



Design Review Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review application for a metal enclosure to house on-site utilities, located at approximately 10000 W 900 S, Ogden.

Type of Decision: Administrative

Applicant: Dennis Ashton

File Number: DR 2019-11

Property Information

Approximate Address: 10000 W 900 S, Ogden

Project Area: 252 square feet

Zoning: Manufacturing (M-3)

Existing Land Use: Manufacturing

Proposed Land Use: Manufacturing

Parcel ID: 10-039-0004

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us

Report Reviewer: RG

Applicable Ordinances

- Title 104, Chapter 25 Manufacturing (M-3) Zone
- Title 108, Chapter 1 Design Review, Application and Review
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 110, Chapter 1 Signs, Western Weber Signs

Summary and Background

The applicant is requesting final approval of de minimis changes to an existing design review approval for the site plan for the Westinghouse Electric Company site located at 10000 W 900 S, Ogden. The proposal is for a metal enclosure to house on-site utilities including water pressure valves.

Analysis

General Plan: The proposed use conforms to the Western Weber General Plan by encouraging manufacturing development within the existing manufacturing zones.

Design Review: The manufacturing zone mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The following is a review of the proposal against the design review criteria:

Considerations relating to buildings and site layout. The proposal includes a 14 x 17' metal enclosure building that will be approximately 9' in height. The site plan shows that the enclosure will comply with the following setbacks listed in the M-3 zone:

No industrial building or structure shall be located closer than 50 feet to any street or highway. The minimum lot width for all industrial buildings or uses shall be 100 feet. Height of structure shall conform to provisions of [title 108](#), chapter 11.

Additionally, the M-3 zone requires that no building, structure, or group of buildings with their accessory building shall cover more than 80 percent of the area of the lot.

Considerations relating to traffic safety and traffic congestion. The proposed shed is not anticipated to create any traffic safety hazards or any traffic congestion. The proposal will not result in additional employees, as such, additional parking spaces are not needed.

Considerations relating to outdoor advertising. The proposal does not include any outdoor advertising.

Considerations relating to landscaping. The proposal will be on an existing manufacturing site with adequate landscaping provided.

Considerations relating to utility easements, drainage, and other engineering questions. The engineering division has reviewed and approved the building permit for the proposed metal enclosure.

Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. There are no zoning agreements associated with the subject property.

Staff Recommendation

The Planning Division recommends approval of file# DR2019-11, design for a metal enclosure to house on-site utilities, located at approximately 10000 W 900 S, Ogden. This recommendation for approval is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposal, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
3. The proposal, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed design implements quality development standards and will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative Design Review approval of the application is based on all review agency requirements:

Date of Administrative Approval: 8/1/2019


Rick Grover **CHARLES EWERT, AICP**
Weber County Planning Division Director

Exhibits

- A. Design Review Application
- B. Site Plan
- C. Elevations

Location Map



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 7/29/19	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) WESTINGHOUSE ELECTRIC - WESTERN ZIRCONIUM		Mailing Address of Property Owner(s) 1000 WEST 900 SOUTH OGDEN UT 84404	
Phone 801-732-2315	Fax -		
Email Address MORISK@STC.WESTINGHOUSE.NUCLEAR.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) DENNIS ASHTON		Mailing Address of Authorized Person 1000 N WARM SPRINGS RD SALT LAKE CITY UT 84116	
Phone 801-828-5606	Fax -		
Email Address dennis.ashton@qginc.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

