

Minutes for Western Planning Commission meeting of August 10, 2021, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm & Via Zoom Video Conferencing

Members present: Andrew Favero-Chair
Bren Edwards-Vice Chair
Wayne Andreotti
Sarah Wichern
Greg Bell
Bruce Nilson (via ZOOM)

Members Excused: Jed McCormick

Staff Present: Charlie Ewert, Principal Planner; Tammy Aydelotte Planner II; Scott Perks Planner III; Liam Keogh, Legal Counsel; Marta Borchert, Secretary; June Nelson, Secretary

- Pledge of Allegiance
- Roll Call

1. Minutes: April 14, 2020, July 14, 2020, April 13, 2021, March 9, 2021, July 13, 2021

Motion: Bren Edwards makes a motion to approve minutes April 14, 2020, July 14, 2020, April 13, 2021, and March 9, 2021. Commissioner Wichern would like to make a correction to a section on page 5 of July 13, 2021. Sarah Wichern seconds the motion. Motion carries (6-0).

2.1 LVM04222021: Request for preliminary approval of Mountain Views Land and Livestock Subdivision located at approximately 1900 S 7500 W, consisting of 21 lots, in the A-2 zone.

The applicant is requesting preliminary approval of Mountain Views Land and Livestock Subdivision, consisting of 21 lots. This proposal includes connection to a county, dedicated road (5100 West St), and creation/continuation of two county-dedicated roads (1900 South St, 7650 West St) located at approximately 1900 S 7500 W in the A-2 Zone. 7650 West Street will have a cul-de-sac at the south end, and 1900 South Street will eventually connect further west (approximately 3 miles to the west is where 1900 South Street continues west), at some point in the future. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The lot widths and areas in this proposed lot-averaged subdivision exceed the minimum requirements for a lot-averaged subdivision in the A-2 zone. The following is a brief synopsis of the review criteria and conformance with LUC.

As this proposed subdivision has sole access off of a dead-end street, Planning has been working with the applicant to establish an emergency egress to the west, connecting to the crossing approximately 3 miles west of the proposed development. An agreement and access easements must be recorded, with the final plat that requires development of a county-standard public access, at which time the County deems it necessary, as development continues.

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the A-2 Zone, and is a lot averaged subdivision (LUC 106-2-4). Single-family dwellings are a permitted use in both zones.

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-2 zone require a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision,

the minimum requirements are as follows: Lot area in the A-2 zone – 20,000 square feet. Lot width in the A-2 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

1. *The averaged area and width of all lots to comply with zone standards.* The averaged lot area and averaged lot width of all lots located within a lot-averaged subdivision shall be no less than the minimum lot area and minimum lot width found in the applicable zone or zones.
2. *Lot standards.* The lot area and lot width of an individual lot located within a lot-averaged subdivision shall be no less than shown in the following table, provided that the averaged area and width of all lots in the subdivision maintains compliance with (5)(a) of this subsection (b).

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-2 zone standards in LUC § 104-2. The proposed subdivision will create/continue two public streets.

Review Agencies: Weber Fire District, and Engineering have approved this proposed subdivision. Surveying has not yet approved this subdivision, however, they are fine with a preliminary approval from the Planning Commission. Planning has recommended approval conditioned upon meeting all review agency requirements and an egress shall be shown as an easement, to the west of the proposed subdivision.

Culinary water and sanitary sewage disposal: West Warren-Warren Water has provided confirmation of capacity to serve this 21-lot subdivision. Secondary water requirements will need to be met in order for West Warren-Warren water to issue a will-serve letter, which will be required prior to appearing before the Planning Commission for a recommendation of final approval. An unconditional final approval letter, which indicated approval of improvement plans, will be required prior to appearing before the County Commission for final approval. Weber-Morgan Health Department has issued feasibility for septic systems for this subdivision.

