



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review amendment application for the tear down and replacement of a guard station located within the M&M Storage Facility.

Report Date: Wednesday, April 14 2017

Applicant: Reed Mackley

Type of Decision: Administrative

File Number: DR 2017-01

Property Information

Approximate Address: 2803 North Highway 89

Project Area: 5.23 Acres

Zoning: M-1

Existing Land Use: Commercial

Proposed Land Use: Commercial

Parcel ID: 19-016-0107

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

Adjacent Land Use

North: Agriculture	South: Agriculture
East: Residential	West: Agriculture

Staff Information

Report Presenter: Felix Lleverino
 flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Title 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 20 Commercial Zones (C-1, C-2, C-3)
- Title 104 (Zones) Chapter 22 Manufacturing Zone (M-1)
- Title 108 (Standards) Chapter 1 (Design Review)
- Title 108 (Standards) Chapter 8 (Parking)
- Title 110 (Signs) Chapter 1 (General Provisions)

Background and Summary

The applicant, Reed Mackley, is requesting approval for a design review amendment. The applicant would like replace an existing 47' X 25' guard station and construct a new guard station that is 48'6" X 27'6". The new guard station will be placed in the same location as the original structure. The proposed guard station will be utilized as a dwelling to house the guard and his or her family and is being reviewed as "Dwelling Unit for Night Watchman or Guard" and is considered a permitted use in the Manufacturing (M-1) zone.

Previous site improvements have been reviewed and approved as files DR 2016-8 on September 28, 2016, DR2015-11 on November 30, 2015, DR2014-02 on June 10 2014 and DR2013-05 on July 16 2013. This proposal has been reviewed against standards of the Uniform Land Use Code of Weber County (LUC) and meets the standards: Chapter 20 (Commercial Zones), Chapter 22 (Manufacturing Zone (M-1), Chapter 1 (Design Review), and Chapter 8 (Parking). Administrative approval may be given for this proposal because the new building will be under 10,000 square feet and will impact an area less than one acre in size per LUC §102-1-2. The old guard station is 1,187 square feet, and the new structure will be slightly larger at 1,380 square feet.

The following section is staff's evaluation of the request.

Analysis

General Plan: The Western Weber General Plan preserves agriculture, farming and open space while providing commercial zones where commercial, industrial, and manufacturing uses may be pursued.

Zoning: The site development standards for the M-1 Zone are:

“(1) *Minimum lot area.*

- a. None if connected to a public sewer; 20,000 square feet otherwise.
- b. Single-family dwellings shall require five acres.

(2) *Minimum lot width:* 100 feet.

(3) *Minimum yard setbacks.*

- a. Front: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
- b. Side: None except 20 feet where adjacent to a residential zone boundary and a side yard facing a street on a corner lot, and for single-family dwelling.
- c. Rear: None, except 20 feet where building rears on a residential zone and 30 feet for single-family dwellings.

(4) *Building height.*

- a. Minimum: one story.
- b. Maximum: none.
- c. Maximum: none.

(5) *Lot coverage.* Not over 80 percent of lot area by buildings.”

Manufacturing Zone: (M-1) Weber County Land Use Code §104-22-2(16) states a dwelling for a night watchman or guard and family may constructed for the purpose of providing a dwelling to house the night watchman.

“*The following uses are permitted in the Manufacturing Zone M-1*

(16) A dwelling unit for night watchman or guard and family.”

Design Review: The M-1 zone mandates 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 due to the nature of the request. As part of this review, staff has considered the applicable matters based on the proposed permitted use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* Parking for the tenants of the guard station will have space for three vehicles, two spaces are designed for regular sized vehicles and the other one is designed for wheelchair vehicle parking. Both of which will not impede the flow of business traffic.
- *Considerations relating to landscaping.* Upon review of the latest site plan amendment that was submitted for the purpose of building a new storage building. It was found that the applicant needed make alteration to meet the requirement of having no more than half of the landscaped area being turf grass. The amended site plan can be seen in Exhibit B. The new guard station will increase the total developed area by 193 sq. ft. considering the slight increased size of the project area, and the fact that the applicant maintains a landscape area of 11%, which exceeds the minimum requirement of 10% landscaping. There is no need for additional area designated as landscaping.
- *Considerations relating to buildings and site layout.* The minimum lot area in the M-1 Zone is 20,000 sq ft with a minimum lot width of 100 ft. The proposed location of this structure is located 51 feet from the front property line, which meets the minimum front yard setbacks of 50 feet in areas that front streets or highways of 80 feet or more in width. The site plan for the new guard station is included in this report as Exhibit C.
- *Considerations relating to utility easements, drainage, and other engineering questions.* As per LUC§ 108-1-4 (2)(d) “Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property.” A condition has been made part of the Planning Division’s recommendations to ensure that this standard is met by adhering to all review agencies requirements.

