



## Weber County Planning Division

### Amended Site Plan Administrative Approval (DR 2012-13)

Site Plan Name: Compressor Addition for PCB/ EMS Solutions to the Swanson Tactical Training Center (DR 2012-13)

Date Submitted: October 29, 2012

Land Serial Number: 19-059-0006

Approximate Address: 2520 North 1500 West Suite A

Planning Division Staff Review: Ben Hatfield

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### Background

PCB/ EMS Solutions is requesting approval of a warehouse addition to house compressors needed for the production and assembly of electronic instruments and circuit boards. The property is in the Weber Industrial Park and lies within the M-1 Zone which lists “electronic instruments assembling” as a permitted use. The property where the warehouse is located consists of approximately 10.00 acres and shares building space with the Swanson Tactical Training Center. The most recent previous site plan approved for this site was CUP 2005-07 for the Swanson Tactical Training Center. This addition covers approximately 300 square feet and will match the existing roof and walls in materials and color.

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### Planning Division Review

▪ **Have the applicable requirements of the Weber County Zoning Ordinance been met?**

The Planning Division Staff has determined that Chapter 21 (Manufacturing Zone M-1) and Chapter 36 (Design Review) apply to this site plan amendment. These ordinances have been complied with in the following ways:

- The M-1 Zone lists “electronic instruments assembling” as a permitted use.
- The addition is less than 10, 000 square feet and will match the existing structure. This lot is a corner lot in the Industrial Park which due to them type of truck traffic has road width greater than normally used in the county. This addition complies with the required setbacks for the zone and from the wider roads. Therefore, this proposal complies with the requirements for administrative approval found in Chapter 36 (Design Review).

▪ **Are review agency conditions and requirements complete?**

- The Weber County Engineering Division has required that the property owner sign the Storm Water Maintenance Agreement. This agreement must be signed prior to the issuing of the building permit.

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### Planning Division Findings

- The requirements of Chapters 21 and 36 have been complied with as described above.
- This amendment meets the requirements for administrative approval by the Planning Director.

Based upon the findings listed above, the site plan amendment for a compressor addition for the warehouse on lot 7 of the Weber Industrial Park Plat A is hereby approved.

Date of Administrative Approval: November 19, 2012



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Robert O. Scott  
Weber County Planning Director

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### Exhibits

- A. Site Plan
- B. Application
- C. Building Drawing 1-6

The exhibits are considered the approved documents associated with this Design Review Amendment.