



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review amendment for a warehouse addition to the Kimberly Clark site located at 2010 N Rulon White Blvd, Ogden.

Agenda Date: October 12, 2021

Applicant: Kenton Wall

File Number: DR 2021-12

Property Information

Approximate Address: 2010 N Rulon White Blvd, Ogden

Project Area: 130,974 square feet

Zoning: Manufacturing (M-1 Zone)

Existing Land Use: Distribution Center

Proposed Land Use: Distribution Center

Parcel ID: 190410076

Township, Range, Section: T7N, R2W, Section 36

Adjacent Land Use

North:	Industrial	South:	Industrial
East:	Industrial	West:	Industrial

Staff Information

Report Presenter: Steve Burton
sburton@webercountyutah.gov
801-399-8766

Report Reviewer: RG

Applicable Ordinances

1. Title 104 Zones Chapter 22 Manufacturing Zone (M-1)
2. Title 104 Chapter 1 (Design Review)
3. Title 108 Standards Chapter 7 (Supplemental and Qualifying Regulations)
4. Title 108 Standards Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations)

Proposal

The applicant is proposing a warehouse addition of 72,926 square feet and a loading and unloading area of 25,935 square feet. These additions will be used as part of the existing manufacturing site which is used for the manufacturing and distribution of toiletries. The use of a warehouse is permitted in the M-1 zone. The proposal meets the requirements of the Design Review chapter, 108-1.

Anaylsis

General Plan: The proposal is in compliance with the West Central Weber General Plan by continuing permitted uses within the existing manufacturing zones.

Zoning: The M-1 zone allows warehouses as a permitted use. The proposed warehouse expansion and loading/unloading areas meet the following minimum required setbacks.

Front yard: 30 feet.

Side yard: 20 feet where adjacent to residential zone.

Rear yard: 30 feet where building rears on a residential zone.

Building height: None.

Lot coverage: 80 percent.

Design Review: The design review chapter requires the land use authority to review an application with the following considerations:

(a). Considerations relating to traffic safety and traffic congestion:

The proposed warehouse addition is not anticipated to have significant impact on the existing streets in this area, not is it anticipated to cause traffic safety or congestion concerns.

(b). Considerations relating to outdoor advertising:

The proposal does not include any outdoor advertising.

(c). Considerations to landscaping:

The existing site is landscaped with turf grass, evergreen trees, and deciduous trees. The existing landscaping meets the requirements of the design review chapter including the requirement to have 10 percent of the project landscaped.

(d). Considerations relating to buildings and site layout:

The proposed building material, architecture, and colors conform to the existing site and surrounding neighborhood concept.

(e). Considerations relating to utility easements, drainage, and other engineering questions:

The site is required to detain the water that could runoff the site from hard surface parking and existing structures. The Weber County Engineering Division will review the project and provide conditions that will need to be met before the project will be approved.

(f). 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 have been no development agreements that apply to this property. There have been several design review and conditional use permit approvals on this site, with which this proposal complies.

Review Agencies: Weber Fire District conditionally approves of this project. The fire district has the following comment regarding this conditional approval:

The sprinkler and alarm systems will need to extend to the addition and can be deferred submittals. There will need to be a drivable surface, that can support 75,000 lbs, on the north side of the addition that will allow access within 150' of all parts of the building. Please have architect call with questions. 801-782-3580 ext 205

Impact fee is \$13,637.16 (\$187.00 per 1000') and review fee \$300.00

The Weber County Engineering Division will review the project and provide conditions of approval. If the Planning Commission approves this project, it is recommended that the approval be based on all review agency requirements.

Staff Recommendation

Staff recommends approval of DR 2021-12. This recommendation is based on review agency comments and is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.

2. The proposed use is not detrimental to public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use, if conditions are imposed, is not anticipated to deteriorate the environment or negatively impact surrounding properties and uses.

