

Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use) \$315	Receipt Number (Office Use) 738	File Number (Office Use) DR2012-7
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Property Owner Contact Information

Name of Property Owner(s) DANCOLE LLC	Mailing Address of Property Owner(s)
Phone (801) 721-0852	Fax (801) 612-9208
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) BRENT TAYLOR	Mailing Address of Authorized Person
Phone (801) 898-6393	Fax (801) 479-1169
Email Address EMPIRESTEEL@MSN.COM	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name DANCOLE LLC	Current Zoning M-1
Approximate Address 2513 RULON WHITE BLVD. WEBER INDUSTRIAL PARK	Land Serial Number(s) 191570001
Proposed Use STORAGE BUILDING	

Project Narrative

PERSONAL STORAGE

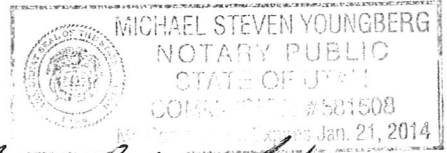
Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Gary Bauer
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of April, 20 12



Michael Youngberg
(Notary)

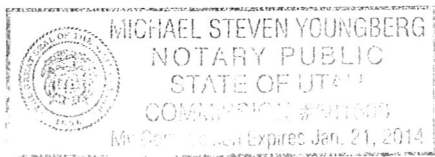
Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Gary Bauer
(Property Owner)

(Property Owner)

Dated this 24 day of April, 20 12, personally appeared before me Gary Bauer, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Michael Youngberg
(Notary)



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 25-APR-2012

Receipt Nbr: 738

ID# 3542

Employee / Department: ANGELA MARTIN - 4181 - PLANNING
Monies Received From: GARY BAUR
Template: PUBLIC WORKS
Description: DESIGN REVIEW

The following amount of money has been received and allocated to the various accounts listed below:

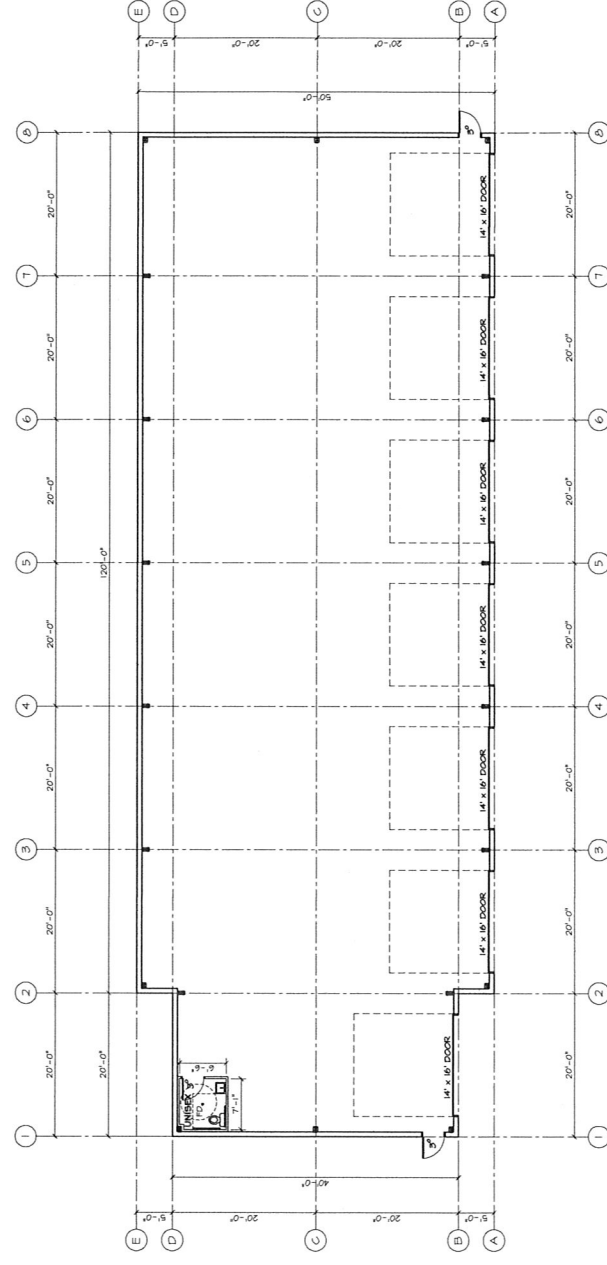
Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	315.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	.00
Grand Total	\$	=====	315.00

Account Number	Account Name	Comments	Total
2012-01-4181-3419-0550-000	ZONING FEES		315.00
TOTAL \$			315.00

Check Amounts

Total Checks: Total Check Amounts: \$.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***



PRELIMINARY
FLOOR PLAN
SCALE: 1/8" = 1'-0"
6,000 SQ. FT.

