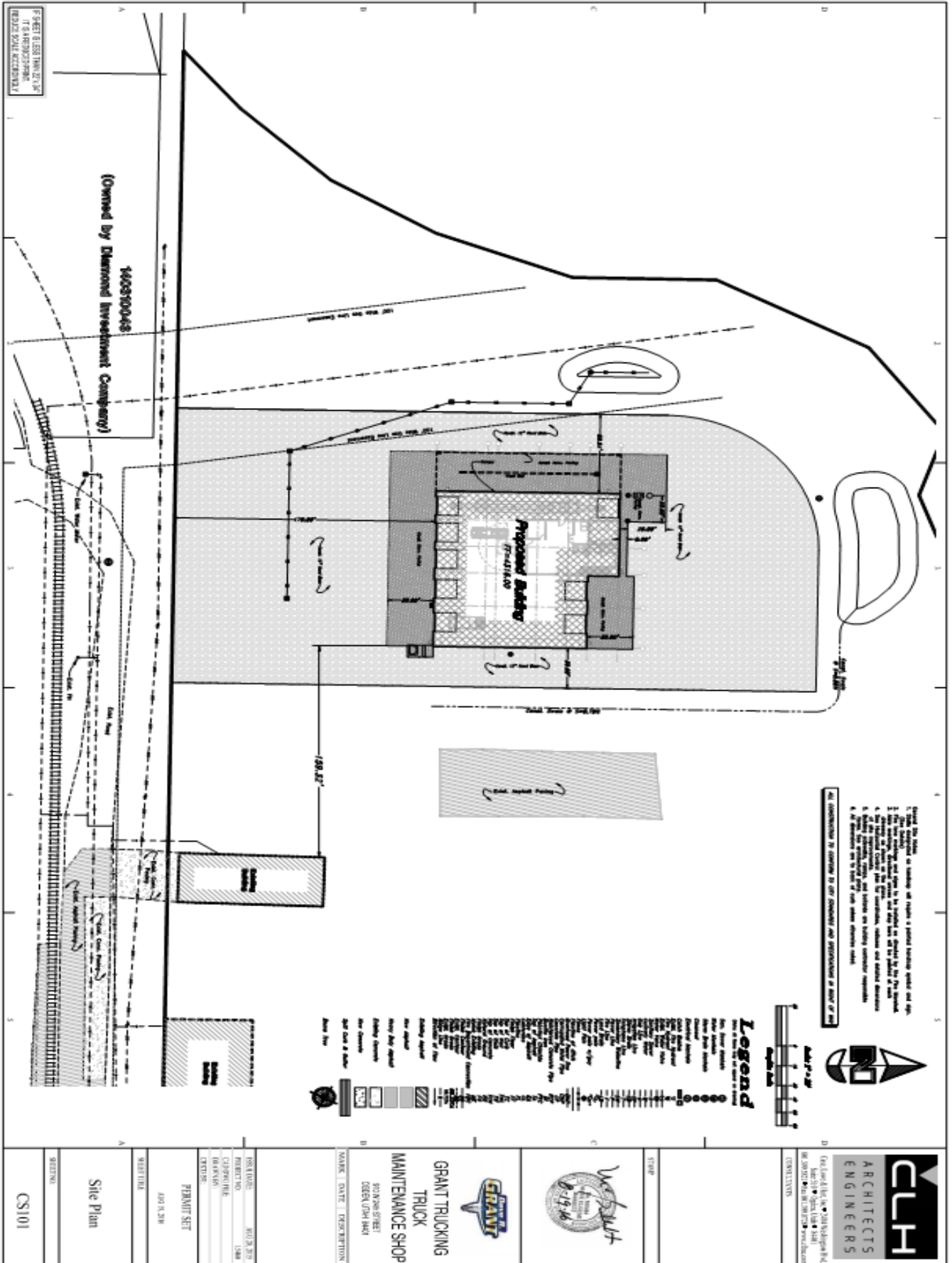
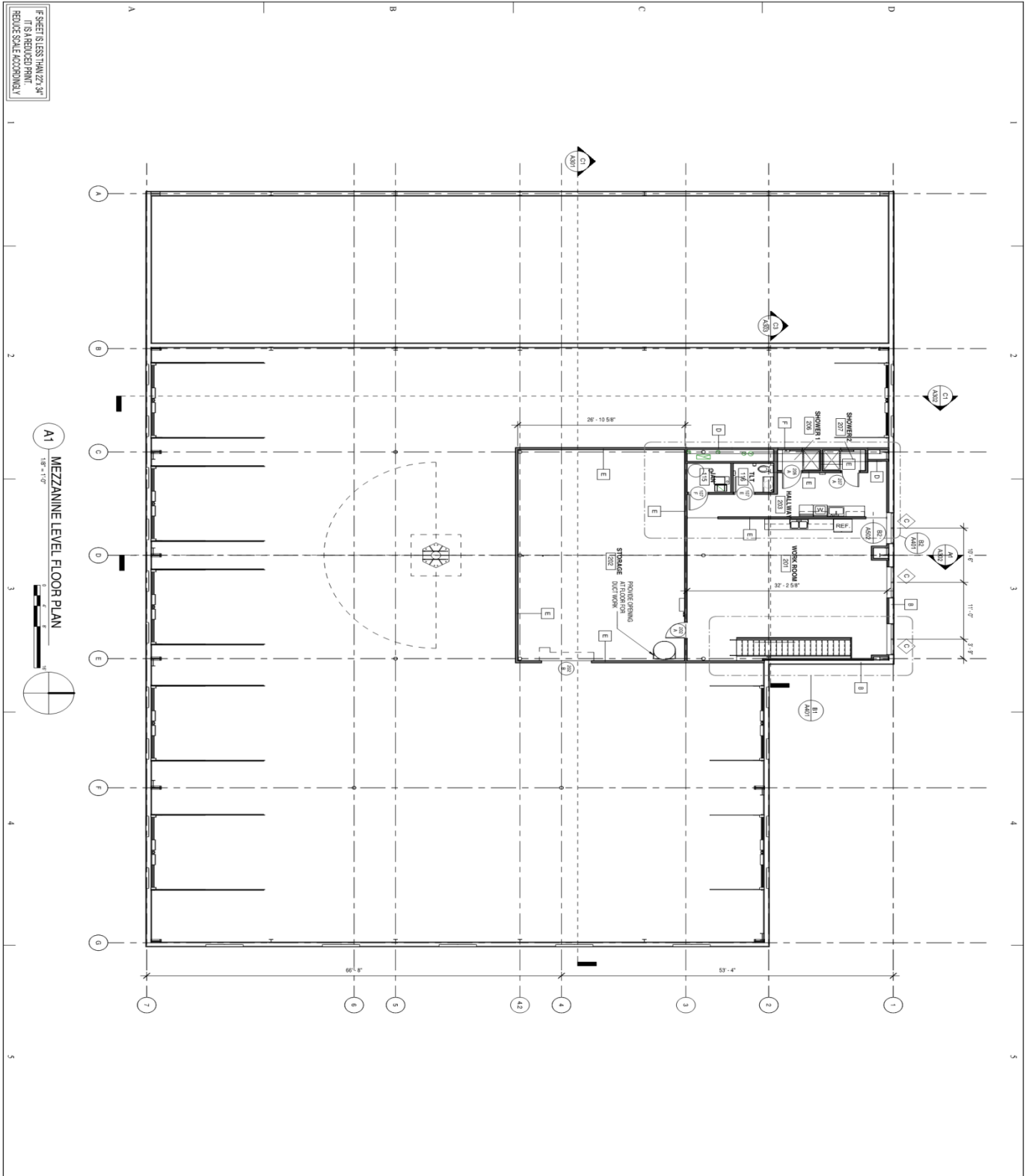