Review Agencies: Weber County Engineering Division has marked this as approved and has no concerns with the project. Weber County Fire District has approved this project and has stated that the applicant must provide a temporary address marker at the building site during construction.

Staff Recommendation

Staff recommends approval of the site plan amendment for the M&M Storage Facility including the removal of an existing 47' x 25' guard station and the construction of a new 48'6" X 27'6" guard station that will be used to house a 24hr onsite security watchman. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to starting construction a land use and building permit must be issued.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of M&M Storage Guard Station is hereby granted based upon its compliance with the Weber County Land Use Code.

Date of Administrative Approval: 4/14/17



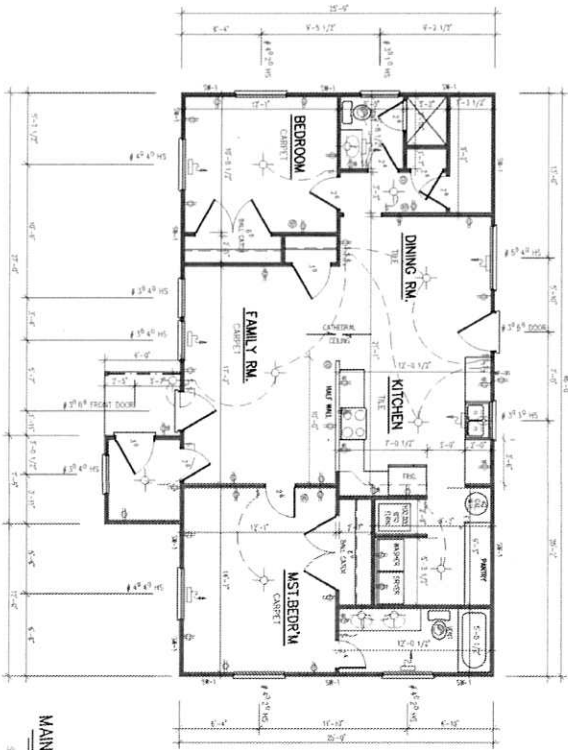
Rick Grover
Weber County Planning Director

Exhibits

- A. Construction Plans
- B. Landscape plan
- C. Site plan

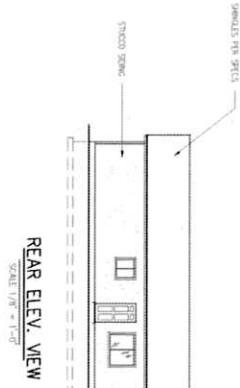
Area Map





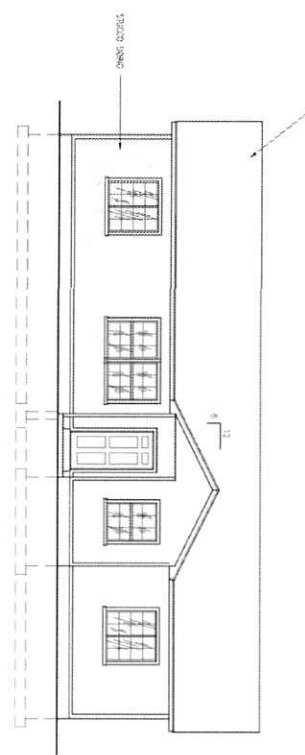
MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"



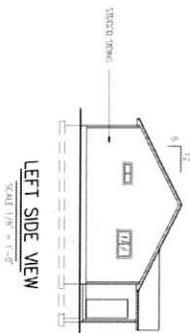
REAR ELEV. VIEW

SCALE 1/8" = 1'-0"



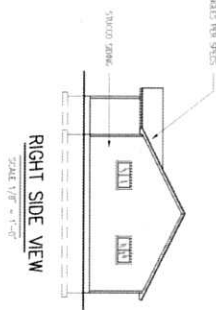
FRONT ELEV. VIEW

SCALE 1/8" = 1'-0"



