



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

August 28, 2019
4:00 to 5:00 p.m.

1. **LVW080219:** Consideration and action on a request for approval of Weber Industrial Park Plat B 2nd Amendment that will combine three platted subdivision lots into one 12.86-acre manufacturing lot. Felix Lleverino, Presenter
2. **Adjournment**

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Weber Industrial Park Plat B 2nd Amendment that will combine three platted subdivision lots into one 12.86-acre manufacturing lot..

Agenda Date: Wednesday, August 28, 2019

Applicant: Shane Sanders, Authorized Representative

File Number: LVW 080219

Property Information

Approximate Address: 1280 W 2150 North

Project Area: 12.86 Acres

Zoning: Manufacturing (M-1)

Existing Land Use: Vacant

Proposed Land Use: Manufacturing

Parcel ID: 19-064-0011, 19-064-0012, 19-064-0013

Township, Range, Section: T7N, R3W, Section 36

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 22 (Manufacturing (M-1))
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a 12.86-acre residential lot. This amendment will combine lots 31, 32, and 33 of Weber Industrial Park Subdivision, recorded on January 11, 1977. Access to the property is from 2150 North Street, a public right-of-way. This lot combination will not affect public utility easements.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-7. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by providing areas zoned for light industrial uses that will increase the Weber County tax base (see page 1-5 of the West Central Weber County General Plan).

Zoning: The property is located in the M-1 Zone. The purpose of this zone is stated in the LUC §104-22-1.

"The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.."

Site Development Standards: The Weber County Zoning Ordinance requires that this subdivided lot conform to site developments standards of the M-1 zone. This proposal exceeds the minimum standards with regard to lot area and width.

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Bona Vista Water Improvement District has provided letters for each lot stating that it will serve the culinary needs for this manufacturing property.

Irrigation Water: The Bona Vista Water Improvement District includes the availability of water for irrigation purposes with the condition that no more than 15% (1.9-acres) of the property is landscaped.

Sewer Services: Central Weber Sewer Improvement District will provide sanitary services to the property.

Review Agencies: The Weber County Fire District and Weber County Engineering have approved this proposal. Weber County Planning and Surveying have submitted comments that will be addressed by a revised subdivision plat.

Public Notice: Notice by mail of this subdivision amendment to all property owners of record within 500 is complete.

Staff Recommendation

Staff recommends final plat approval of Weber Industrial Park Plat B 2nd Amendment. A proposal to combine three platted subdivision lots into one 12.86-acre Manufacturing lot. This recommendation is based on the following conditions:

1. A design review must be completed following approval of the subdivision amendment.
2. All County review agency comments must be addressed.

The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Weber Industrial Park Plat B 2nd Amendment, consisting of one lot, 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.

