

the M-1 zone. According to LUC §104-22-4, there is no minimum lot area if the building is connected to a public sewer. If the building is not connected to public sewer, the minimum lot size is 20,000 square feet. The existing building and proposed addition is on an existing 14 acre lot, which complies with the minimum lot size requirement of the M-1 zone. The minimum yard setbacks of the M-1 zone are as follows:

- 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.*

The proposed addition, according to the submitted site plan, meets the minimum setbacks of the M-1 zone. There is no maximum height limitation for the proposed use in the M-1 zone.

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 buildings remains orderly and harmonious with the surrounding neighborhood. As part of this review, staff has considered the applicable matters based on the proposed use and imposed 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.* The proposal is not considered large scale construction, therefore considerable traffic congestion or delay is not anticipated.
- *Considerations relating to landscaping.* The existing building maintains the ten percent landscaping requirement outlined in LUC §108-1-4. The landscaping includes turf grass, along with deciduous and evergreen trees.
- *Considerations relating to buildings and site layout.* The proposed addition will be 35' x 35' and will be built at the south east corner of the existing building. The proposed addition includes a new utility ramp and new asphalt pavement extending from the existing paved entrance.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The proposed addition will not encroach upon the existing utility easements. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property.

Staff Recommendation

Staff recommends approval of the design review application for the Chromalox Engineering Lab Addition located at approximately 2150 N Rulon White Blvd., Ogden. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to starting construction, a land use permit must be issued for the proposal.

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 approval of the Chromalox Engineering Lab Addition is hereby granted based upon its compliance with the Weber County Land Use Code.

Date of Administrative Approval: 5/26/17


Rick Grover
Weber County Planning Director