



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and/or action on a conditional use application for a contractor's equipment storage yard.
<b>Agenda Date:</b>	Tuesday, August 09, 2022
<b>Applicant:</b>	Stewart Grow, Owner
<b>File Number:</b>	CUP2022-09

### Property Information

<b>Approximate Address:</b>	2241 Rulon White Blvd, Ogden, UT 84404
<b>Project Area:</b>	1.05 acres
<b>Zoning:</b>	Manufacturing Zone (M-1)
<b>Existing Land Use:</b>	Commercial/Manufacturing
<b>Proposed Land Use:</b>	Self Storage/RV and Boat Storage
<b>Parcel ID:</b>	19-060-0012
<b>Township, Range, Section:</b>	T7N, R2W, Section 36 SE

### Adjacent Land Use

<b>North:</b>	2350 North St.	<b>South:</b>	Manufacturing
<b>East:</b>	Rulon White Blvd	<b>West:</b>	Agricultural

### Staff Information

<b>Report Presenter:</b>	<b>Tammy Aydelotte</b> taydelotte@co.weber.ut.us 801-399-8794
<b>Report Reviewer:</b>	SB

## Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 22 (M-1 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)

## Summary and Background

The applicant is requesting approval of a conditional use permit for a contractor's equipment storage. The storage area is located to the rear of the existing buildings, has natural screening along the northern boundary, and has a screened chain-link fence along the west. This proposal is located in the M-1 zone at 2241 N 1500 W, Ogden, UT, 84404.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits.

## Analysis

**General Plan:** The proposal conforms to the Weber County Land Use Code, as contractors equipment storage is a conditional use in the M-1 zone.

**Zoning:** The subject property is located within the Manufacturing (M-1) Zone. The purpose of the M-1 Zone can be further described in LUC §104-22-1 as follows:

*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.*

(c) The applicable standards are as follows:

- Minimum front yard setback: 30 feet
- Minimum side yard setback: None, except 20 feet where a building is adjacent to a residential zone, or for a side yard on a corner lot.
- Minimum rear yard setback: None, except 20 feet where a building rears on a residential zone.
- Maximum building height: None
- Maximum lot coverage: 80% of lot area by buildings

Design Review: The M-1 zone and the proposed use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposal includes a site plan that identifies the location of the proposed parking/storage area, and the location the access off of 2350 North St.

LUC §108-8-4 outlines parking regulations. Contractor equipment storage is a listed use. The chapter states the following for uses listed:

*Where uses not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.*

LUC §108-8-7(6) further states:

*All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of storm water onto adjacent properties.*

Access to the proposed storage area will be gained from 2350 North Street (see exhibit B). Private parking facilities for permitted uses are required to be paved. There is existing paved parking on site.

Considerations relating to landscaping. After reviewing the proposed site plan, it has been determined that there is existing landscaping that meets the requirements as outlined in LUC §108-2. Applicant is required to install a minimum of 20% landscaping, which would be 8,740 square feet. The landscaping along Rulon White Blvd. meets this requirement.

Considerations relating to buildings and site layout. The proposal meets site development standards of the M-1 Zone. The applicant has proposed implementing screening in the form of fencing around the perimeter of the storage area.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP. There are no easements along the north and west lot boundaries that would prohibit the addition of this use.

Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: To date, the design review has been approved by the Weber Fire District, and Weber County Engineering. All review agency requirements must be addressed and completed prior to the conditional use permit being issued.

Additional Design Standards: Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat. Applicant has not proposed any signage

Tax Clearance: 2021 property taxes are paid in full. 2022 property taxes are due in full November 30, 2022.

## Staff Recommendation

Staff recommends approval of the Stewart Grow conditional use permit application. This recommendation is conditioned upon all review agency requirements, and subject to the following conditions:

1. No outdoor storage shall be permitted on this parcel. Only equipment related to this conditional use permit.

This recommendation is based on the following findings:

1. Contractor equipment storage is permitted as a conditional use within the M-1 zone.

## Exhibits

- A. Application
- B. Narrative and Site Plan

# Exhibit A – Application

## Grow-Stewart -Conditional Use Permits

[+ Add Follower](#) [Change Status](#) [Edit Project](#)

**Address:** 2241 Rulon White Blvd, Ogden, UT, 84044  
**Maps:** [County Map](#), [Google Maps](#)  
**Project Type:** Conditional Use Permits  
**Sub Type:** Conditional Use Permits  
**Created By:** [Melissa Wright](#)  
**Created On:** 6/23/2022  
**Project Status:** Accepted  
**Status Date:** 6/24/2022  
**File Number:** CUP 2022-09  
**Project Manager:** [Tammy Aydelotte](#)

[Application](#) [Documents](#) **3** [Comments](#) **2** [Reviews](#) **2** [Followers](#) **5** [Status](#) [Notifications](#) [Payments](#) **1**

### Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [Edit Application](#) [Print](#)

**Project Description** Contractors Equipment Storage Yard

**Property Address** 2241 Rulon White Blvd  
Ogden, UT, 84044

**Property Owner** Stewart Grow  
801-560-1250  
[growrealestate@yahoo.com](mailto:growrealestate@yahoo.com)

**Representative** Melissa Wright  
801-380-3350  
[melissagrowwright@gmail.com](mailto:melissagrowwright@gmail.com)

**Accessory Dwelling Unit** False  
**Current Zoning** M-1  
**Subdivision Name** Weber Industrial Park Plat A  
**Number of Lots**  
**Lot Number** Lot 11  
**Lot Size** 9.66 A  
**Frontage** Rulon White Blvd  
**Culinary Water Authority** Bona Vista Water Improvement District  
**Secondary Water Provider** Not Applicable  
**Sanitary Sewer Authority** Central Weber Sewer  
**Nearest Hydrant Address** East Side of Rulon White at 2350  
**Signed By** Owner, Stewart L. Grow Jr.

