



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request to amend an existing site plan for Kimberly Clark by expanding the guard station to include a private fitness room/ gymnasium.

**Agenda Date:** Wednesday, August 13, 2014

**Applicant:** Kevin Thompson – Kimberly Clark Corporation, Mark Hilles – Mountain West Architects

**File Number:** CUP 2014-18 (DR 2010-03, MSP 2007-09, MSP 2006-01)

### Property Information

**Approximate Address:** 2010 N Rulon White Blvd., Ogden, Utah 84404

**Project Area:** Parcel Area: 133.48 acres / Site Area: 5,000 sqft.

**Zoning:** Manufacturing -1 Zone (M-1)

**Existing Land Use:** Manufacturing - Toiletries

**Proposed Land Use:** Manufacturing - Toiletries

**Parcel ID:** 19-041-0076

**Township, Range, Section:** T7N, R1W, Sections 36

### Adjacent Land Use

<b>North:</b> Manufacturing	<b>South:</b> Manufacturing
<b>East:</b> Manufacturing	<b>West:</b> Manufacturing

### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8767

**Report Reviewer:** JG

## Applicable Ordinances

- 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)

## Type of Decision

**Administrative Decisions:** When the Planning Director is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

## Background

Kimberly Clark Corporation is requesting approval of an amendment to an existing conditional use permit site plan by expanding the guard station (accessory building) to include a private fitness room/ gymnasium. The building addition is intended to provide an expanded area for employees to gather and exercise.

The guard station is separate from the main manufacturing facility. The building currently is used for security, but also contains a large meeting area for training. The addition will allow for some of the interior areas to change and/or expand, including a large exercise room with locker rooms, restrooms, and showers for employees only.

The exterior will match the existing portions of the building with the same white insulated metal panels. The 83 foot by 60 foot addition will be 4,980 square feet. Minor landscaping adjustments will be made with the existing sidewalk to align with the buildings proposed entrances. All areas where sidewalks are removed will be replaced by turf grass.

The Kimberly Clark facility is located in an M-1 Zone, where the manufacture and packing of toiletries and paper is a conditional use. The guard station and training facilities are located in a separate accessory building, and the employee only fitness/ gymnasium use is accessory to only this corporation and the manufacturing use.

The Weber County Engineer's Office and the Weber County Building Official have responded with no significant concerns and will have any needed items addressed with the building permit. Culinary water and wastewater services already exist.

## Summary of Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for an amendment to a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Director needs to determine if the proposed addition meets these requirements.

### Section 108-4-4 Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The typical negative impacts of noise, dust, vibration, etc. have already been mitigated with the original approval for the toiletries processing site. The addition to the guard station building to include an expanded locker room and exercise area will not produce additional negative impacts. The proposed addition will use the same materials on the exterior of the building to match the existing areas.
2. The proposed location of the building complies with all use and setback requirements listed in the Land Use Code.

This application to amend the site plan of an existing conditional use may be approved administratively since it meets all Land Use Code requirements particularly:

### Section 102-1-2 Administrative Authority

The Planning Director, or designee, is authorized to deny, approve, or approve with conditions an application for an administrative approval. Administrative approval can be given for the following applications: site plans with buildings under 10,000 square feet located on a parcel less than one acre in size, home occupations with or without visiting clientele, combining of lots within an approved subdivision which meet ordinance requirements, minor subdivisions as defined by the subdivision definition, flag lots, access to a lot/parcel using a private right-of-way or access easement, and access to a lot/parcel at a location other than across the front lot line. The Planning Director may deny an application for an administrative approval if the use fails to comply with specific standards set forth in this ordinance or if any of the required findings are not supported by evidence in the record as determined by the Director. At the discretion of the Planning Director, the Planning Commission can hear the request for an administrative approval.

## Conformance to the General Plan

The Kimberly Clark Corporation proposal conforms to the General Plan by complying with all standards found in the Weber County Land Use Code. The project is located in an M-1 Zone where manufacturing with a large number of employees is anticipated.