LEFT SIDE VIEW

SCALE 1/8" = 1'-0"



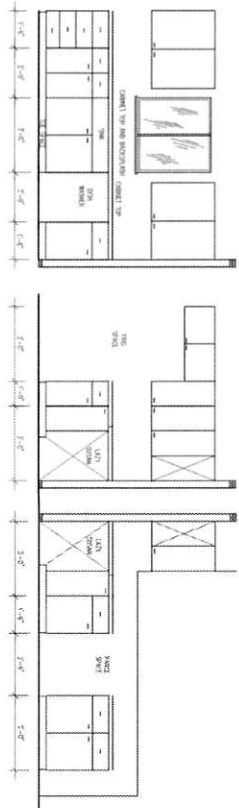
RIGHT SIDE VIEW

SCALE 1/8" = 1'-0"



PLAN NUMBER ----- A1193A-117
 DRAWN BY: DDE CHECKED BY: LJA
 MAIN FL. PLAN - ELEVATION VIEWS

1



FLOORING AND PARTITIONS

ALL FLOORING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. ALL PARTITIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

FOOTING, FOUNDATION AND CONCRETE

ALL FOUNDATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

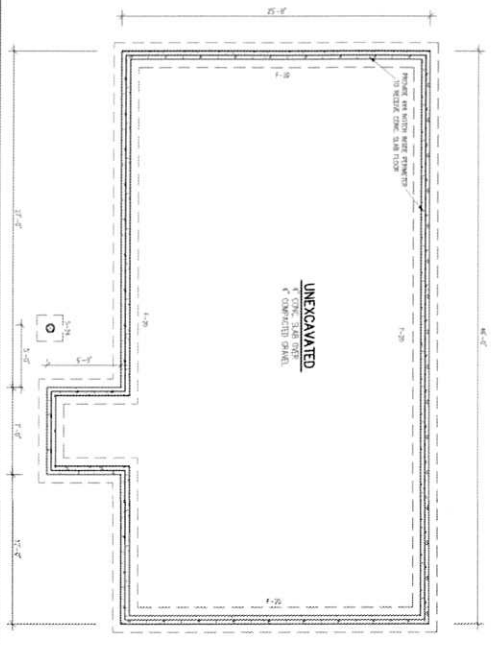
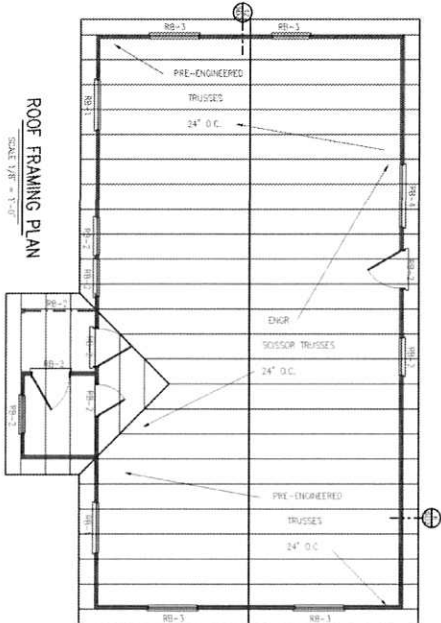


FIG. / FND. PLAN
SCALE 1/2" = 1'-0"



ROOF FRAMING PLAN

SCALE 1/2" = 1'-0"

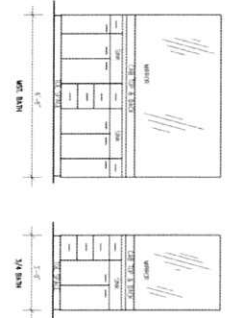
ALL ROOF FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

SECTION WALL LIST

NO.	DESCRIPTION	THICKNESS	FINISH
1	EXTERIOR WALL	12"	EIFS
2	INTERIOR WALL	8"	EIFS
3	FOUNDATION WALL	12"	CONCRETE

SPERM WALL SCHEDULE

NO.	DESCRIPTION	THICKNESS	FINISH
1	EXTERIOR WALL	12"	EIFS
2	INTERIOR WALL	8"	EIFS
3	FOUNDATION WALL	12"	CONCRETE



BATH VANITY DETAILS
SCALE 1/2" = 1'-0"

