



Staff Report to the County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for a temporary exception from the land use code, to allow a temporary contractor equipment storage yard located at approximately 1561 West 3300 South, Ogden.

Applicant: Kent Butters

Property Information

Approximate Address: 1561 W 3300 S, Ogden

Project Area: Approximately 34 acres

Zoning: M-1

Existing Land Use: Manufacturing

Proposed Land Use: Manufacturing

Parcel ID: 08-005-0003, 08-005-0015

Township, Range, Section: T5N R2W, Section 1

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
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Report Reviewer: RG

Applicable Ordinances

- Title 102 (Administration) Chapter 1 (General Provisions)
- 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 requesting a temporary exception to the land use code to operate a temporary contractor equipment storage yard. The applicant's narrative (Exhibit A) states that the property has been selected to participate in a UDOT project along I-15 that will start in May 2019 and will continue through 2020. As part of the UDOT project, the applicant is proposing to use the property as a staging area to stockpile construction rock material, store pipe supplies as well as storage of contractor equipment.

Section 102-1-8 of the Land Use Code states the following regarding temporary exceptions to the land use code:

The county commission has the authority to grant, by motion, temporary exceptions from any term or condition of this Land Use Code for a period not to exceed three months in duration. Time may be extended for an additional three months by the county commission, for a total duration for any one tract of land not to exceed six months. The granting of a temporary exception may be made by the county commission with or without a recommendation from the planning commission. Such temporary exceptions may be granted upon the county commission determining that such a temporary exception is justified because of some extraordinary, or emergency situation, or act of God situation, and that the health, safety, convenience, order, and welfare of the inhabitants of the county will not be substantially affected, if such temporary exception is granted.

The property is currently in the process of being annexed into Ogden City, which will take several months. Because the UDOT project has already begun the applicant is requesting the temporary exception from Weber County while the annexation takes place. A contractor equipment storage yard is listed as a conditional use in the M-1 zone, however, as part of a conditional use and design review, the applicant would be required to provide permanent improvements such as landscaping and hard surface paving in order to receive the approvals to operate. If the County Commission grants the requested temporary exception the applicant would not be required to go through conditional use permit/ design review or to install any permanent improvements.

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: The property is zoned M-1 which allows a contractor equipment storage yard as a conditional use. The conditional use standards and design review require the applicant to install permanent improvements such as landscaping and hard surface road paving. Given the temporary nature of the project, the applicant is requesting that these standards be waived as part of the temporary exception.

The frequency of use of the site is unknown. The property owner anticipates varied hours of operation, to allow trucks to come and go as needed. The owner is proposing to use a temporary Ogden City meter on the hydrant for dust control. The owner is also proposing a temporary, portable toilet on the property. A site plan has been included as exhibit B.

Staff Recommendation

If the Commission chooses to grant the temporary exception request, Staff recommends that it be approved based on the following conditions:

1. Prior to using the site as a temporary contractor storage yard, the applicant must receive approval from the Weber Morgan Health Department for the proposed portable toilets.
2. Prior to using the site as a temporary contractor storage yard, the applicant must receive approval from Ogden City to use the hydrant for dust control.
3. The applicant must keep public roadways clear of debris at all times.
4. The temporary exception will expire in three months from the date that the commission granted the temporary exception.

This recommendation is based on the following findings:

1. The temporary exception is justified based on extraordinary circumstances, based on Section 102-1-8 of the Land Use Code.

Exhibits

- A. Narrative
- B. Site plan

Area Map 1