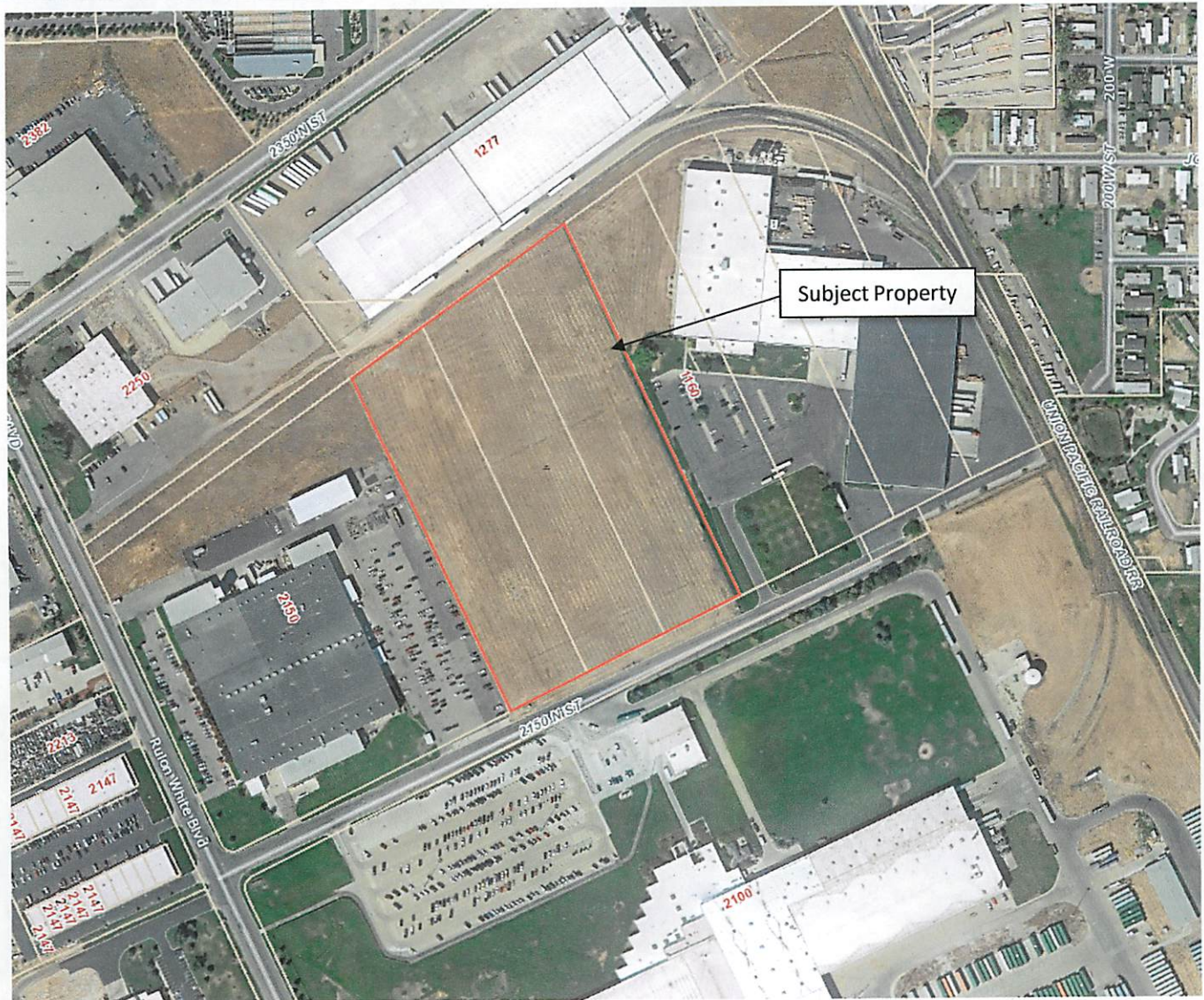
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Weber Industrial Park Plat B 2nd Amendmened plat
- B. Current Recorders Plat
- C. Bona Vista Water Improvement District