Exhibits

A. Engineered plans and site plan.

Area Map





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Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, UT 84109
T 801.924.5000
http://www.archnexus.com

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**KIMBERLY-CLARK
2021 HILO EXPANSION**

2010 RULON WHITE BOULEVARD, OGDEN UT 84404

Date Revision

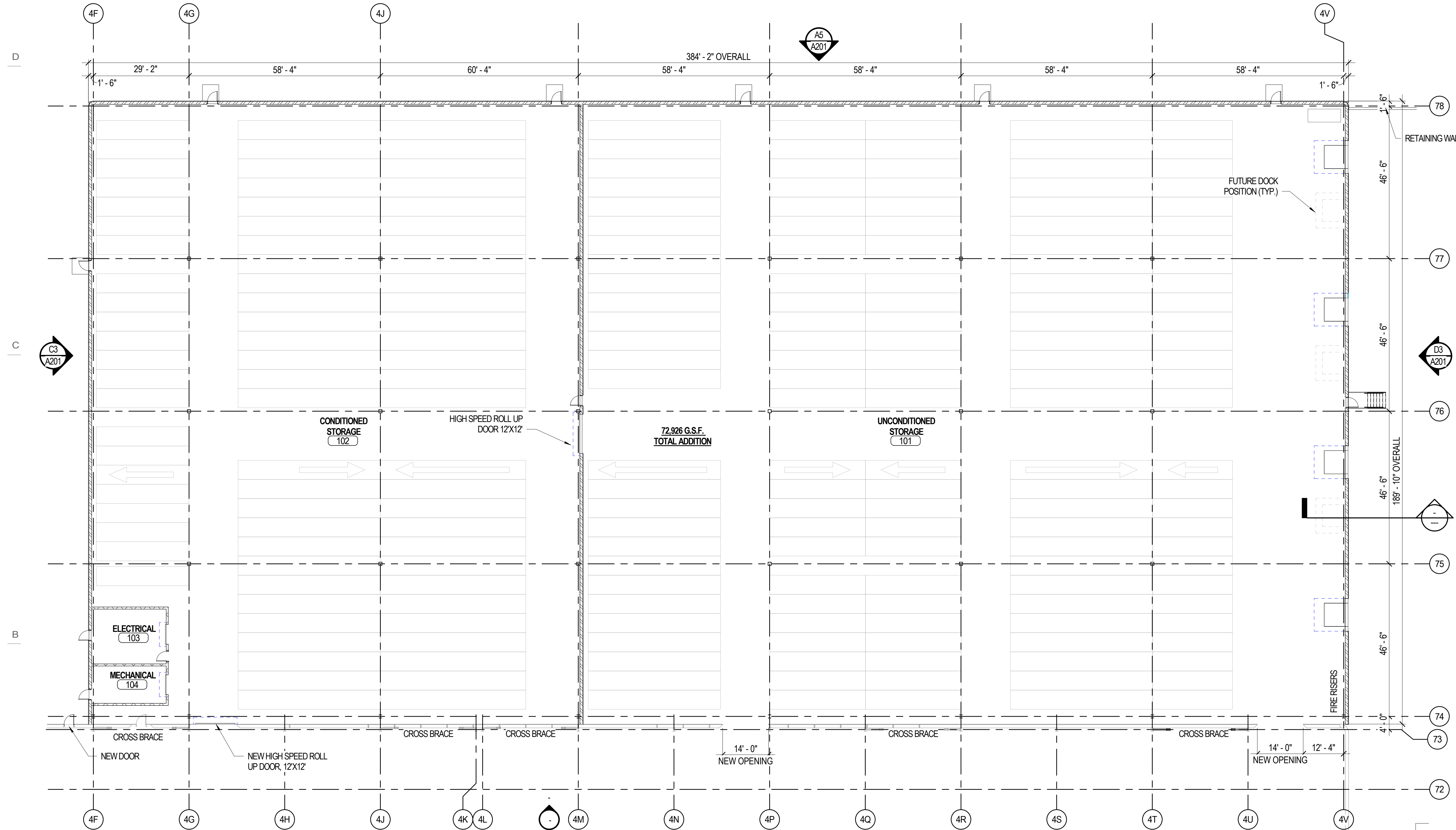
**NOT FOR
CONSTRUCTION**

NEXUS PROJECT #: 21058
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DRAWN BY: JFW
DATE: 09.03.21

AGENCY APPROVAL

**FLOOR
PLAN**

A101



A5 LEVEL 01 - OVERALL FLOOR PLAN
A101 1/16" = 1'-0"