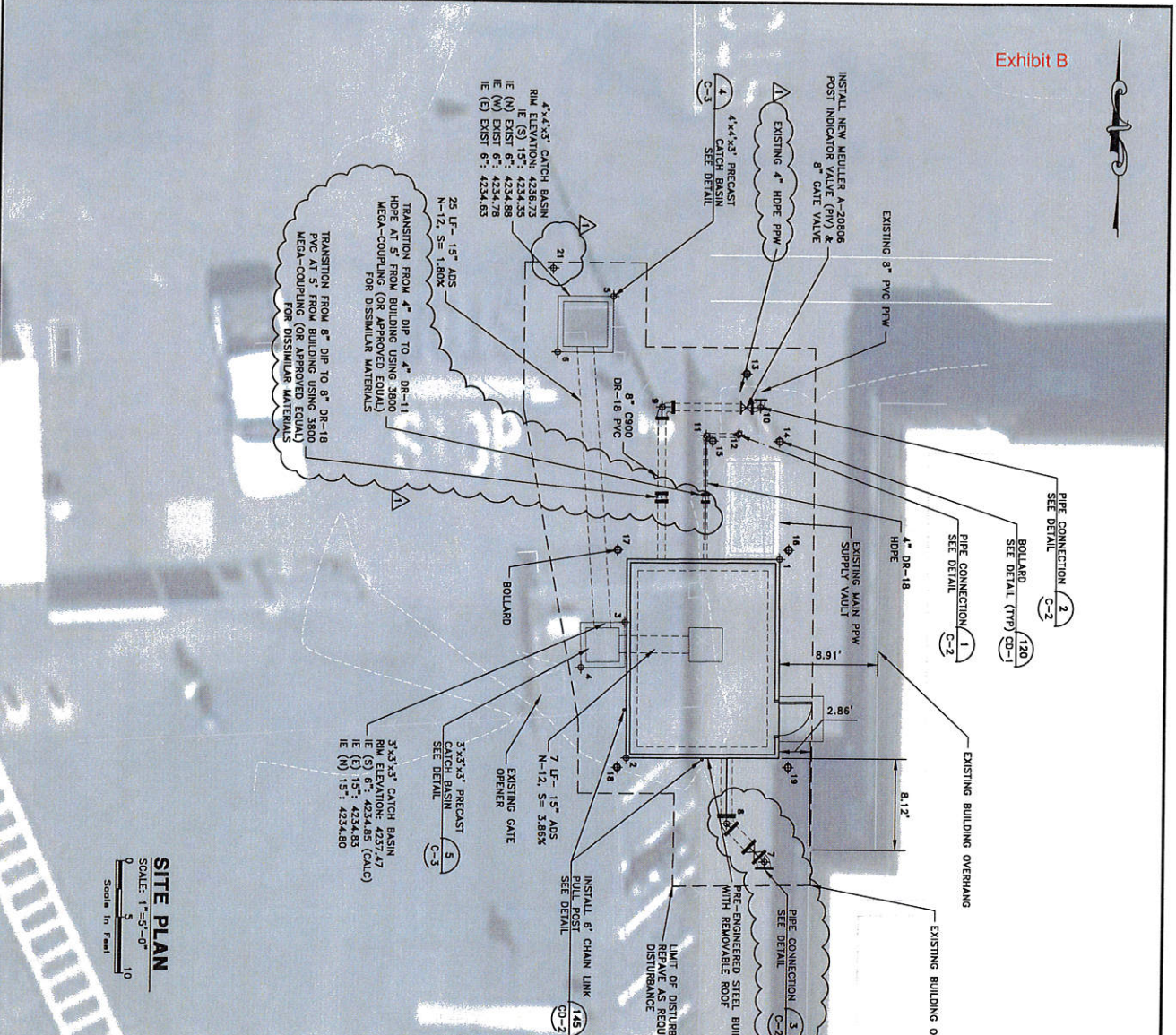
Project Name WATER SUPPLY UPGRADE	Current Zoning M-3	Total Acreage 1151.67
Approximate Address 1000 WEST 900 SOUTH OGDEN UT 84404	Land Serial Number(s) 100390004	

Proposed Use
COVER FOR RPZO STATION

Project Narrative

THE PROJECT IS TO ADD BACKFLOW PREVENTION AND FLOW METERING TO THE MAIN PLANT WATER SUPPLY. AN UNDERGROUND CONNECTION TO THE EXISTING 12" SUPPLY PIPE WILL BE SPLIT AND RISERS INSTALLED FOR SEPARATION OF THE FIRE WATER AND POTABLE WATER SYSTEM FEEDING THE PLANT. ABOVE GROUND BACKFLOW PREVENTION AND FLOW METERING WILL BE INSTALLED FOR THE 8" FIRE WATER SYSTEM AND ON THE 4" POTABLE WATER SYSTEM. AN ON-GRADE SLAB WILL BE PLACED UNDER THE BACKFLOW AND PRESSURE RELIEF/SUSTAINING VALVES. THE SLAB HAS A SUMP CONNECTED TO THE PLANT STORM DRAIN SYSTEM IN CASE A VALVE FAILS OR THE PRESSURE RELIEF VALVE OPENS. THE BACKFLOW/PRESSURE VALVES WILL BE COVERED BY A METAL ENCLOSURE WITH A REMOVABLE ROOF. THE SLAB IS 14' X 14'. ELECTRICAL EQUIPMENT WILL BE INSTALLED TO