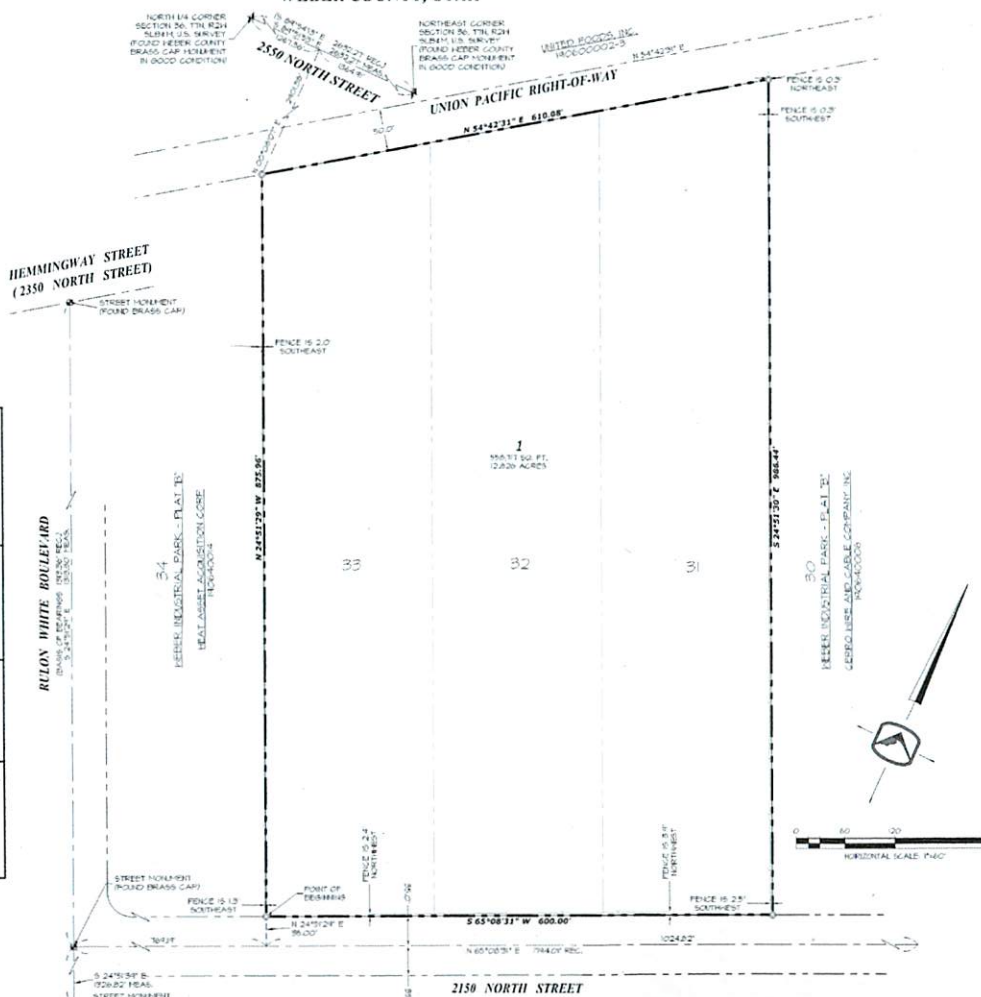
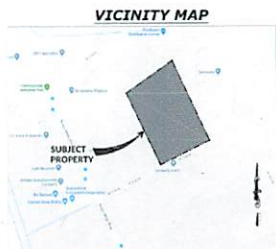
Area Map



WEBER INDUSTRIAL PARK - PLAT "B"-2ND AMENDMENT

AMENDING LOTS 31, 32 AND 33

A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, JASON T. BERT, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 000000001 IN ACCORDANCE WITH TITLE 50, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, LOOKING ACT IN THE STATE OF UTAH AND DO HEREBY CERTIFY THAT IN ACCORDANCE WITH SECTION 11-25-11 AND BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW BASED ON APPLICABLE DATA CONTROLLED POINTS, OFFICIAL RECORDS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HEREINAFTER TO BE KNOWN AS:

WEBER INDUSTRIAL PARK - PLAT "B" - 2ND AMENDMENT
 AND THAT THE SAID HAS BEEN CORRECTLY SURVEYED AND STATED ON THE SECOND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION
 ALL OF LOTS 31, 32, AND 33 WEBER INDUSTRIAL PARK - PLAT "B" AS RECORDED WITH THE WEBER COUNTY RECORDS BEING A PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN DO SURVEY WEBER COUNTY, UTAH.
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF 2050 NORTH STREET, BEING 54.8 FEET NORTH 84°42'31" EAST ALONG THE CENTER LINE OF SAID 2050 NORTH STREET AND 28.00 FEET NORTH 24°15'36" WEST FROM THE BEARS CAP EMBLEM AT THE INTERSECTION OF SAID 2050 NORTH STREET AND RULON WHITE BOULEVARD; THENCE NORTH 24°15'36" EAST 876.00 FEET ALONG THE EASTERLY LINE OF LOT 34, SAID WEBER INDUSTRIAL PARK - PLAT "B"; TO THE SOUTHWEST CORNER OF SAID BEARS CAP EMBLEM; THENCE NORTH 84°42'31" EAST 610.00 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 24°15'36" EAST 104.44 FEET ALONG THE EASTERLY LINE OF SAID RULON WHITE BOULEVARD; THENCE SOUTH 84°42'31" WEST 600.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAIN: 12.826 ACRES

NARRATIVE
 BEARS CAP EMBLEMS WERE PLACED ALONG THE CENTERLINE OF RULON WHITE BOULEVARD AT ITS NORTH STREET AT 2050 NORTH STREET AND HEMMINGWAY STREET AND ALONG HEMMINGWAY BOULEVARD WHERE PLACED FOR THE NORTH-SOUTHWEST CORNER AND NORTHEAST CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
 A LINE BEARING SOUTH 24°15'36" EAST BETWEEN SAID BEARS CAP EMBLEMS AT THE INTERSECTION OF RULON WHITE BOULEVARD AND 2050 NORTH STREET AND THE INTERSECTION OF RULON WHITE BOULEVARD AND HEMMINGWAY STREET (2350 NORTH STREET) PER THE ORIGINAL PLAT OF RECORD FOR WEBER INDUSTRIAL PARK - PLAT "B".