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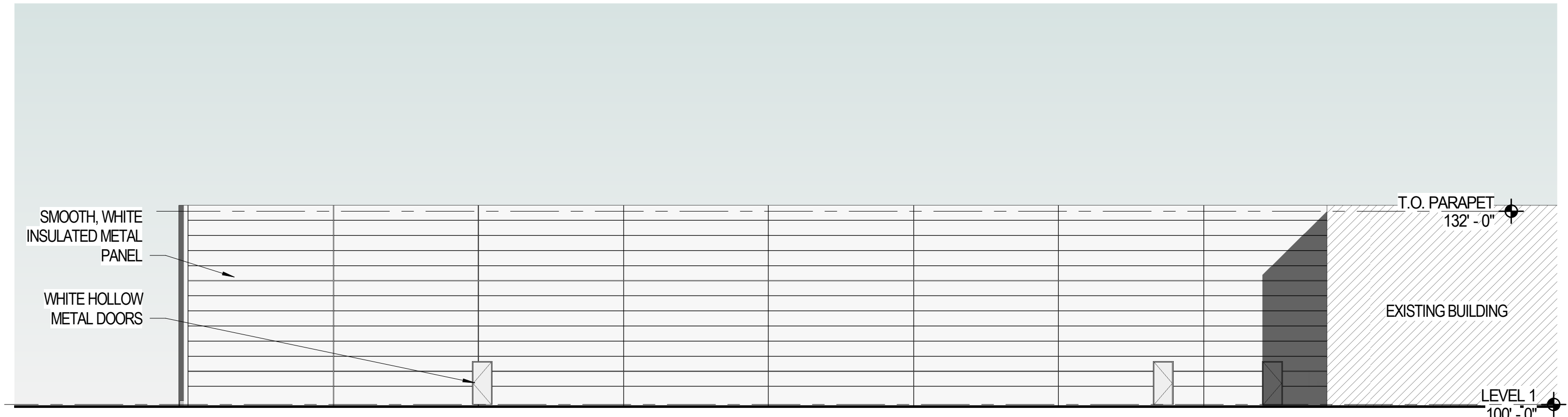
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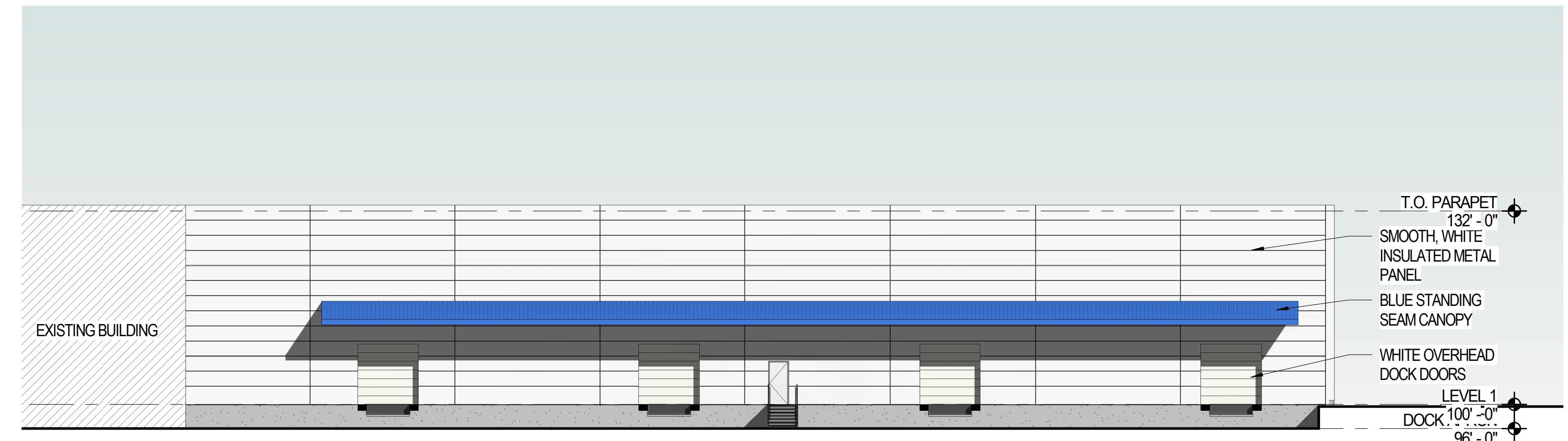
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RENDERED ELEVATIONS