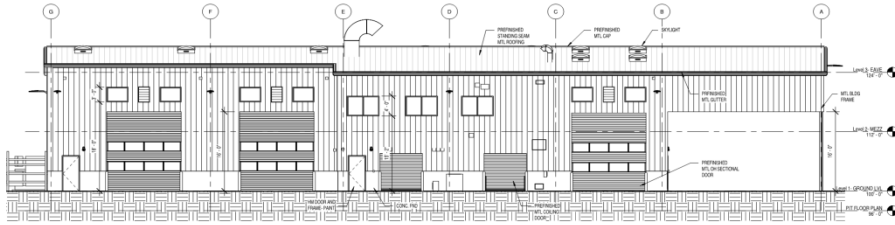
Exhibit A-2 Upper Level Floor Plan



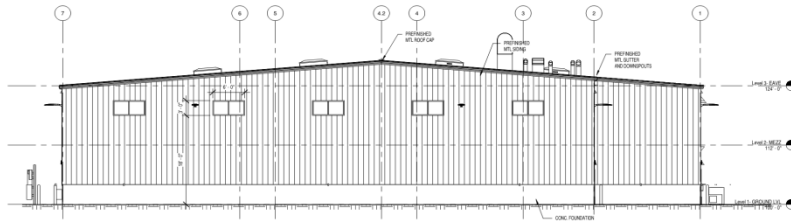
One Love Blvd. • 1341 Independence Blvd. Suite 310 • Odessa, FL 34489 888.296.5521 • Fax: 888.296.7273 • www.clh.com	
CONSULTANTS	
STAMP	
GRANT TRUCKING TRUCK MAINTENANCE SHOP	
MARK	DESCRIPTION
A	910 W. 24th STREET ODDESSA, FL 34407
B	
SHEET NO. PROJECT NO. ISSUE DATE A106 1580 AUGUST 19, 2016	
CLIENT: GRANT TRUCKING ARCHITECT: CLH ARCHITECTS ENGINEERS PERMIT SET AUGUST 19, 2016	
SHEET TITLE MEZZANINE LEVEL FLOOR PLAN	