THIS

Check List for Site Plan Review.

Name of the proposed development

Name and address of the owner of property

Name and address of the preparer of the site plan

Statement describing the intended use of the development

A north arrow and scale not less than 1:50

The tax ID number of the development site

The land use and zoning of the development site

* Identify the percentage of the property covered by buildings and hard surface

Adjacent streets shall be shown and identified, along with distance from centerline to property

Building setbacks and distances

Easement on property and on abutting property, that could be affected

A letter from the Water and Sewer company serving the project or a septic tank approval letter

* Elevation drawings depicting architectural theme, building features, materials and colors is required

* A grading and drainage plan is required

* Lighting plan

Detailed sign information including color and material

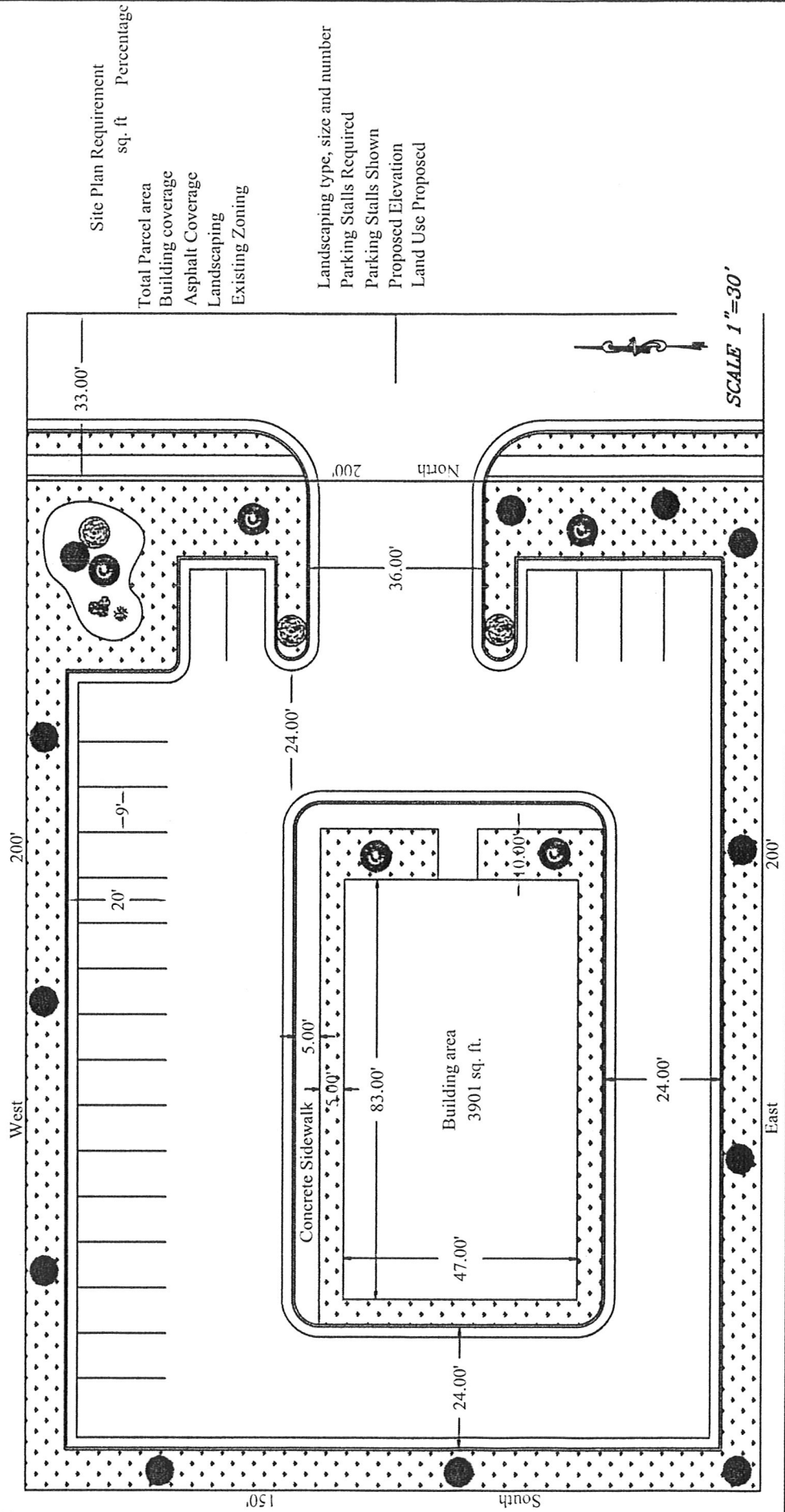
Fire hydrant location

Parking information - size and number of stalls

The geometric layout and dimensions of proposed building, driveways, parking areas, loading areas, signs and other features of the development

Existing structures

Storm water management plan



* Does not apply to Home Occupation Conditional Use Applications

Note: This is not a substitution for reading the Weber County Zoning Ordinance.



