

Planning Review 2 for CUP 2013-12

I have put together the following comments that are required to be addressed prior to being scheduled for a Planning Commission agenda.

- Please submit a list of exterior materials and colors, elevations and profiles of the building on the site. As some buildings exist photos of all sides of each building may be sufficient. **Completed.**
- It appears that the use for the site is a warehouse or self storage units, with a night watchman's dwelling. Are there any other uses for the site? It appears that there are 22 parking spaces, has that been sufficient for the use? Should more be provided? **As this site will no longer have night watchman's quarters it will not need to a Conditional Use Permit. A Design Review for the site will still be required. Has 22 parking spaces been sufficient for this site. Will there still be 22 spaces with some of the proposed changes?**
- I don't see any signage proposal submitted. Did you want a monument sign or any wall signs for the buildings or site? **Please submit the dimensions of the current and proposed signage as neither has ever been reviewed or approved.**
- Are there any plans for security or outdoor lighting either on the site, on the buildings, in the landscaping, or for the parking areas? **What is the current usage? How is this concern being addressed?**
- I don't see anything showing setbacks for the buildings. For this property the front setback should be 50 feet and the side yard setback to the north are 20 feet due to it being a residential zone. It appears that some buildings may not meet the front or side yard setbacks. Were these building approved through Pleasant View City, and can they be accepted of non-complying buildings? **Completed due to removal of existing structure and the adjacent site in Pleasant View City is zoned for both Commercial and Residential uses.**
- Is there concrete or asphalt around all of the buildings, particularly in the buildings in the rear? What is the plan for the rear area of the site, open storage of vehicles? **What will be stored in the open storage area? How will this area be screened?**
- Is there a previously approved cell site in the rear? Please label it as such. **Completed.**
- Is dumpster needed for this site? Screening of the dumpster may be appreciated by the surrounding owners. **I am not sure that the zoning code allows for the sharing of a commercial dumpster. Besides, as a storage unit facility isn't one often needed by the clients or management?**
- How does this site match up with adjacent sites both to the north and south in regards to cross access and vehicular and pedestrian traffic circulation? I have been contacted by the Pleasant View City and an adjacent land owner who wishes to have access to the UTA station. Will an easement be provided for this? If a pathway is proposed, please show those improvements on the site plan. **I understand that some discussion is taking place between the land owners concerning this item. However, nothing has been shown on the plans on how or where this will be done. Further work should take place for this to work for everyone involved.**
- Most importantly the zoning ordinance in chapter 21-3-10 shows the requirements for a night watchman's dwelling. One requirement is that besides the 20 percent landscaping requirement, and additional 3,000 square feet is provided for the residential use. Please show this additional area and required 20 percent of landscaping for the 5.23 acre site. **As the night watchman will not be done, I understand that this area is to be landscaped. As that is being designed, nothing of yet has been submitted for review. A site plan approval may be with held until an appropriate plan has been presented.**

Below I have provided the portion of the Zoning Ordinance that is to be addressed with a Design Review. If you have any questions please let me know or submit the missing information for review.

Ben Hatfield

Planner

Weber County

Planning Division

801-399-8766

bhatfield@co.weber.ut.us

2380 Washington Blvd., Ste. 240

Ogden, Utah 84401-1473