Exhibit B



SITE PLAN
SCALE: 1"=5'-0"
Scale In Feet

NOTE:
1- EXISTING PPM MAIN SUPPLY VAULT TO BE ABANDONED-IN-PLACE AND FILLED WITH CONCRETE, FLUSH TO GRADE, UPON COMPLETION, CUT-OVER, AND SUCCESSFUL OPERATION OF NEW FACILITY.
2- CONTRACTOR TO PHASE PROJECT TO COMPLETE IMPROVEMENTS TO THE MAXIMUM EXTENT PRACTICABLE WHILE MAINTAINING WATER SERVICE TO THE PLANT. CUT-OVER OPERATIONS AND SHUT-DOWN SHALL BE ACCOMPLISHED DURING THE PLANT SCHEDULED SHUT-DOWN BEGINNING 9/15/2019.
3- AFTER COMPLETION OF THE IN AND CUT OVER TO NEW SYSTEM, THE EXISTING VALVE VAULT SHALL BE REMOVED IN 90° BEND, FILLED WITH COMPACTED ROAD BASE (95% MODIFIED PROCTOR) AND TOPPED WITH 3" OF ASPHALT TO MATCH EXISTING GRADE.

HORIZONTAL CONTROL			
PNT	NORTHING	EASTING	ELEVATION
1	3619414.49	1439410.08	4237.95
2	3619396.75	1439396.51	4237.95
3	3619408.80	1439396.27	4237.47
4	3619404.74	1439392.33	4237.47
5	3619437.77	1439394.98	4236.73
6	3619437.77	1439398.98	4236.73
7	3619387.58	1439409.00	4237.95
8	3619380.97	1439405.58	4237.95
9	3619427.96	1439398.44	4237.95
10	3619427.96	1439408.28	4237.95
11	3619425.43	1439403.44	4237.95
12	3619425.55	1439408.36	4237.95
13	3619430.86	1439407.00	4237.45
14	3619424.96	1439410.00	4237.63
15	3619424.86	1439404.00	4237.44
16	3619415.32	1439410.91	4237.65
17	3619415.24	1439395.57	4237.28
18	3619395.51	1439395.68	4237.50
19	3619396.00	1439411.00	4237.56
20	3619377.05	1439407.74	4236.99
21	3619440.25	1439398.52	4236.88

REGISTERED PROFESSIONAL ENGINEER
DARIN M. HAWKES
05/26/2019
STATE OF UTAH
52524489

MATCH DEPTH OF EXISTING PIPING

0 1/2 1
DRAWING IS TO SCALE
1" = FULL SCALE
1/2" = HALF SCALE

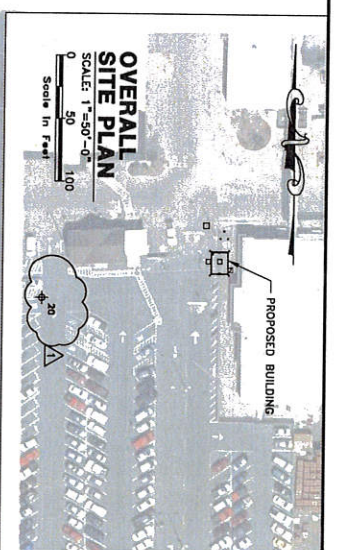
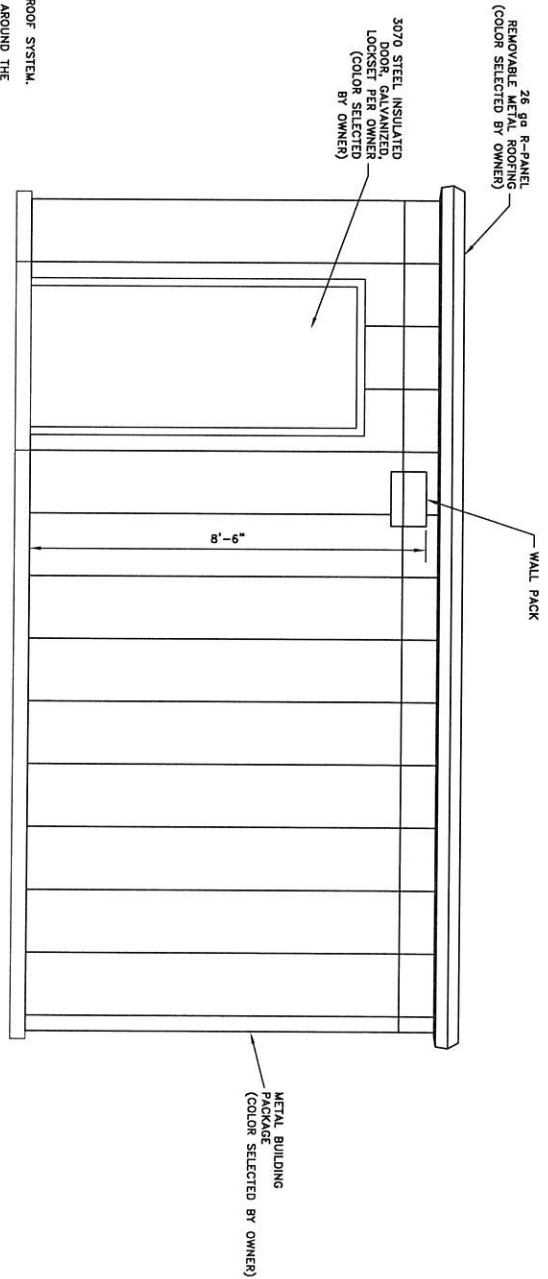


