



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review application for the Durrant contractor shop and office building located at approximately 2994 S 1475 W, Ogden.

Applicant: Shawn Durrant

Type of Decision: Administrative

File Number: DR 2018-07

Property Information

Approximate Address: 2994 S 1475 W

Project Area: 43,000 square feet

Zoning: M-1

Existing Land Use: Manufacturing

Proposed Land Use: Manufacturing

Parcel ID: 15-101-0024, 15-101-0016

Township, Range, Section:

Adjacent Land Use

North:	Manufacturing	South:	Manufacturing
East:	Manufacturing	West:	Manufacturing

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 104 (Zones) Chapter 22 Manufacturing (M-1)
- Title 108 (Standards) Chapter 1 (Design Review)
- Title 108 (Standards) Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations)

Background and Summary

The applicant is seeking approval of a design review application for a contractor shop and office building located at approximately 2994 S 1475 W, Ogden. The shop will be used to store tools, tractors, loaders, and dump trucks for the excavation company called AccuRite. The proposed building will include flex space for another company to use the other half of the building for office and storage space. With the recommended conditions, the proposal conforms to the Weber County Land Use Code. The following is an analysis of the review of the project.

Analysis

General Plan: The proposed use conforms to the Western Weber General Plan by increasing light industrial/ manufacturing uses in the existing industrial areas of the Western Weber planning area. (West Central Weber County General Plan, 2003, Page 2-1).

Zoning: Warehouses, as well as contractor shops are a permitted use in the Manufacturing M-1 Zone. Offices in which goods or merchandise are not commercially created, exchanged or sold are also permitted in the M-1 Zone. The project area, as shown on the site plan is approximately 43,000 square feet and the building area is 7,200 square feet, as such, the proposal may be administratively approved by the Planning Director as outlined in LUC §108-1-2.

Design Review: The proposed manufacturing use 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 includes hard surface paving for the parking areas, as shown on the site plan (see Exhibit B). Traffic safety concerns and congestion are not anticipated as the proposal meets the parking requirement for warehouses of two spaces per three employees. The proposed

business will have no more than 10 employees on duty per shift, which would require seven parking spaces. An additional ten spaces have been provided in anticipation of the parking needs for the other half of the building.

- *Considerations relating to outdoor advertising.* The proposed signage will be two 7' x 3' metal wall signs that will be located above both of the entrance doors. The size and type of the proposed signage is permitted by LUC §110-1-7. A concept of the signs has been provided by the applicant and is included as Exhibit D.
- *Considerations relating to landscaping.* The applicant has submitted a landscaping plan showing how the project will meet the ten percent landscaping requirement with turf grass, gravel mulch, and 2 " caliper trees. The applicant will be required to escrow for the landscaping improvements or install them prior to receiving a certificate of occupancy approval as outlined in §108-1-7.
- *Considerations relating to buildings and site layout.* An elevation of the proposed structure has been provided (see Exhibit C). The outside building materials will be steel, and the colors of the building are shown on Exhibit C. The design of the building will conform to the other steel buildings in the area.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division.

Staff Recommendation

Staff recommends approval of the design review application for a contractor shop and office building located at approximately 2994 S 1475 W, Ogden. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to starting construction, the design review must be approved and a land use permit must be issued.
2. The applicant will be required to escrow for the landscaping improvements or install them prior to issuance of a certificate of occupancy.

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 DR 2018-07 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

8/7/18


Rick Grover

Weber County Planning Director

Exhibits

- A. Design Review Application
- B. Site Plan
- C. Building Elevation
- D. Sign Concept

Area Map 1



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 5-17-18	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Shawn Durrant		Mailing Address of Property Owner(s) 1834 S. River Run Dr. Huntsville, UT 84317	
Phone 801 814 6975	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address accuriteinc@gmail.com			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address			

Property Information

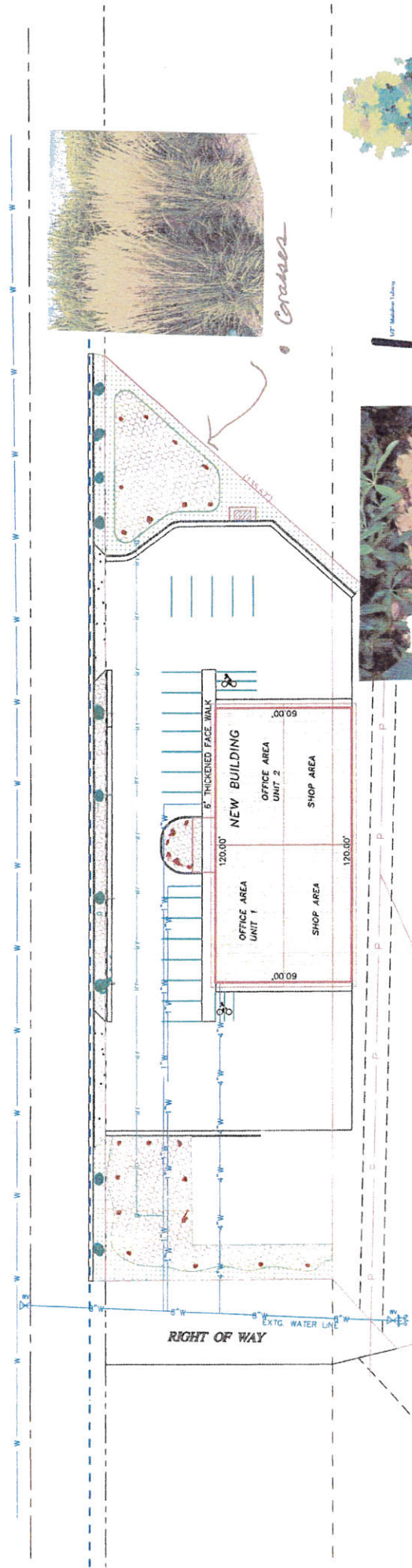
Project Name Midland Building	Current Zoning M1	Total Acreage 2
Approximate Address 2994 S 1475 W. Ogden, UT	Land Serial Number(s) 15-101-0016, 15-101-0024 COMBINED	
Proposed Use		

Project Narrative

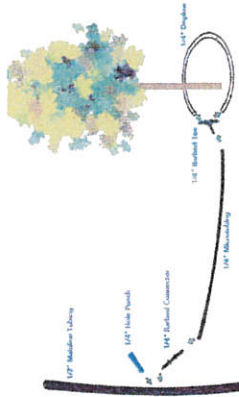
Hello, thank you for reviewing this design. The purpose of this project is to create flex space that may serve as an office for our current business (Accurite) as well as leasable space. The building will be divided in half with each side being available for separate businesses.

LANDSCAPE PLAN - ACCURITE INC.

MIDLAND DRIVE



Grasses Drip Irrigation System



Tree Irrigation System

- Calamagrostis Grasses
- 2" + Caliper Trees - Spring Snow & Royal Bliss Drop Canopy

ROCK OR BARK GROUND COVER Rock to be 2-4" in size

LAWN AREA
LAWN AREA TO BE 50% OR LESS

FUTURE DEVELOPMENT
ACCURITE INC.
86,214 sq.ft. 1.98 acres

