



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a design review application for a warehouse addition to the existing Kimberly Clark building located at 2100 N Rulon White Blvd, Ogden
Agenda Date:	Tuesday, June 12, 2018
Applicant:	Eric Shields
Agent:	Kenton Wall
Type of Decision:	Administrative
File Number:	DR 2018-08

Property Information

Approximate Address:	2100 N Rulon White Blvd, Ogden
Project Area:	133 acres
Zoning:	M-1
Existing Land Use:	Manufacturing
Proposed Land Use:	Manufacturing
Parcel ID:	19-041-0076
Township, Range, Section:	7N 2W 36 7N 1W 31 6N 2W 01 6N 1W 06

Adjacent Land Use

North:	Manufacturing	South:	Harrisville City
East:	Pleasant View City/ Harrisville City	West:	Manufacturing

Staff Information

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

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 warehouse addition to the Kimberly Clark Building located at approximately 2100 N Rulon White Blvd, Ogden. The proposed addition is 164,300 square feet in size and requires Planning Commission approval, as outlined in the Weber County Land Use Code (LUC) Section 108-1-2. The proposed addition is in compliance with the applicable sections of the LUC.

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 are a permitted use in the Manufacturing M-1 Zone. The parcel is approximately 133.48 acres, meeting the minimum lot size requirements outlined in LUC §104-22-4. The proposed structure meets the zoning setbacks as described in LUC 104-22-4. The building height of the proposed addition is approximately 44 feet and the zoning maximum height is none.

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 loading/unloading areas, as shown on the site plan (see Exhibit B). Traffic safety concerns and congestion are not anticipated given the distance from the proposed loading/unloading areas to Rulon White Blvd is approximately 1,000 feet.
- *Considerations relating to outdoor advertising.* The proposed signage will be a wall sign with the company logo that has an area of approximately 127 square feet. The logo will be on 2 sides of the building, as shown on the building elevation (See Exhibit C). The proposed signage is in compliance with the Western Weber Signage Chapter (LUC 110-1).
- *Considerations relating to landscaping.* The site maintains the ten percent landscaping requirement with turf grass and deciduous trees.
- *Considerations relating to buildings and site layout.* The proposed addition will consist of similar colors and materials as the existing building. The structure will maintain the existing manufacturing neighborhood feeling and concept.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant is not proposing any parking within the public utility easements on the lot. 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 warehouse addition to the Kimberly Clark building, located at approximately 2100 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, the design review must be approved and a land use permit must be issued.
2. As a requirement of state law (Title 10 Chapter 2, Part 4, Section 402) the adjacent municipalities shall consent in writing to the development; or within 90 days after the county's notification of the proposed development, the municipality submits to the county a written objection to the county's approval of the proposed development; and the county responds in writing to the municipality's objections.

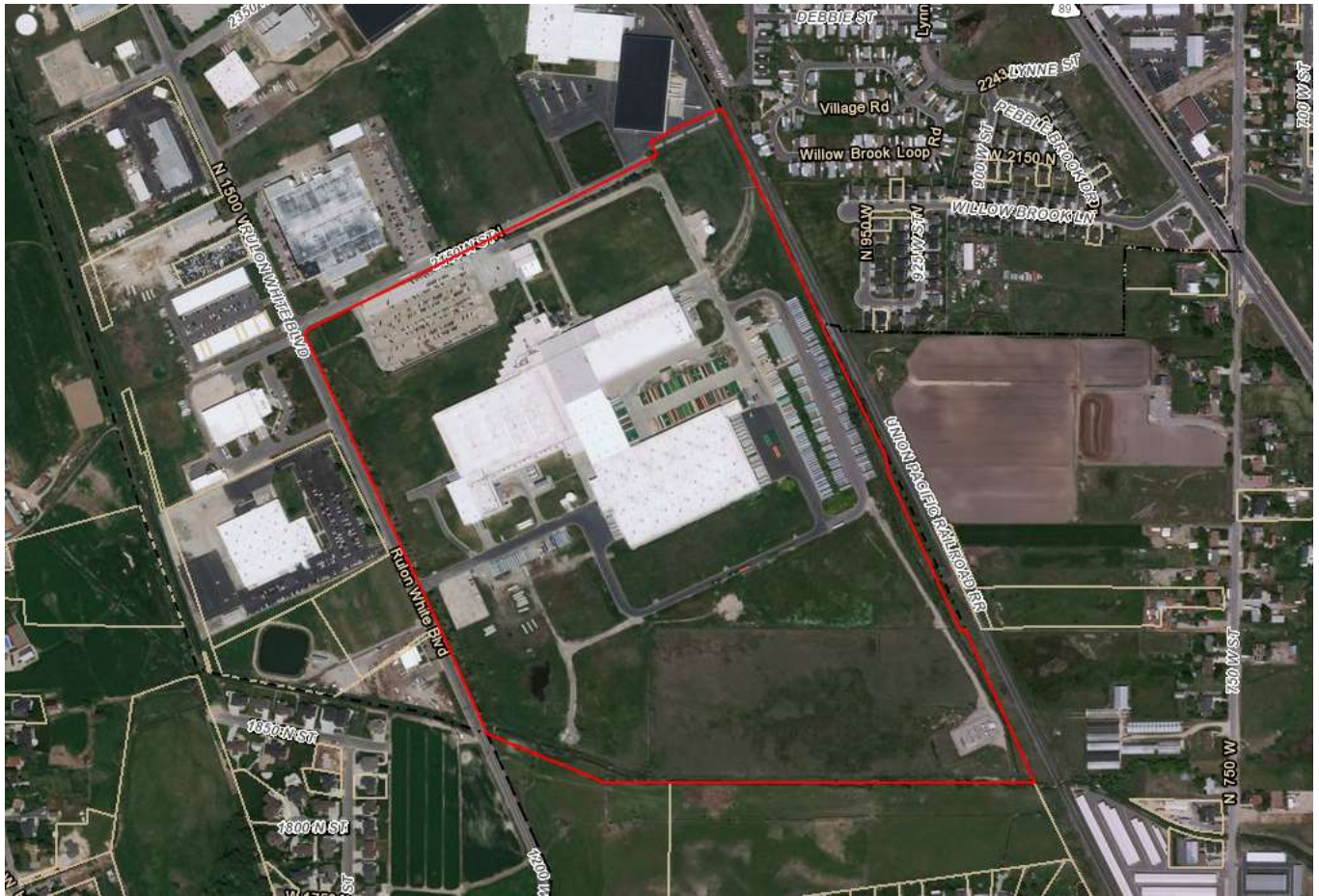
This recommendation is based on the following findings:

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.

Exhibits

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

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 5-23-18	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Kimberly-Clark representative Eric Schields		Mailing Address of Property Owner(s) 2010 Rulon White Blvd Ogden, Utah 84404
Phone 801-786-2245	Fax	
Email Address eschield@kcc.com		Preferred Method of Written Correspondence <input checked="" 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) Kenton Wall (Big-D Construction Corp)		Mailing Address of Authorized Person 5768 S 1475 W Ogden, Utah 84403
Phone 801-430-0479	Fax	
Email Address kwall@big-d.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Kimberly Clark Warehouse Addition	Current Zoning	Total Acreage
Approximate Address 2010 N Rulon White Blvd Weber Industrial Park	Land Serial Number(s)	

Proposed Use
Warehouse addition

Project Narrative
164,300 Sq Ft. Tilt-up Concrete Warehouse addition

Exhibit B

Call before you Dig
Ask, outline, underground utility location.
Call 811
1-800-692-4111

Legend
(Note: All items may not appear on drawing)
San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line
Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
Flowline
Finish Floor
Top of Curb
Top of Wall
Top of Walk
Top of Concrete
Finish Contour
Exist. Contour
Finish Grade
Ridge Line
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Concrete
Open Face
Curb & Gutter

General Site Notes:
1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details).
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and ballards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Existing Building
FF=100.00

Proposed Building Addition
FF=100.00

Construction Limit Line

Const. Heavy-Duty Asphalt Paving

Const. Conc. Collar

Const. Conc. Paving

Const. Conc. Pad

Const. 5' Wide Conc. Sidewalk

Const. Retaining Wall

Const. 24" Spill Curb & Gutter

Const. 24" Standard Curb & Gutter

Const. Heavy-Duty Asphalt Paving

Const. Conc. Collar Around New Frame & Grate

Const. Curb Wall Taper to Finish Floor

Const. Conc. Steps

Const. Conc. Pads

Conc. Step

Exist. Asphalt Paving

Site Plan
Kimberly-Clark Building Addition
2010 Rulon White Boulevard

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GRETBASINEENGINEERING.COM

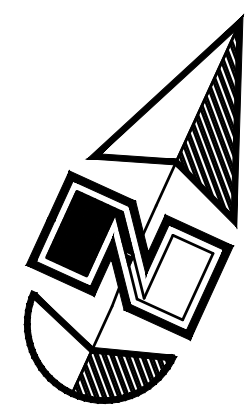
PAUL C. ANDERSON
No. 181089
Professional Engineer
UTAH
EX-615

8 May, 2018
SHEET NO. **C101**

Call before you Dig
Avoid cutting underground utility lines. It's costly.

**Call
811**

1-800-562-4111



Scale: 1" = 30'

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2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	(S)
Water Manhole	(W)
Storm Drain Manhole	(E)
Electrical Manhole	(E)
Catch Basins	(C)
Flow or Infiltrant	(F)
Fire Hydrant	(H)
Water Valve	(V)
Sanitary Sewer	(SS)
Water	(W)
Gas Line	(G)
Irrigation Line	(I)
Storm Drain	(SD)
Telephone Line	(T)
Secondary Wastewater	(F)
Potable	(P)
Light	(L)
Power pole	(P)
Power pole w/guy	(PG)
Fence	(F)
Overhead Power Line	(OPL)
Overhead Telephone Line	(OTL)
Concrete Pipe	(CP)
Cast Iron Pipe	(CIP)
Ductile Iron	(DI)
Top of Asphalt	(TA)
Edge of Asphalt	(EA)
Flowline	(FL)
Flow Turn	(FT)
Top of Curb	(TC)
Top of Walk	(TW)
Top of Concrete	(TCN)
Flow Contour	(FC)
Exist. Contour	(EC)
Flow	(F)
Exist. Grade	(EG)
Ridge Line	(R)
Direction of Flow	(D)
Existing Asphalt	(A)
New Asphalt	(N)
Heavy Duty Asphalt	(H)
Concrete	(C)
Open Face	(O)
Curve & Gutter	(CG)

Existing Building
FF=100.00

Proposed Building Addition
FF=100.00



GREAT BASIN
ENGINEERING

Site Plan

Kimberly-Clark Building Addition



8 May, 2018

SHEET NO.

C101

Exhibit C