## Conditions of Approval

- Compliance with the Weber County Land Use Code.
- Requirements of the Weber County Engineering Division.
- Requirements of the Weber-Morgan Health Department.
- Requirements of the Weber Fire District.
- Requirements of the Weber County Building Official.

## Staff Administrative Approval

Based upon the findings listed above, administrative approval for CUP 2014-18, expansion of an existing facility at Kimberly Clark to include an enlarged guard station and training building with an employee fitness room/ gymnasium is hereby approved this 13<sup>th</sup> day of August, 2014.



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Sean Wilkinson  
Weber County Planning Director

## Exhibits

- A. Application
- B. Site Plan and Building plans

# Weber County Conditional Use Permit Application

**Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401**

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) <span style="font-size: 1.2em;">CUP 2014-18</span>
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## Property Owner Contact Information

Name of Property Owner(s) Kimberly Clark Corporation - Kevin Thompson		Mailing Address of Property Owner(s) 2010 N Rulon White Blvd, Ogden, UT 84404	
Phone (801) 786-2435	Fax		
Email Address (required) kbthomps@kcc.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Mark Hillis		Mailing Address of Authorized Person 4590 Harrison Blvd. #100 Ogden, UT 84403	
Phone (801) 388-6052	Fax		
Email Address mark@mountainwestarchitects.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name Kimberly Clark Corporation Fitness Addition	Total Acreage 139.87	Current Zoning M-1
Approximate Address 2010 N Rulon White Blvd, Ogden, UT 84404	Land Serial Number(s) Parcel# 19-041-0076	

Proposed Use  
Assembly Group A-3 (Gymnasiums without spectator seating)

### Project Narrative

We are proposing a 4,885 sf addition to an existing 7,500 sf Guard station/Training building. This building is detached from the main manufacturing building. The current purpose of the existing building is for security with a large meeting area for training. There is a small fitness room which we are expanding. The new addition has a large exercise room with locker rooms, rest rooms and showers for Kimberly Clark employees only. On the exterior we are proposing white insulated metal panels to match the existing white insulated metal panels. There will be minimal site grading and landscaping required. Existing parking will accommodate this addition. The new rest rooms and showers will connect to the existing interior sew lines.

**Basis for Issuance of Conditional Use Permit**

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

With the addition attaching to a building separate from the main manufacturing facility the contractor should be able to control and minimize any negative impacts including odor, vibration, light, dust, smoke, or noise. The addition location will be far from any adjacent properties or buildings. With minimal site work the Storm Water Pollution Prevention shall be easily maintained.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

We will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

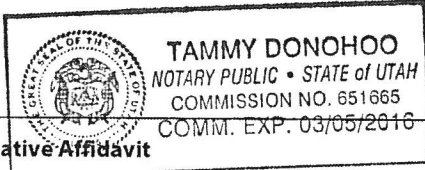
**Property Owner Affidavit**

I (We), Keril B Thompson depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 16 day of July, 2014



[Signature]  
(Notary)

**Authorized Representative Affidavit**

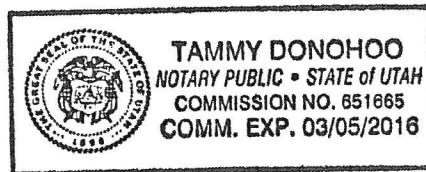
I (We), Keril B Thompson the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s) MARK HILES to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 16 day of July, 2014, personally appeared before me Tammy Donohoo, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature]  
(Notary)