Exhibit A-3 Building Elevations

EXTERIOR FINISH		
ITEM	FINISH	COLOR
METAL SIDING	PREPARED	TOC
METAL TRIM	PREPARED	TOC
METAL DOOR	PREPARED	TOC
METAL WINDOW	PREPARED	TOC
METAL ROOFING	PREPARED	TOC
ALUMINUM WINDOW	PREPARED	TOC
METAL DOOR AND FRAME	PAINTED	PAINTED
METAL TRIM, DOOR	PREPARED	TOC
METAL WALL/FLOOR	PAINTED	DIRTY YELLOW
METAL WALL/FLOOR	PAINTED	DIRTY YELLOW



C1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

IF SHEET IS LESS THAN 22" X 34"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY



CLH ARCHITECTS ENGINEERS
301 W. 200 S. • Ogden, Utah • 84401
801.592.5627 • Fax 801.592.7123 • www.clh.com

CONSULTANTS

STAMP



GRANT TRUCKING
TRUCK
MAINTENANCE SHOP
310 W 24th STREET
OGDEN, UTAH 84401

MARK | DATE | DESCRIPTION

ISSUE DATE: AUGUST 19, 2016
PROJECT NO: 15460
CALCULATED FILE: KSL
DRAWN BY: KSL
CHECKED BY: SJF

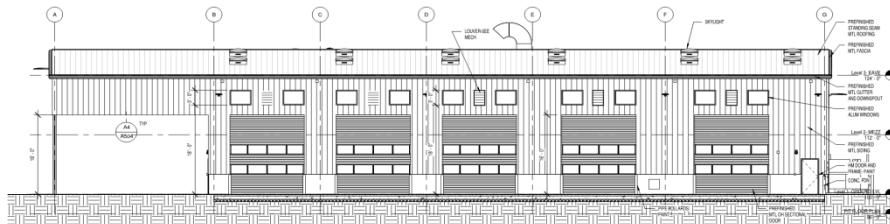
PERMIT SET
AUGUST 19, 2016

SHEET TITLE

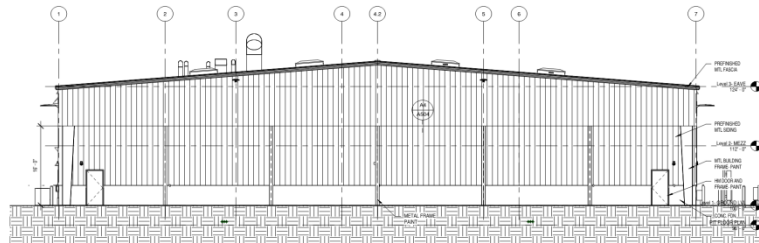
EXTERIOR ELEVATIONS

SHEET NO:

A201



C1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



A1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

IF SHEET IS LESS THAN 22" X 34"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY



CLH ARCHITECTS ENGINEERS
301 W. 200 S. • Ogden, Utah • 84401
801.592.5627 • Fax 801.592.7123 • www.clh.com

CONSULTANTS

STAMP



GRANT TRUCKING
TRUCK
MAINTENANCE SHOP
310 W 24th STREET
OGDEN, UTAH 84401

MARK | DATE | DESCRIPTION

ISSUE DATE: AUGUST 19, 2016
PROJECT NO: 15460
CALCULATED FILE: KSL
DRAWN BY: KSL
CHECKED BY: SJF

PERMIT SET
AUGUST 19, 2016

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO:

A202



OGDEN CITY PLANNING
2549 WASHINGTON BLVD SUITE 140
OGDEN, UT 84401
(801) 629-8930

September 23, 2016

Weber County Planning- Rick Grover
2380 Washington Blvd Ste 240
Ogden, Utah 84401

RE: Site Plan submittal for Grant Trucking at 910 W 24th Street

Dear Rick,

Thank you for forwarding the information regarding the site plan submittal you received on September 12, 2016 for the Grant Trucking Maintenance shop. The property where this facility is to be constructed is on parcel #140300022 and is located in unincorporated Weber County. The property is defined in Ogden City's annexation deceleration and the City can potentially provide services to the property.

At this time the City administration does not chose to require annexation of the property and you may review and permit the facility under the County regulations. Thank you for contacting us about the submitted site plan and we appreciate your noticing us of this plan submittal. There may be a time in the future, if additional development is proposed beyond this submitted site plan, that the City may choose to look at the annexation of this unincorporated island.

Sincerely,

A handwritten signature in blue ink that reads "Greg Montgomery". The signature is written in a cursive style.

Greg Montgomery, AICP
Ogden City Planning Manager