



## Weber County Planning Division

### Amended Site Plan Administrative Approval

Site Plan Name: 6800 square foot warehouse building. File Number DR 07-2012  
Original file MSP 01-2008

Date Submitted: April 25, 2012, Application Deemed incomplete Email sent May 1  
listing information needed. May 7, 2012 application deemed  
complete.

Land Serial Number: 19-157-0001

Approximate Address: 2513 Rulon White Blvd

Planning Division Staff Review: Jim Gentry

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#### **Background**

The applicant is proposing a new 6800 square foot warehouse building in the Weber County Industrial Park. The building is going to be used to store boats, trailers and off road vehicles along with other personal items. The property is zoned Manufacturing M-1. The property is 8.95 acres in size and has a large building located on the property.

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#### **Planning Division Review**

▪ **Are the applicable requirements of the Weber County Zoning Ordinance complete?**

Staff has determined that Chapter 21 (Manufacturing M-1 Zone) and Chapter 36 (Design Review) apply to this site plan amendment. These ordinances have been complied with in the following ways:

- The M-1 Zone allows for warehouse storage buildings and uses which are customarily incidental to other permitted uses in the zone.
- The location of the storage building conforms to the setback requirements of the M-1 Zone.
- The site conforms to the Design Review chapter, which includes landscaping and parking.

▪ **Are review agency conditions and requirements complete?**

The Building Official approved with the following requirements:

1. Building Permits will be required.
2. A completed permit application will need to be submitted.
3. Two copies of the plans need to be submitted bearing the original wet stamp of the engineer.

Engineering has the following requirements:

1. According to our records, the storm drain piping shown on the plans does not exist. I wasn't able to access the site to make any determinations for myself due to it being locked. Our records show the box to the West drains Northwesterly to 2550 North Street and enters Farr West City's storm drain system. These plans will need to be submitted to Shawn Lambert at Farr West City for approval and I will need a letter from him. Our records also show the catch basin shown on the submitted plans, which is not on this property, in the Southeast corner as a land drain box for the neighboring parcel which doesn't appear to connect to any piping. You will need to verify all the utility boxes and provide me with accurate information.
2. Depending on what your field information confirms, I may or may not need a storm water study.
3. A Storm Water Construction Activity Permit is required for all work that disturbs more than 5000 square feet.
4. The Storm Water Pollution Prevention Plan (SWPPP) submitted is inadequate and full of wrong information. Please refer to our website [http://www.co.weber.ut.us/mediawiki/index.php/SWPPP\\_Checklist](http://www.co.weber.ut.us/mediawiki/index.php/SWPPP_Checklist). Click on the link titled "SWPPP Template".
5. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.

Central Weber Sewer and Bona Vista Water: Services can be provided to this building. All connection fees need to be paid prior to a building permit being issued.

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### Planning Division Findings

- The application was submitted and deemed complete on May 7, 2012.
- The requirements of Chapters 21 (Manufacturing M-1 Zone) and Chapter 36 (Design Review) have been complied with as described above.
- This amendment is consistent with the existing site plan.

Based upon the findings listed above, the site plan amendment to MSP 01-2008 to add a 6800 square foot storage/warehouse building at 2513 Rulon White Blvd is hereby approved. No building permit can be issued until all agency conditions and requirements are met.