A202



D3 RENDERED WEST ELEVATION
A202 1/16" = 1'-0"



C3 RENDERED EAST ELEVATION
A202 1/16" = 1'-0"



A5 RENDERED NORTH ELEVATION
A202 1/16" = 1'-0"

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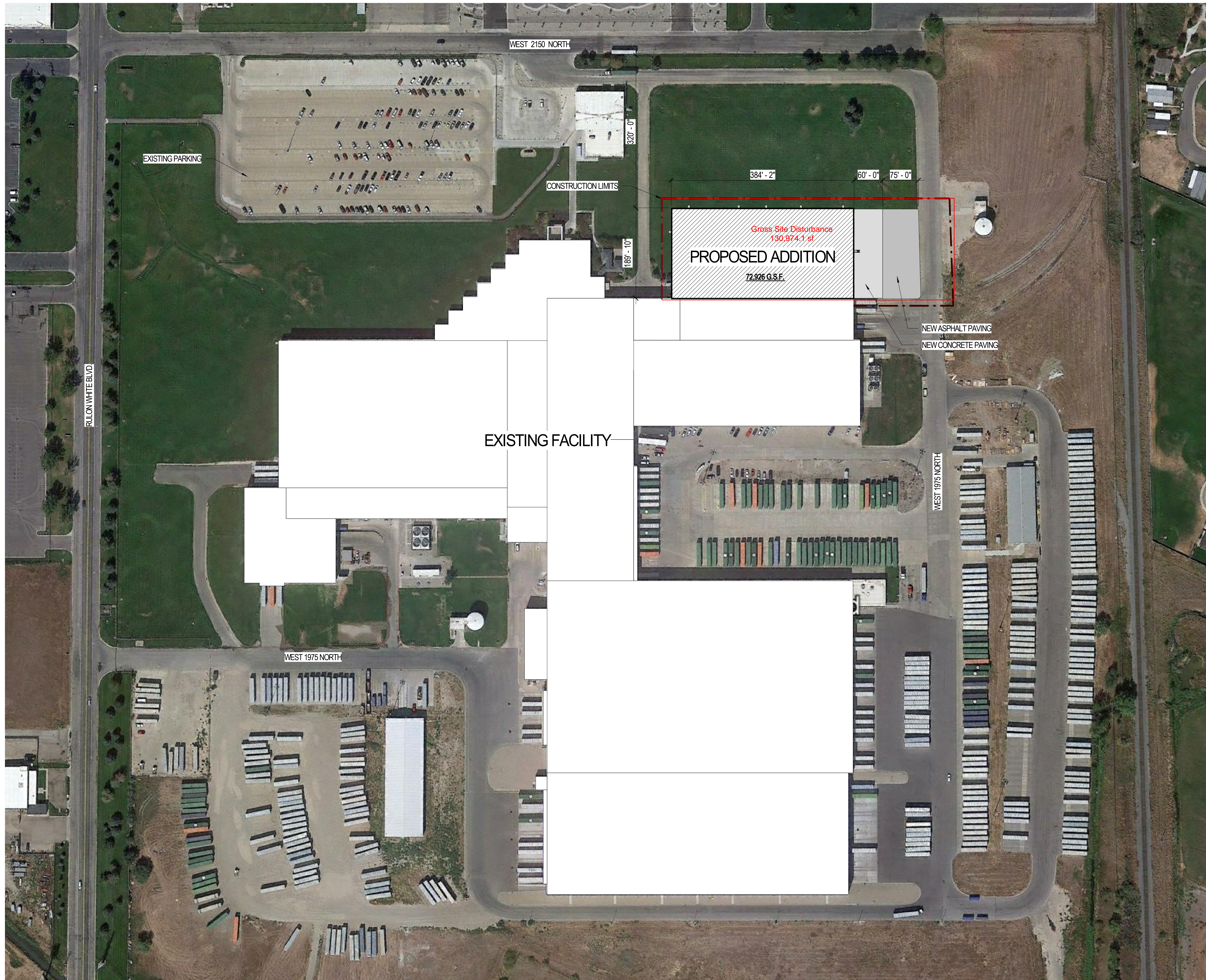
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ARCHITECTURAL SITE PLAN

AS101



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A5 ARCHITECTURAL SITE PLAN
AS101 1" = 100'-0"

AGENCY APPROVAL