Tammy Aydelotte says that the development off of a dead-end substandard road will need an egress for a safe exit. Commissioner Bell asks when would an egress be put in? Would it be before or after the homes are built? Tammy Aydelotte says that a portion of the road would need to be secured before they come before the County Commission. Charlie Ewert said that a 20 foot wide 75,000 would be enough for a fire engine to be on that road. They would not be required to build the egress to full county standards. A Commissioner asks if 7500 W will need to be brought up to County standards. Tammy Aydelotte says that the part by the development would need to be brought up to County standards. Andrew Favero asks who will maintain the road until it is a county dedicated road. Tammy Aydelotte says that the owner will maintain the road until it is dedicated to the county. The development agreement typically address maintenance of the roads.

John Price –owner and developer 646 S 7500 W, West Warren, Utah says that he will keep the egress clear. He has the ability to clear the snow and other maintenance needs.

Bren Edwards is concerned about a nearby railroad crossing that is often blocked by trains for days. Charlie Ewert says that the county owns a right of way in the area, but there is no official public access. Although, the crossing is not gated and regularly used by hunters. Greg Bell says that the train at the particular crossing is often a 30 minute wait.

Commissioner Edwards says that this is a really rough area to build a road/egress.

Charlie Ewert says that we can have the developer put money aside for a bridge. Andrew Favero says that he does not want developers to piggy back the east side of 7500 and the west side of 7500. They each need to be responsible for their own improvements. 10100 West needs a railroad crossing there. The railroad is not willing to put in a crossing. Wayne Andreotti says that we need another way going east. Charlie Ewert—1800 to connect to 21st. Sarah Wichern says the 7500 is not a full standard road, but sufficient for this subdivision. Charlie said that in the future we will have code in place to redesign road to full buildout for a standard road. We will know the cost per linear frontage for each lot for the road to be improved by the development. It will be proportionate to the traffic impact by the development.

MOTION: Commissioner Edwards made a motion to recommend preliminary approval of Mountain Views Land and Livestock Subdivision, a lot-averaged subdivision, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. Prior to scheduling for final approval with the Planning Commission, West Warren-Warren Water must issue a will-serve letter.

2. That prior to final approval with the Planning Commission, a secondary egress, that we can see the right of way line and that it is secured and that the applicant as mutually agreed by the applicant and the County, on that line. The development agreement can come prior to recording.
3. A table must be shown on the final plat, showing lot area and widths for all lots within this subdivision, along with the calculated average for each. It must be noted, under the name of the subdivision, that this is a lot-averaged subdivision on the final plat.
4. Updated letter from Health Department for sewer system.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

Motion was seconded by Wayne Andreotti. Motion carries (6-0).

2.3 DR2021-05: Consideration and action on Design Review approval for the Weber Storage Sheds at approximately 1800 Rulon White Dr.

The address is clarified to be 1957 North Rulon White Blvd.

The applicant is requesting an administrative design review approval of a proposed indoor self-storage facility in the M-1 Zone and Weber Industrial Park. The applicant has designed the proposed structure to be primarily constructed of color matched decorative masonry stone/cement block along the frontage with Rulon White Blvd. (front), color matched metal sheeting (sides), and decorative masonry stone/cement block (rear), with standard Galvalume metal roofing (see **Exhibit A**). The project includes a large wrap-around storage building (~45,000 sq. ft.), a large center storage building (~32,000 sq. ft.), a smaller stand-alone storage building (~2,500 sq. ft.), and an on-site office (~1,350 sq. ft.) for a total building area of about 82,000 sq. ft.

Zoning: The proposed structures are located in the M-1 zone. This zone allows for indoor self-storage for personal and household items as a permitted use. The M-1 zone does not allow for any dwelling units except for a night watchman or guard and their family. Additional review would be required if such a use were proposed by the applicant.

Minimum lot width: 100 feet;

- The lot is 347.85 feet wide

Minimum front yard setback: 50 feet (On ROWs of 80 feet or wider. Rulon White Blvd. is 80 feet wide);

- The proposed structures are a minimum of 57 feet from the front lot line.

Minimum side yard setback: None;

- The proposed structure is 5 feet from the North side lot line and 10.85 feet from the south side lot line (accommodates the 10-foot PUE that runs along the south lot line).

Minimum rear yard setback: None;

- The structure is 0 feet from the West rear lot line.