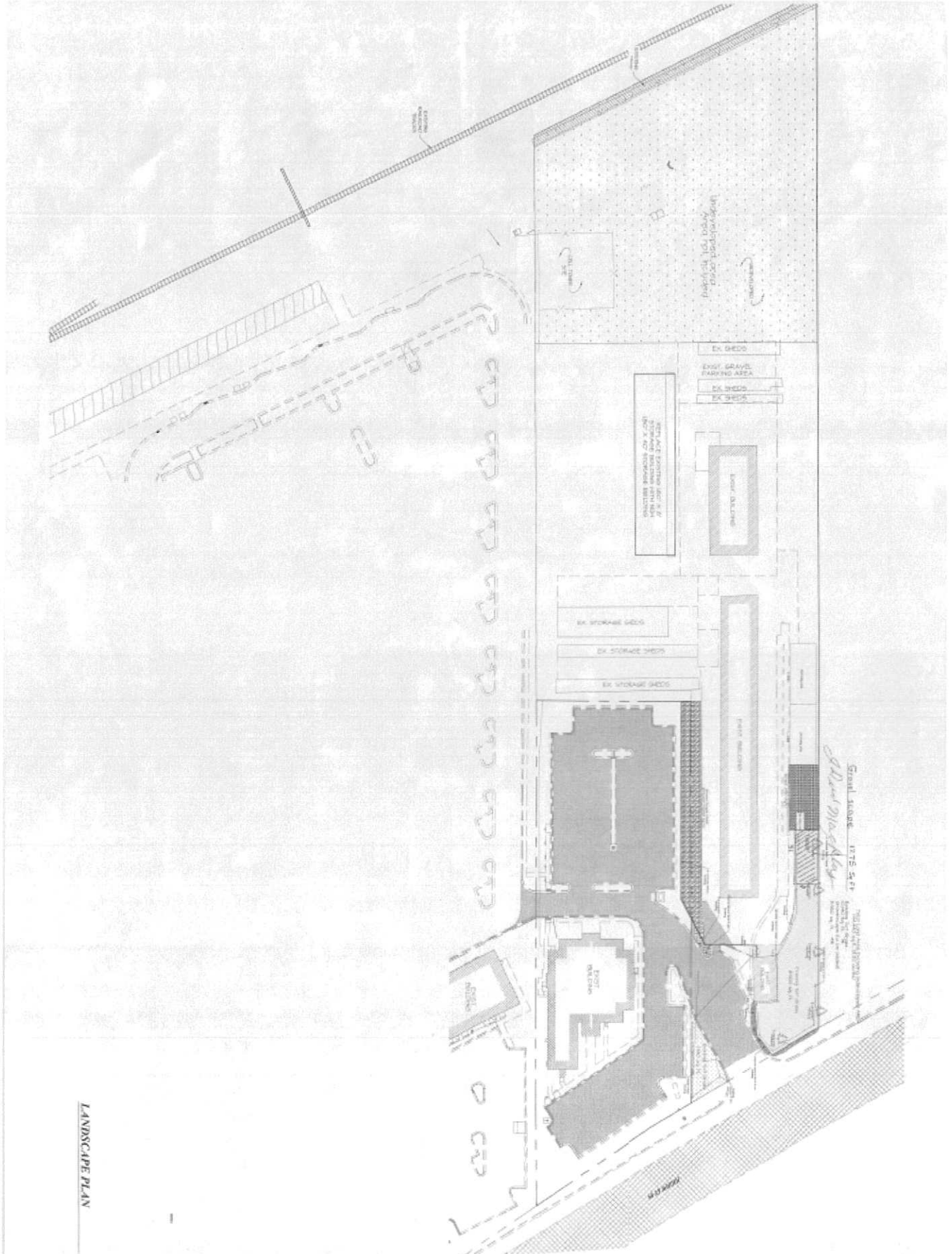
FOUNDATION SCHEDULE

NO.	DESCRIPTION	THICKNESS	FINISH
1	EXTERIOR WALL	12"	EIFS
2	INTERIOR WALL	8"	EIFS
3	FOUNDATION WALL	12"	CONCRETE



PLAN NUMBER: A1193A-117
DRAWN BY: BJA
CHECKED BY: LJA

BSMT PLAN - CAB DETAILS - STAIRS



LANDSCAPE PLAN