### Parcel Number

[x Remove](#) 190600012 - [County Map](#)

## Narrative

Storage yard would be located in the back of a 9.66 acre M-1 lot.

Existing area has a screened chain linked fence.

Yard will not be visible from the road.

Not adjacent to neighboring property.

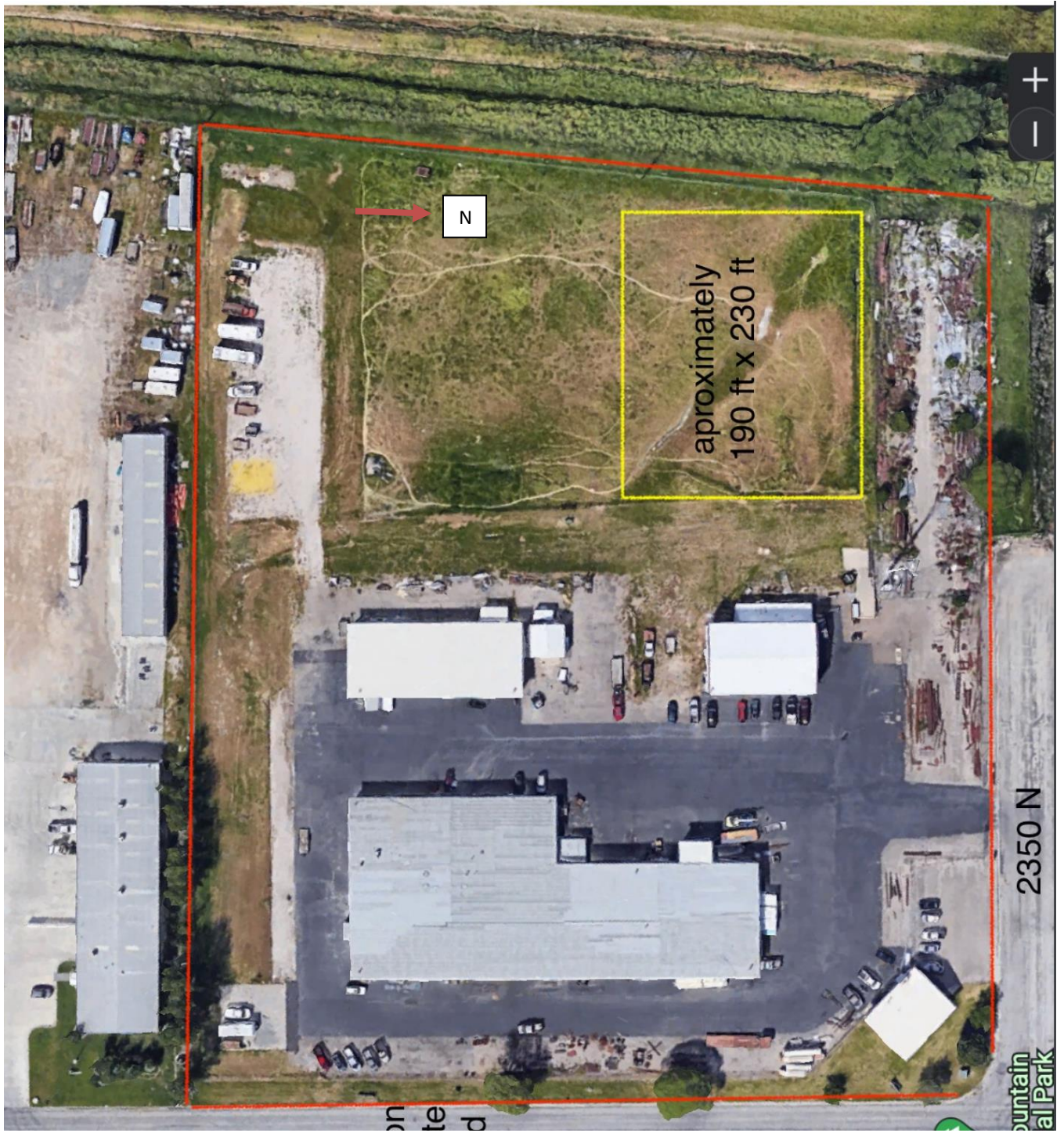
We would be providing a service to contractors in the area.

Paved parking is provided on the 9.66 acres.

Large trees on the north side of the property that will buffer the storage yard.

Just for clarification, this proposed storage yard would not be used for auto storage or salvaged vehicle storage. It is for contractors equipment and vehicles.





2350 N

Mountain  
al Park



Map 1