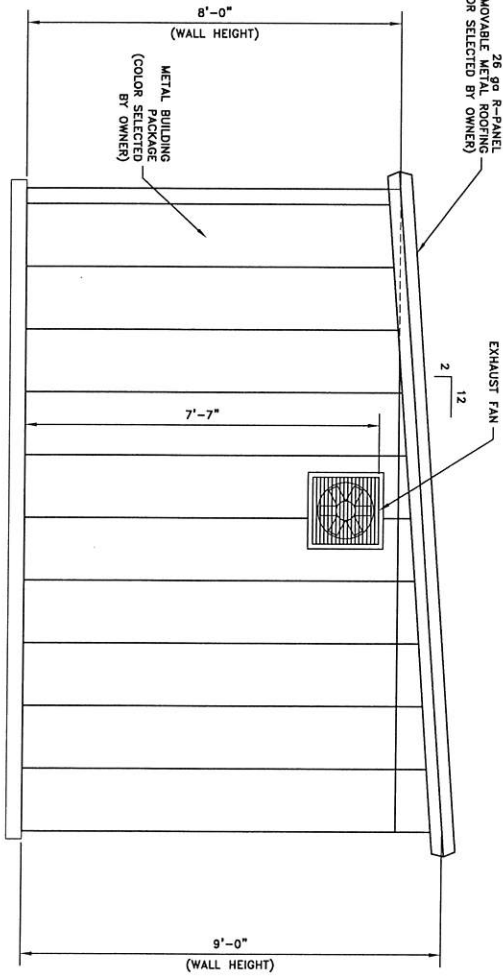
Exhibit C

- NOTES:
- 1- CONTRACTOR TO PROVIDE R-13 INSULATION IN ROOF SYSTEM.
 - 2- CONTRACTOR TO PROVIDE DROP EDGE FLASHING AROUND THE BOTTOM OF THE WALL SYSTEM.
 - 3- CONTRACTOR TO PROVIDE SEAL FOAM GASKET BETWEEN WALL AND CONCRETE.
 - 4- BUILDING SHALL BE PROVIDED WITH LIFTING RINGS/LUOS FOR THE REMOVABLE ROOF AND STRUCTURE.



EAST ELEVATION

SCALE: 3/4"=1'-0"



SOUTH ELEVATION

SCALE: 3/4"=1'-0"

