

To: Weber County Planning Commission  
September 2, 2022  
RE: KHR Site Development, West Weber

ATTN Weber County Planning Commission:

KHR Holdings, LLC located at 8488 S State Street Midvale, UT 84047 requests approval for the construction of a 50,000 square foot clear span warehouse located at 791 S 9300 W Ogden, UT 84404. Building is ready for construction as soon as preliminary design is approved. Below you will find some highlights of the property and project. As part of the submittal for review, we have excluded an Outdoor Lighting Plan and a Signage Plan. The Outdoor Lighting Plan is not applicable to our area and the signage plan will be submitted for permit at a future date if needed. There are no plans currently to add signage to the building.

- KHR acquired property in August of 2021
- 2 tenants currently occupy property, Harvest and Pinnacle Manufacturing
- Total parcel is 36.81 acres with approximately 25 acres undeveloped
- Metal building manufacturer is Western Steel Buildings
- General Contractor is Silverbrook Construction, LLC out of Fillmore, UT
- Proposed building will occupy SW corner of property, approximately 2 acres
- Proposed building will be a basic insulated metal building
- Floor plan will only include stub ups for utilities and one demising wall running north to south
- Space will be built to suit by future tenants
- Building will be marketed to the manufacturing/industrial sector
- Negotiation for to lease a portion of the building is in progress from a tenant that currently occupies part of the site, (Harvest)

We appreciate the collaborative process thus far with the Planning Commission and look forward to additional questions and input moving forward.

Sincerely,

Chad Spencer  
Owners Rep  
KHR Holdings, LLC