



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on CUP 2011-08 for a storage tank manufacturing plant in the Little Mountain Area
Agenda Date:	Tuesday, December 11, 2012
Applicant:	Garff Hubbard for Advanced Fluid Containment LLC
File Number:	CUP 2011-08

Property Information

Approximate Address:	9501 West 900 South and 791 South 9300 West
Project Area:	76.82 Acres
Zoning:	Manufacturing Zone-3 (M-3)
Existing Land Use:	Storage Tank Manufacturing
Proposed Land Use:	Storage Tank Manufacturing
Parcel ID:	10-041-0011 & 10-038-0012
Township, Range, Section:	T6N, R3W, Sections 17 and 20

Adjacent Land Use

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

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
Report Reviewer:	JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 22-A (Manufacturing Zone M-3)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 36 (Design Review)

Background

Advanced Fluid Containment LLC (AFC) is requesting approval of a Conditional Use Permit (CUP) to operate a storage tank manufacturing plant in the Little Mountain Area. Metal product fabrication is allowed in the M-1, M-2, and M-3 Zones as a conditional use. The manufacturing operation currently uses two sites located across 900 South from each other. The structure on the north of 900 South was formerly used by US Tank Company and has an approved site plan including existing structures, landscaping, hard-surface parking, and signage. This site was inspected and verified by the County Code Enforcement Officer for a previous owner within the last two years.

The site on the south side of 900 South was last approved in 1988 (MSP 1988-05) as a manufacturing plant for model rocket motors. At that time a site plan was approved which included two existing structures, a gravel yard and parking area, and a sign location (See Exhibit B). Landscaping was not shown on the site plan. Since that time the Zoning Ordinance requirements have changed for manufacturing sites and this site requires approvals for landscaping and hard-surface parking. The current landscaping requirement is 10% of the project area. This site has approximately 30 acres, but only a small portion is used as part of the manufacturing operation. Based on the footprints of the existing buildings, the outside storage areas, and the parking areas, the total project area is approximately 115,605 square feet (2.65 acres). The 10% requirement is 11,560 square feet. The site currently has approximately 1,000 square feet of planted and decorative landscaping including shrubs, trees, and decorative gravel around the office building and approximately 5,000 square feet of grass between the two site entrances on 900 South. AFC has committed to rehabilitate the grass area in the Spring of 2013. In addition, this site has well over the remaining 5,605 square feet in natural grasses and shrubs throughout the property. Due to the difficulty of growing vegetation in the alkali soils at this site, staff has determined that the natural landscaping should count toward the overall landscaping requirement, if the existing landscaping is maintained

appropriately. Regarding hard-surface parking, this site will maintain the existing gravel/roadbase parking area adjacent to 900 South, but a 13,000 square foot existing asphalt area, west of the manufacturing building, will be designated for employee parking (See Exhibit A). This area provides enough parking for 72 employees, but only approximately 30 employees still work at this site, while the others work at the site on the north side of 900 South.

The other issue that needs to be addressed with this CUP is the construction of one new addition and one accessory building on the east side of the manufacturing building. Both of these structures have been built within the last three years, but neither has received land use or building permits. AFC has recently applied for a Building Permit for the 1,180 square foot accessory building closest to 900 South, but a Building Permit application is still required for the other addition located further to the south. Both of the structures meet the setback, size, and height requirements of the M-3 Zone and the Planning Division can issue Land Use Permits for them, but a Building Permit Application must be submitted for the southern addition. Both structures have the same architectural style and use the same materials and color scheme as the existing buildings. Several temporary storage containers are also located on this site, but no permits are required. Existing signage at both manufacturing locations complies with applicable requirements. Once the Land Use and Building Permits have been issued, the site plan will be in compliance with applicable ordinances.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed site plan meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The manufacturing operation is conducted inside a building which limits the potential impacts of noise, smoke, dust, etc. The outside storage of the finished storage tanks does not contribute to these potential negative impacts. The M-3 Zone anticipates heavy industrial uses and there are no homes near this manufacturing plant. This site has been approved for manufacturing since at least 1988 and the site plan allows for proper setbacks, landscaping, etc. which help mitigate potential negative impacts.
2. The landscaping, parking, and signage plans comply with the applicable Zoning Ordinance requirements. Once a Building Permit application is submitted and approved for the southern building addition described previously, the site plan will be in compliance with applicable Zoning Ordinance requirements. This CUP and site plan approval will help resolve existing zoning violations on the site by approving the existing manufacturing building additions, but Land Use and Building Permits are required as a condition of approval.

Conformance to the General Plan

As a conditional use, this manufacturing operation is allowed in the M-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not impact any of the goals and policies of the General Plan in a negative manner.

Conditions of Approval

- Requirements of the Weber County Planning Division
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Land Use and Building Permits are required for the accessory building and the addition to the manufacturing building
- The grass area in between the site entrances on 900 South will be rehabilitated in the Spring of 2013
- Hard-surface areas to be used for parking are cleared of storage materials

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the M-3 Zone as a conditional use and it meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished and approval of the site plan helps resolve existing zoning violations on the site.

Exhibits

- AFC's proposed landscape and hard-surface parking site plan proposal (not including natural landscaping)
- MSP 1988-05 approved site plan
- 1988 site plan updated to show proposed improvements
- Pictures of the site

Map 1