OWNER'S DEDICATION
 I, IAN HENNINGSON, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND HEREBY SET ASHANT AND SUBDIVIDE THE SAID TRACT INTO LOTS AS SHOWN ON THIS PLAT, AND DONOR THE LANDS HEREIN, IN THIS PLAT THE NAME OF WEBER INDUSTRIAL PARK - PLAT "B" - 2ND AMENDMENT.
 SIGNED THIS ____ DAY OF _____, 2018.

ACKNOWLEDGMENT
 STATE OF UTAH: _____
 COUNTY OF WEBER: _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY _____
 RESIDING AT: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

WEBER INDUSTRIAL PARK - PLAT "B"-2ND AMENDMENT
 A SUBDIVISION, LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

WEBER COUNTY COMMISSION ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF INTERESTS AND OTHER PUBLIC RIGHTS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, HEREBY ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
 THIS ____ DAY OF _____, 2018.
 JAMES L. WEBER, COUNTY CLERK

WEBER COUNTY RECORDER
 ENTRY NO. _____
 PAGE: _____ FILED FOR RECORD AND RECORDED: _____ 2018 AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ RECORDED FOR: _____ CITY: _____

WEBER COUNTY SURVEYOR
 I CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND TYPENENT ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR FROM EXERCISING THIS PLAT FROM THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH.
 SIGNED THIS ____ DAY OF _____, 2018.

 WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY
 I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION, THEY COME INTO WITH THE COUNTY ORDINANCE APPLICABLE THEREBY AND NOT IN FORCE AND EFFECT.
 SIGNED THIS ____ DAY OF _____, 2018.

 WEBER COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
 SIGNED THIS ____ DAY OF _____, 2018.

 JAMES L. WEBER, COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION COME UP WITH COUNTY STANDARDS, AND THE ADEQUATE OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
 SIGNED THIS ____ DAY OF _____, 2018.

 WEBER COUNTY ENGINEER

SILVERPEAK ENGINEERING
 177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054
 FAX: (801) 499-5065

NOT TO SCALE. CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING LINES THAT ALL RECORDS PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BE UNDERTAKEN UNTIL THE CONTRACTOR HAS RECEIVED AND COMPLETED ALL NECESSARY PERMITS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERTINENT AGENCIES.

PART OF THE N.E. 1/4, SEC. 1, T.6N., R.2W., & THE W. 1/2, SEC. 31, T.7N., R.1W.,
& SEC. 36, T.7N., R.2W., S.L.B. & M.