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Design Review (Commercial, Manufacturing, and other Main Uses)

Design review allows the Planning Division an opportunity to review specified proposed developments, with the goals established by the General Plan and standards listed in county ordinances, which implement the goals of the General Plan.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: _____ Time: _____

- Staff member assigned to process application: _____

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

First Determination

Is this a small building with a total footprint of less than 10,000 sq ft and a project area of less than one acre

If **Yes**, the application can be approved administratively without Planning Commission review.

If **No**, the application will be reviewed by the Planning Commission.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (see *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.
- Culinary water and waste water letter



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- All applications for occupancy permits or building permits for all multi-family (over 8) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the Planning Commission with the exception that small buildings with a total footprint of less than 10,000 sq ft and a project area of less than one acre shall be reviewed and approved by the Planning Director after meeting the requirements of all applicable ordinances. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.

Other zoning ordinance chapter requirements may apply as determined in the pre application meeting

Fee Schedule

Property Zoning _____	Fee Required _____
• <u>Design Review</u>	\$225
• <u>Design Review Over 5000 sq. ft.</u>	\$225 plus \$15 per 1000 sq. ft.
• <u>Administratively approved over 1000 sq. ft.</u>	\$100 plus \$15 per 1000 sq. ft.
• <u>Administratively approved less than 1000 sq. ft.</u>	\$100

Purpose and Intent of Design Review

The purpose and intent of design review by the Planning Commission is to secure the general purposes of this ordinance and the general plan and to insure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.

Approval Criteria

The Planning Commission and/or the Planning Director shall consider the following matters under The Weber County Zoning Ordinance Chapter 36-4 and others when applicable, in their review of applications and where the plan is found deficient, the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

1. Considerations relating to traffic safety and traffic congestion
2. Considerations relating to outdoor advertising
3. Considerations relating to landscaping
4. Considerations relating to buildings and site layout
5. Considerations relating to utility easements, drainage, and other engineering questions



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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.

Appeal Process

Appeals of Staff administrative approvals are made to the Planning Commission within 15 days of the decision.

Appeals of the Planning Commission decision are made to the County Commission within 15 days of the decision.

For Your Information

If construction of any development for which design approval has been granted has not been commenced within eighteen months from date of Design Review approval, the approval shall be deemed automatically revoked. Upon application, the Planning Commission may grant an extension of time.

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

Staff process checklist for Design Review and Commercial and Manufacturing and Administrative Site plans

Date

- _____ Have pre-application meeting
- _____ Verify zoning allows the proposed use
- _____ Verify that the application is sufficiently complete for consideration. If not complete, inform the applicant, specifically how the application is deficient
- _____ Have the application fees been paid
- _____ Determine which chapters of the zoning ordinance apply to the application submitted, and review for requirements and standards. Prepare staff report and place on land use authority agenda
- _____ Notify applicant of meeting and provide copy of staff report
- _____ Send out notices as required by county ordinances. A public hearing is not required
- _____ Place a copy of the label list of property owners in the file
- _____ If, in the opinion of the land use authority:
 - a. The applicant has provided evidence that the technical requirements of the ordinances have been met the application needs to be approved
 - b. If appellant has failed to provide evidence that the applications meets the technical requirements of the ordinances, the land use authority can table the item to allow the applicant to correct the deficiencies
 - c. If the deficiencies are consider minor by the land use authority, the land use authority can approve the application subject to the correction of the deficiencies prior to any permits issued
- _____ The decision must be supported by the ordinances. Public clamor is not a reason to deny the application
- _____ Preserve the record of the proceedings to document the evidence that was considered by the land use authority
- _____ Send applicant notice of decision, explaining any time expirations



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW OF DESIGN REVIEW (COMMERCIAL, MANUFACTURING, & ADMINISTRATIVE)

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input checked="" type="radio"/>	<input type="radio"/>	ENGINEERING
<input checked="" type="radio"/>	<input type="radio"/>	BUILDING INSPECTION
<input checked="" type="radio"/>	<input type="radio"/>	ASSESSORS
<input checked="" type="radio"/>	<input type="radio"/>	HEALTH
<input checked="" type="radio"/>	<input type="radio"/>	FIRE

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	<u>WEBER PATHWAYS</u>
<input type="radio"/>	<input type="radio"/>	_____
<input type="radio"/>	<input type="radio"/>	_____
<input type="radio"/>	<input type="radio"/>	_____
<input type="radio"/>	<input type="radio"/>	_____
<input type="radio"/>	<input type="radio"/>	_____

--If processing by paper, please respond to this review request by returning this form and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano