

WESTERN WEBER PLANNING COMMISSION

AMENDED MEETING AGENDA

October 8 , 2019

5:00 p.m

- *Pledge of Allegiance*
- *Roll Call:*

Petitions, Applications, and Public Hearings

1. Administrative items

1.1 DR 2019-14: Consideration and action on a design review for a 59,152 square foot warehouse building located at 1300 W 2150 N, Ogden

Applicant: Pinshon Properties, Ron Hales, Staff Presenter: Steve Burton

2. Public Comment for Items not on the Agenda
3. Remarks from Planning Commissioners
4. Planning Director Report
5. Remarks from Legal Counsel
6. Adjourn to Work Session

WS1: Discussion regarding the state-mandated moderate income housing plan updates.

Staff Presenter: Charlie Ewert

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open, public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
 - ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.
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Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a design review for a 59,152 square foot warehouse building located at 1300 W 2150 N, Ogden.
Type of Decision:	Administrative
Applicant:	Pinshon Properties
Authorized Agent:	Ron Hales
File Number:	DR 2019-14

Property Information

Approximate Address:	1300 W 2150 N
Project Area:	12.8 acres
Zoning:	Manufacturing (M-1)
Existing Land Use:	Vacant
Proposed Land Use:	Warehouse
Parcel ID:	19-064-0011, 0012, 0013
Township, Range, Section:	Township 7 North, Range 2 West, Section 36 SE

Adjacent Land Use

North:	Manufacturing	South:	Manufacturing
East:	Manufacturing	West:	Manufacturing

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Chapter 22 Manufacturing Zone (M-1)
- Title 108, Chapter 1 Design Review, Application and Review
- Title 108, Chapter 8 Parking Regulations

Summary and Background

The applicant is requesting approval of a design review application for a 59,152 square foot warehouse building located on approximately 12 acres. The building and site will be used to manufacture and store wood pallets. The site is located on lots 31 through 33 of the Weber Industrial Park Plat B. A building parcel designation (BPD 2019-04) was recently approved for the applicant to be able to build across property lines.

Analysis

General Plan: The proposed use conforms to the Western Weber General Plan by continuing the use of light manufacturing operations within the M-1 zone.

Design Review: The manufacturing zone mandates 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. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion. The proposed site plan shows 17 parking stalls. The parking chapter of the land use code (108-8) indicates that two spaces are required per three employees. There are enough parking spaces for 26 employees. If the applicant plans to have more than 26 employees on site, a new parking plan will need to be submitted. The proposal is not anticipated to create any traffic congestion or safety concerns.

Considerations relating to outdoor advertising. The submitted plans do not include any outdoor advertising. If the applicant wishes to have some outdoor advertising a signage plan that conforms to the Western Weber Signage Ordinance, LUC 110-1 must be approved by the Planning Division.

Considerations relating to landscaping. The proposed site plan indicates that at least 10 percent of the site will be landscaped, as required by Title 108, Chapter 1. The applicant will be required to provide a landscaping plan that shows specific materials to ensure that drought resistant materials are used.

Considerations relating to buildings and site layout. The proposed building is 59,152 square feet in size and will have three truck ramp docks. The proposed site plan shows the building towards the center of the 12 acre parcel. The proposed building meets the following yard setbacks listed in the M-1 Zone:

Minimum yard setbacks.

- a. Front: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
- b. Side: None except 20 feet where adjacent to a residential zone boundary and a side yard facing a street on a corner lot, and for single-family dwelling.
- c. Rear: None, except 20 feet where building rears on a residential zone and 30 feet for single-family dwellings.

The M-1 zone also states that not over 80 percent of lot area can be covered by buildings. The proposed building covers 10 percent of the current lot area.

An elevation of the proposed building is included as exhibit C. The silhouette and mass of the proposed building as well as all other characteristics of the site match the style of the other manufacturing buildings in the area.

Considerations relating to utility easements, drainage, and other engineering questions. The site plan shows the center landscaping buffer between 2150 North and the building as a 28,000 square foot detention pond. The applicant will be required to demonstrate compliance with all requirements of the engineering division prior to issuance of a building permit.

Staff Recommendation

The Planning Division recommends approval of file# DR2019-14, design review for a 59,152 square foot warehouse building located at 1300 W 2150 N, Ogden. This recommendation is subject to all review agency requirements and the following conditions:

1. If the applicant wishes to have outdoor advertising a signage plan that conforms to the Western Weber Signage Ordinance, LUC 110-1, must be approved by the Planning Division prior to issuance of a land use permit.
2. The applicant will be required to provide a landscaping plan that shows specific materials to ensure that drought resistant materials are used prior to issuance of a land use permit.

This recommendation for approval is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposal, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
3. The proposal, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed design implements quality development standards and will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Design Review Application
- B. Building Site Plan
- C. Building Elevation

Map 1



Weber County Design Review Application

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

Date Submitted / Completed <i>7/16/2019</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) <i>PINSHON PROPERTIES, LLC</i>		Mailing Address of Property Owner(s) <i>3521 E 100 N EGGON IA. 83442</i>	
Phone <i>208 589 1969</i>	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>MTHEOSTED @ Hotmail . com</i>			

Authorized Representative Contact Information

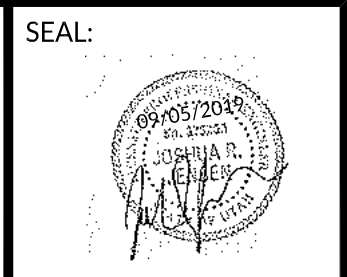
Name of Person Authorized to Represent the Property Owner(s) <i>RON HAVES</i>		Mailing Address of Authorized Person <i>489 N 100 E MORLAW, UTAH 84050</i>	
Phone <i>801 320 5855</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>RON.HAVES @ CENTREPOINTUT, COM</i>			

Property Information

Project Name <i>PINSHON PROPERTIES</i>	Current Zoning	Total Acreage
Approximate Address <i>1300W 2150N OGDEN UT 84404</i>	Land Serial Number(s) <i>19-064-0011, 19-064-0012 19-064-0013</i>	

Proposed Use
MANUFACTURING

Project Narrative
*DESIGN REVIEW FOR CHALLENGER FACILITY MANUFACTURING
BUILDING & SITE.*



177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054



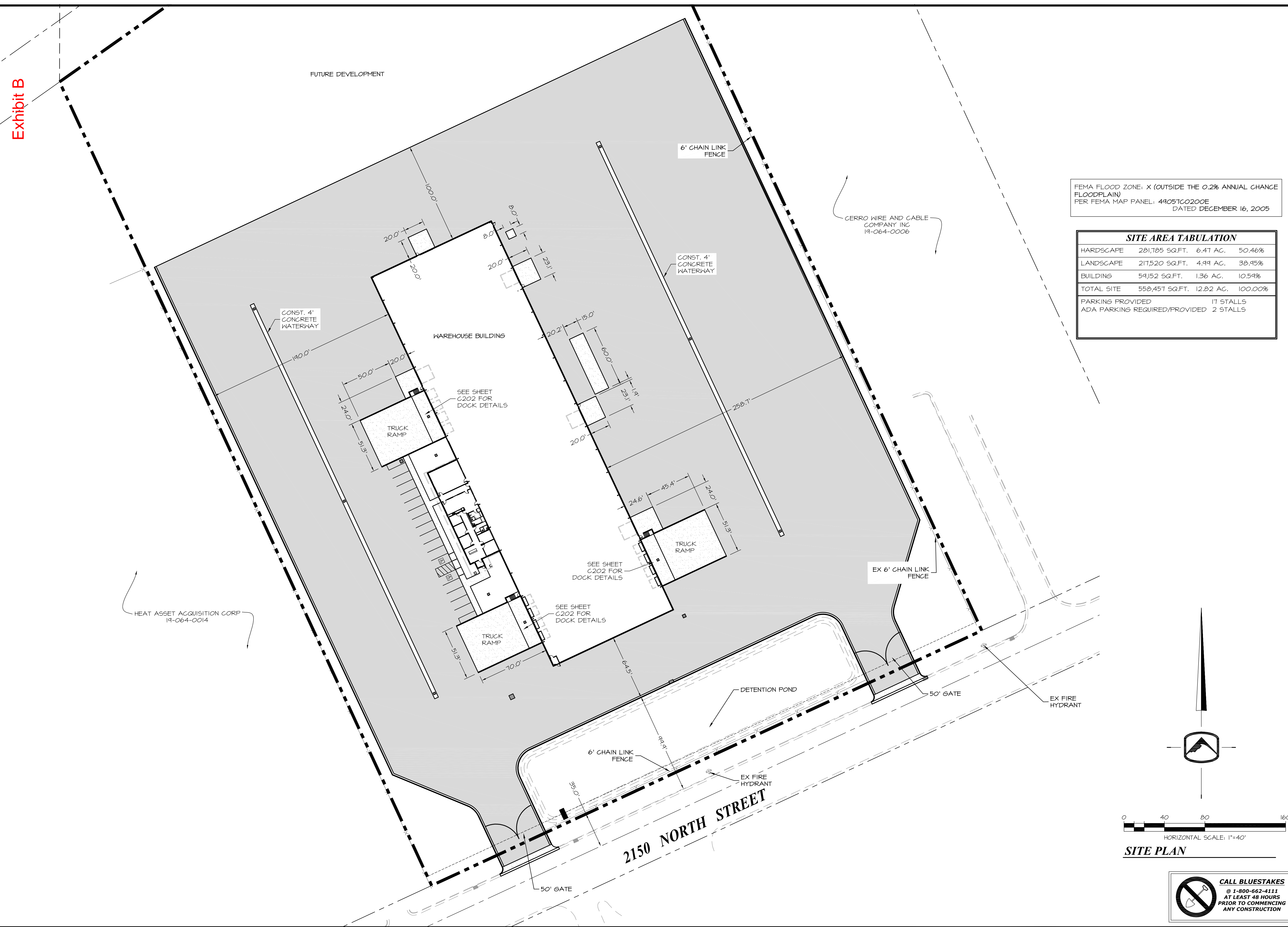
CHALLENGER PALLETS
 APPROX. 1175 WEST 2150 NORTH
 OGDEN, UTAH

DATE: 09/05/19
 PROJECT: 19-048
 DRAWN BY: C.G.R.
 REVISIONS:

SITE PLAN

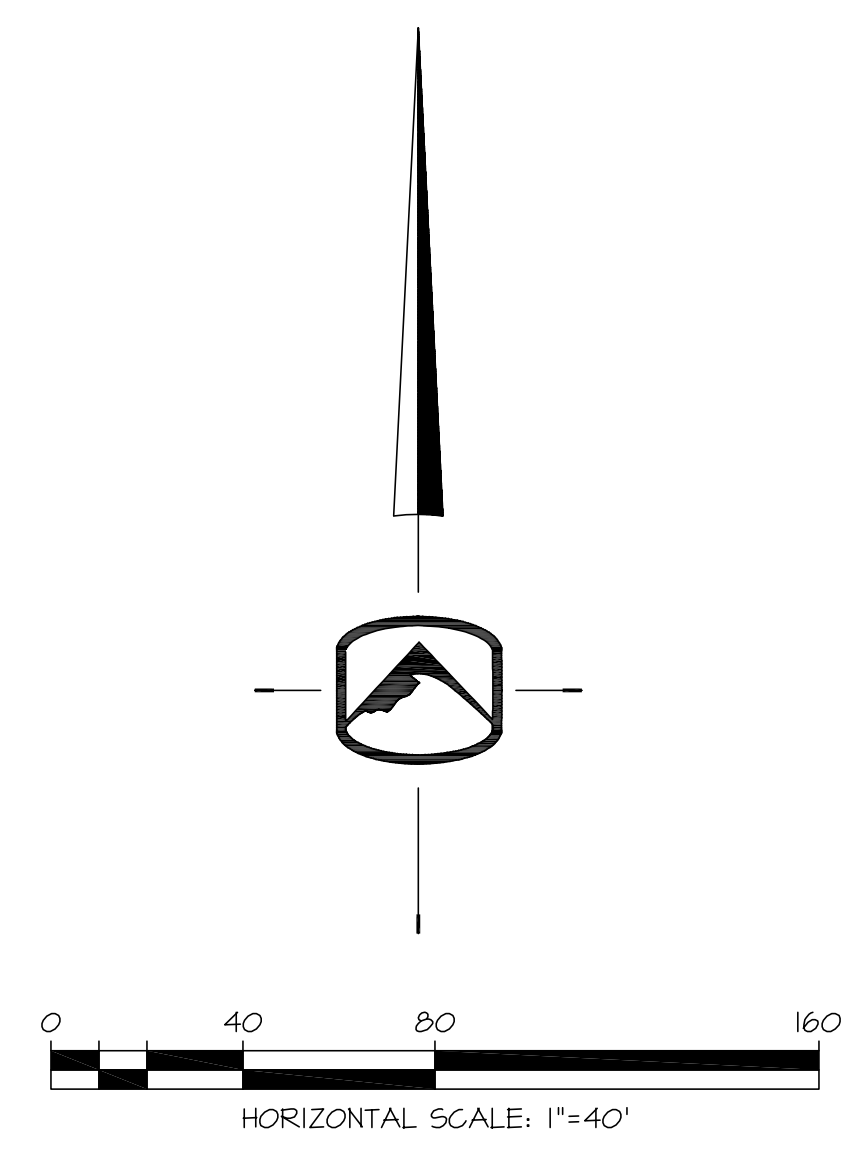
SHEET NUMBER:
C200

STRUCTURAL CIVIL SURVEY
 WWW.SILVERPEAKENG.COM



FEMA FLOOD ZONE: X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 PER FEMA MAP PANEL: 44051G0200E DATED DECEMBER 16, 2005

SITE AREA TABULATION			
HARDSCAPE	281,785 SQ.FT.	6.47 AC.	50.46%
LANDSCAPE	217,520 SQ.FT.	4.99 AC.	38.95%
BUILDING	59,152 SQ.FT.	1.36 AC.	10.59%
TOTAL SITE	558,457 SQ.FT.	12.82 AC.	100.00%
PARKING PROVIDED	17 STALLS		
ADA PARKING REQUIRED/PROVIDED	2 STALLS		



SITE PLAN

CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING
 ANY CONSTRUCTION

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

Exhibit C

OWNER:

CHALLENGER PALLET & SUPPLY, INC.
Pinshon Properties, LLC
Idaho Falls, Idaho
Contact: R. Tad Hegsted

ARCHITECT:

SANDERS ASSOCIATES ARCHITECTS
2668 Grant Ave, Suite 100
Ogden, UT 84401
Contact: M. Shane Sanders, AIA
Telephone: 801.621.7303

STRUCTURAL:

SILVERPEAK ENGINEERING
177 East Antelope Drive
Layton, UT 84041
Contact: Josh Jensen, SE
Telephone: 801.499.5054

MECHANICAL:

CUNNING & ASSOCIATES
4685 West 11600 North
Tremonton, UT 84337
Contact: Norm Cunning, PE
Telephone: 801.729.5047

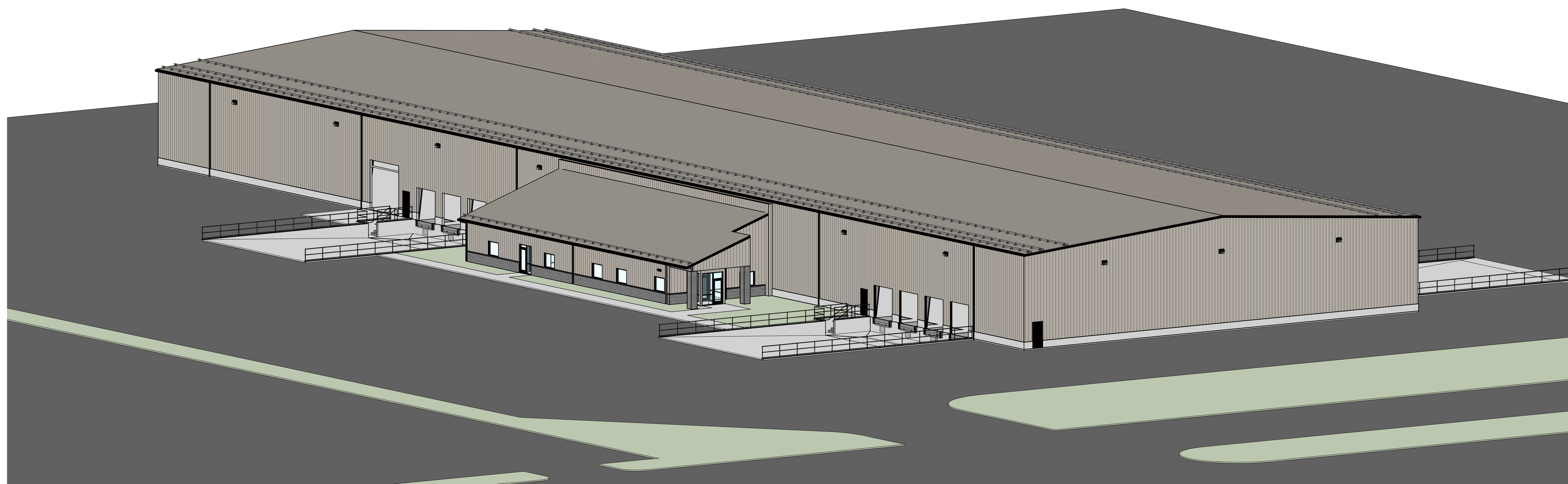
ELECTRICAL:

SINE SOURCE ENGINEERING
95 West Golf Course Road Suite 102
Logan, UT 84321
Contact: Shane Swensen, PE
Telephone: 435.787.1445

CONTRACTOR:

CENTER POINT CONSTRUCTION
Morgan, Utah
Contact: Ron Hales
Telephone: 801.330.5855

CHALLENGER PALLETS WEBER COUNTY INDUSTRIAL PARK



Consultant

Project Name

**CHALLENGER PALLETS
WEBER COUNTY INDUSTRIAL PARK**

APPROX. 2150 N. 1175 W., WEBER COUNTY, UTAH

Issued No.	Date	Description

Revision No.	Date	Description

SAA Project No. 219010

Drawing Title

COVER SHEET

Sheet Number

GI001