Date of Administrative Approval May 31, 2012



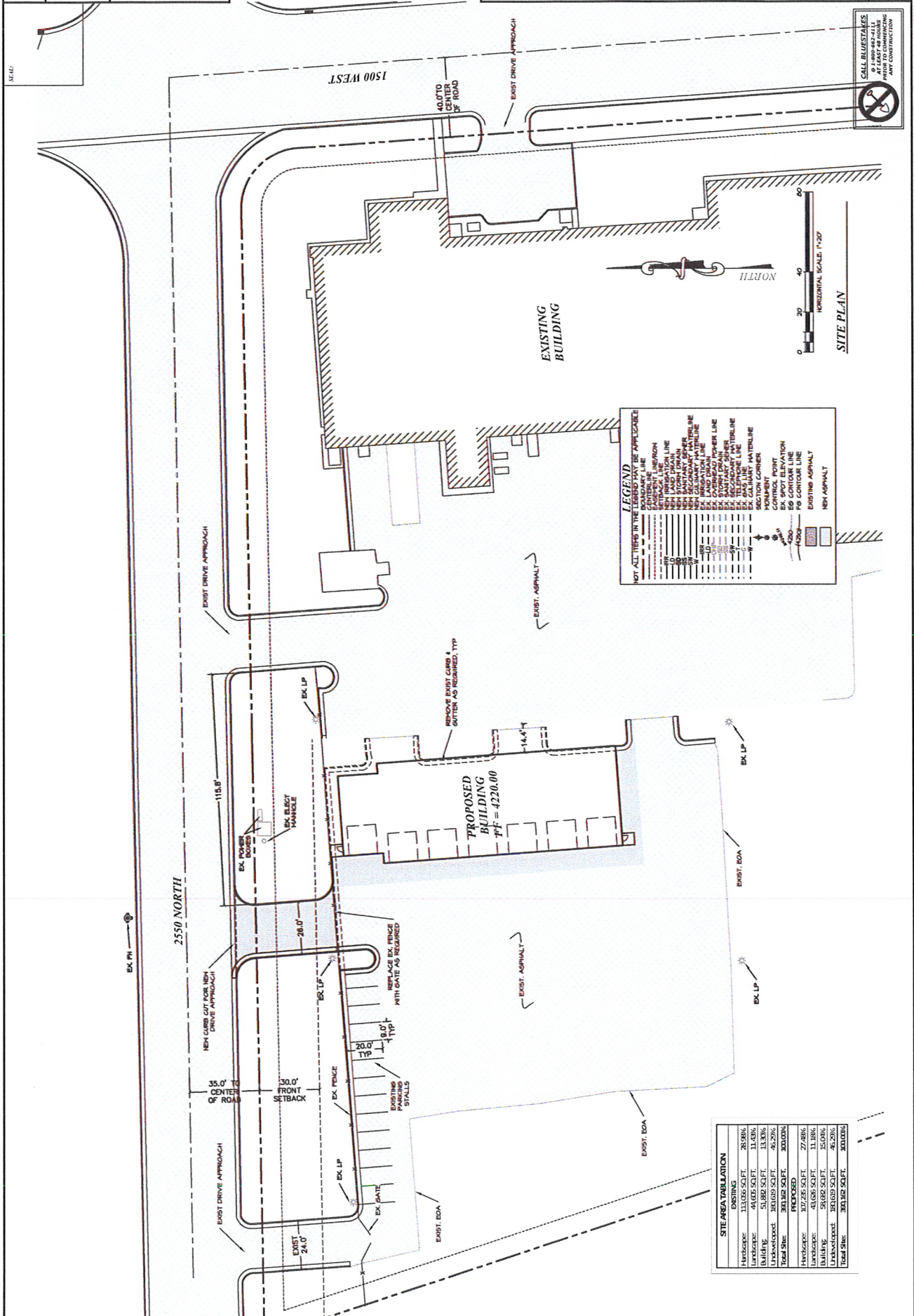
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Robert O. Scott  
Weber County Planning Director

## **Exhibits**

### A. Site plan show location

The exhibits are considered the approved documents associated with this Design Review Amendment.



**LEGEND**  
 NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	SECTION CORNER
---	SECTION CENTERLINE
---	SECTION EDGE
---	SECTION END
---	SECTION START
---	SECTION STOP
---	SECTION TURN
---	SECTION VELOCITY
---	SECTION WIDTH
---	SECTION HEIGHT
---	SECTION AREA
---	SECTION PERIMETER
---	SECTION VOLUME
---	SECTION WEIGHT
---	SECTION MASS
---	SECTION MOMENT
---	SECTION ENERGY
---	SECTION POWER
---	SECTION TORQUE
---	SECTION FORCE
---	SECTION PRESSURE
---	SECTION TEMPERATURE
---	SECTION HUMIDITY
---	SECTION VELOCITY
---	SECTION ACCELERATION
---	SECTION DECELERATION
---	SECTION FREQUENCY
---	SECTION PERIOD
---	SECTION PHASE
---	SECTION AMPLITUDE
---	SECTION WAVELENGTH
---	SECTION VELOCITY
---	SECTION ACCELERATION
---	SECTION DECELERATION
---	SECTION FREQUENCY
---	SECTION PERIOD
---	SECTION PHASE
---	SECTION AMPLITUDE
---	SECTION WAVELENGTH
---	SECTION VELOCITY
---	SECTION ACCELERATION
---	SECTION DECELERATION
---	SECTION FREQUENCY
---	SECTION PERIOD
---	SECTION PHASE
---	SECTION AMPLITUDE
---	SECTION WAVELENGTH

**SITE AREA TABULATION**

EXISTING	PROPOSED
Area: 11,035 SQ. FT.	Area: 2,036 SQ. FT.
Perimeter: 51,882 SQ. FT.	Perimeter: 13,936 SQ. FT.
Volume: 38,039 SQ. FT.	Volume: 48,226 SQ. FT.
Total Area: 30,162 SQ. FT.	Total Area: 30,000 SQ. FT.
Perimeter: 37,235 SQ. FT.	Perimeter: 27,486 SQ. FT.
Volume: 43,035 SQ. FT.	Volume: 11,186 SQ. FT.
Perimeter: 38,039 SQ. FT.	Perimeter: 40,226 SQ. FT.
Total Area: 38,039 SQ. FT.	Total Area: 30,000 SQ. FT.

CALL BLUESTAKES  
 8 1-800-452-4111  
 FOR ALL INFORMATION  
 PRIOR TO COMMENCING  
 ANY CONSTRUCTION

**SITE PLAN**