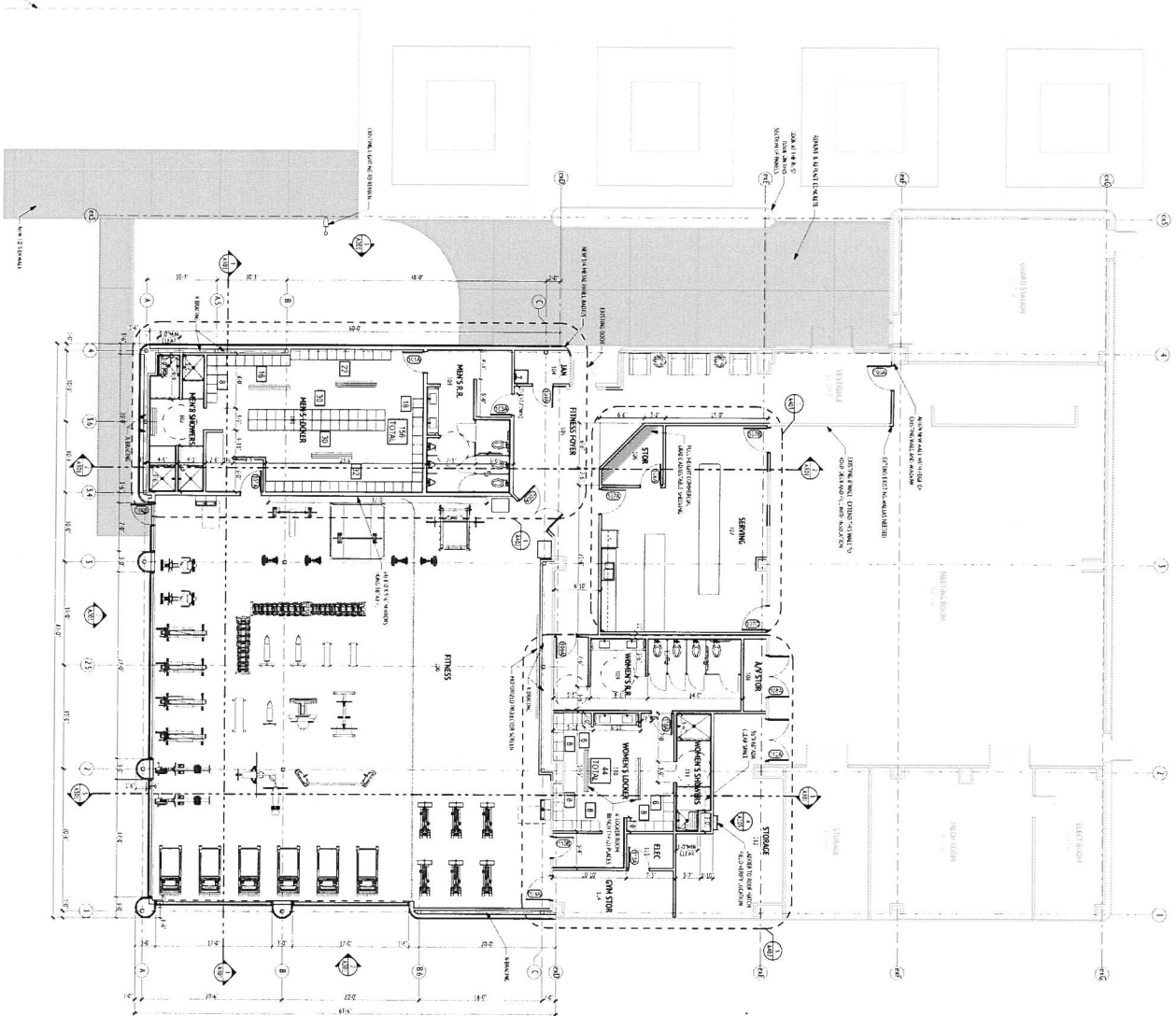








1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



- GENERAL NOTES:**
1. ALL WORK IS TO BE COMPLETED TO SCHEDULE.
  2. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  3. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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  10. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NOT FOR CONSTRUCTION

PROJECT: 04-011 KIMBERLY CLARK CYN  
SHEET NUMBER: **A102**  
SHEET TITLE: **FIRST FLOOR PLAN**  
DO NOT SCALE DRAWING

PROJECT: **PROPOSED FITNESS ADDITION FOR KIMBERLY CLARK CORPORATION**  
1141 W 2150 N OGDEN 84404  
MOUNTAIN WEST ARCHITECTS | 4190 HARRISON BLVD SUITE 100 OGDEN UT 84403 | PH: 801-473-7801 | WWW.PROFESIONALMOUNTAINWEST.COM

REV	DATE	DESCRIPTION
1	11-14-2014	ISSUED FOR PERMITS

SAL:   
**MOUNTAIN WEST ARCHITECTS**