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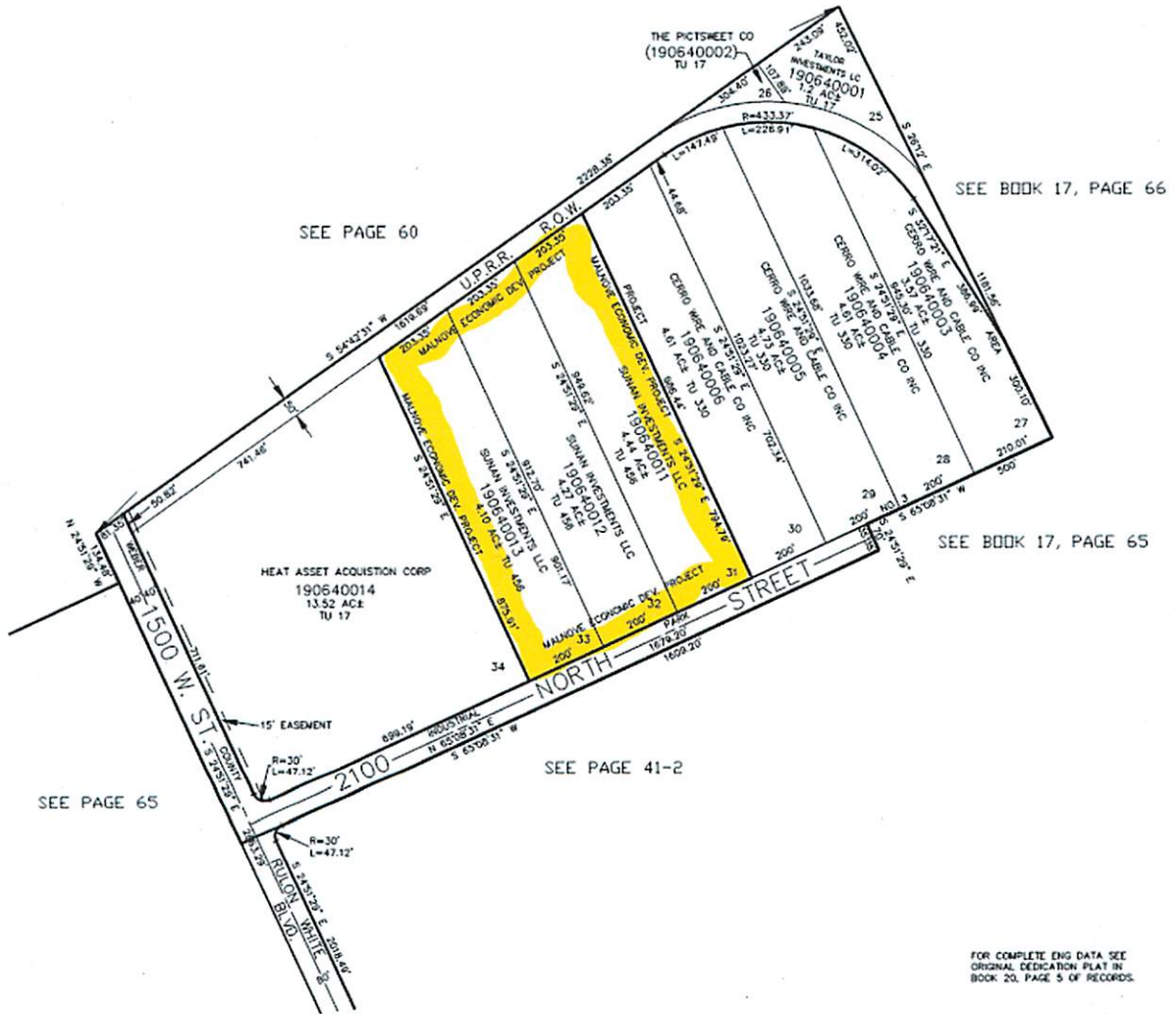
WEBER INDUSTRIAL PARK PLAT "B"

TAXING UNIT: 17, 330, 456

LOTS 25 TO 34

IN WEBER COUNTY

SCALE 1" = 200'





Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

July 29, 2019

To Whom it May Concern:

RE: AVAILABILITY LETTER – Weber Industrial Park, Lots 31, 32, 33

The Bona Vista Water District does have culinary water available for the project located at approximately 2150 West 2100 North, Farr West.

This letter states that the above named project is in the boundaries of the Bona Vista Water Improvement District. The information will be evaluated with our review process when formal application is made by the Developer and fees are paid to the District.

The plan review fee for commercial is \$1,000 plus \$300 per acre. We consider this fee to be minimal and is only to cover the cost of review by the District and the District Engineer. Only the phase in consideration is guaranteed service and only for a period of one year from the date of the District approval, if not constructed.

Connection fees and fire line fees are based on line size. All water mains, service lines, fire hydrants, etc. must be constructed according to the District's specifications (available at the District office) and all requirements met before water service will be turned on.

If this development is going to have more than 15% of the property landscaped, they must have a secondary water source. Prior to the District accepting fees for the service line, the owner or developer must furnish us with their secondary water information

If you have any questions please feel free to give me a call at 801-621-0474 ext. 207.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors

Ronald Stratford, Chairman – Unincorporated Area
Scott VanLeeuwen, Co-Chairman – Marriott/Slaterville
Z. Lee Dickmore – Farr West
Michelle Tait – Harrisville
Jon Beesley – Plain City

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Office Manager