Scale in Feet



DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

SHEET
A-2

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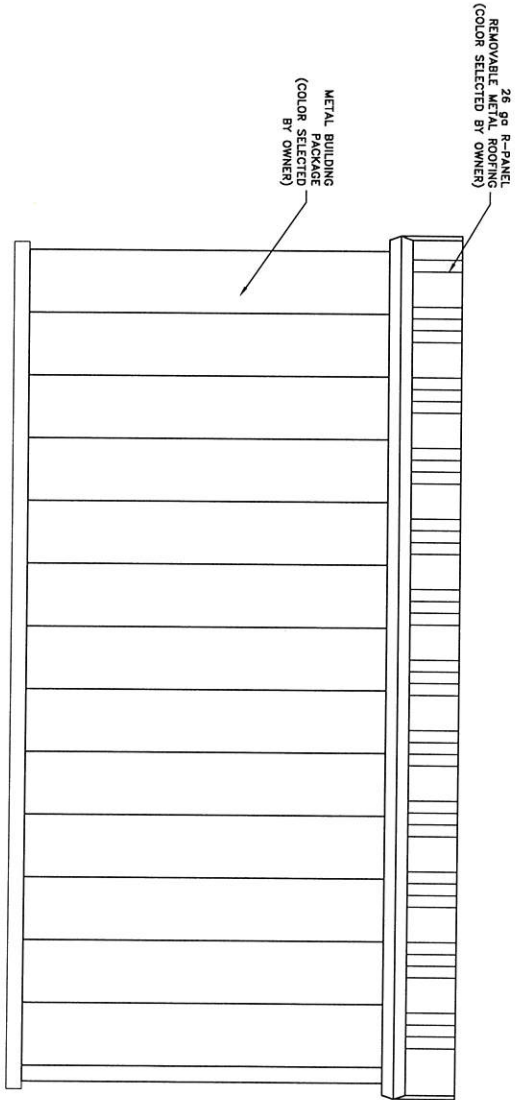


WESTINGHOUSE ELECTRIC COMPANY
POTABLE WATER SUPPLY RPZD UPGRADE
VAULT BUILDING
ARCHITECTURAL - ELEVATIONS

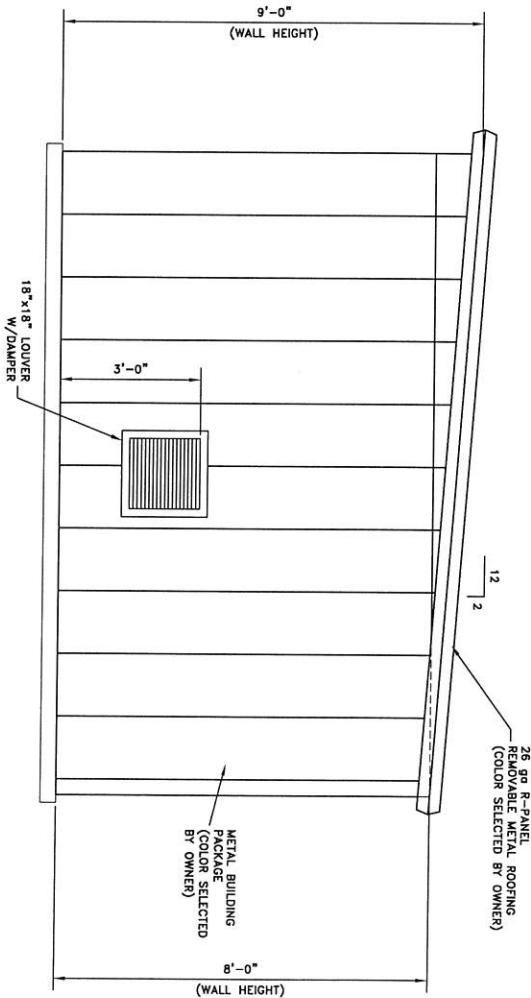
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REVISIONS				

Exhibit C

- NOTES:
- 1- CONTRACTOR TO PROVIDE R-13 INSULATION IN ROOF SYSTEM.
 - 2- CONTRACTOR TO PROVIDE DROP EDGE FLASHING AROUND THE BOTTOM OF THE WALL SYSTEM.
 - 3- CONTRACTOR TO PROVIDE SEAL FOAM GASKET BETWEEN WALL AND CONCRETE.
 - 4- BUILDING SHALL BE PROVIDED WITH LIFTING RINGS/LUGS FOR THE REMOVABLE ROOF AND STRUCTURE.



WEST ELEVATION
SCALE: 3/4"=1'-0"



NORTH ELEVATION
SCALE: 3/4"=1'-0"



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DRAWING IS TO SCALE
1" = 8'-0" FULL SCALE
1/2" = 4'-0" HALF SCALE

SHEET
A-3



WESTINGHOUSE ELECTRIC COMPANY
POTABLE WATER SUPPLY RPZD UPGRADE
VAULT BUILDING
ARCHITECTURAL - ELEVATIONS

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REVISIONS				