Building Height: Minimum height of 1 story and a maximum height of 35 feet.

- The proposed structures are one story and 16 feet tall at their tallest point.

Lot Coverage: 80 percent maximum lot coverage ratio.

- With about 82,000 sq. ft. of proposed structures (1.88 acres), and a total lot area of 3.258 acres, the lot coverage ratio = 57.7%

Design Review: All new commercial and manufacturing structures in the M-1 Zone requires a design review (as

outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. LUC §108-1-2(a) indicates that design review applications for buildings in the M-1 zone with a footprint of more than 10,000 square feet, and which impact an area of more than one acre, must be reviewed and approved by the Planning Commission.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Considerations for Design Review, per LUC Sec. 108-1, is given to the following criteria. Staff Analysis follows each criteria:

- *Traffic safety and traffic congestion:*

- The project will take access directly off of Rulon White Blvd. through a primary access and egress drive. The proposed layout also provides for an emergency vehicle access that is accessible across an all-weather access surface and through a crash gate. The proposal will increase traffic along Rulon White Blvd., but is not anticipated to cause congestion. The project incorporates 4 visitor parking stalls and 1 ADA stall for a total of 5 stalls adjacent to the leasing office.
- Per LUC Sec. 108-8-4 (Parking Space for Non-Dwelling Buildings and Uses), uses not listed in the common use table shall have their parking requirements established by the Planning Commission based on a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

Planning staff believe that 5 stalls (1 ADA and 4 standard stalls) is sufficient for the anticipated customer demand. The majority of visitors will already have leases for storage units and will not need parking. Spaces will only be needed for new customers of those seeking customer service.

- *Outdoor advertising:*

- At present, the applicant has not proposed the installation of any associated signage. Any future signage will need to be reviewed through a separate design-review application.

- *Landscaping:*

- The project must use landscaping and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to conceal storage areas, or to provide a visual break from the monotony of building materials.

The project is required to include a minimum of 10% landscaped area for the site with consideration of drought resistant and water conserving landscape materials.

The proposed landscaping plan incorporates a landscaped area totaling 0.69 acres. This equates to 21% of the overall site area.

The proposed landscape plan meets the minimum standards of LUC Sec. 108-1-4(c). by meeting the minimum planting sizes for trees and shrubs, minimizing the use of turf grasses (0%), utilizes automatic drip irrigation for 100% of the landscaped area for water conservation, and employs a decorative gravel mulch for ground cover.

Planning staff believes that more robust and taller plantings could help to break up the long and monotonous facades along the side lot lines of the development. The zero set back proposed along the rear lot line backs up to an existing detention pond/basin. As such, the rear façade is less of a design concern.

As a recommendation, staff would like to see an updated landscaping plan to address this concern. However, the applicant has indicated that they will be updating their landscaping plan accordingly and will bring the updated plan to the Planning Commission meeting for consideration.

- *Building and site layout:*
 - The site plan and building elevations show that the proposed buildings are compliant with the sitedevelopment standards for the M-1 Zone.
 - As a condition of approval, staff recommends that the applicant submit a more detailed architectural elevation of the leasing office. However, the applicant has indicated that they will bring an updated elevation plan to the Planning Commission meeting for consideration.
 - As a conditions of approval, staff recommends that the applicant submit a formal color pallet and materials board for review by the Planning Commission. However, the applicant has indicated that they will bring a color pallet and materials board to the Planning Commission meeting for consideration.
- *Utility easements, drainage, and other engineering questions:*
 - The proposed structure does not conflict with any existing easements or drainage on the lot.
 - The proposal must meet all review agency requirements, including the requirements of the Engineering Division for storm water detention/retention.

Commissioners asked if there is on street parking and if anyone will be living on site. Planners say that they are not aware of if there is any on street parking, but feels that the proposed parking will be adequate for this business. There is no proposal at this time to have anyone live on site, but zoning would allow it.

Per request of the staff, the landscaping plan has been updated to reflect more coverage or screening of the long outside walls and provide more color. There will be no screening on the rear side.

Curb, gutter and sidewalk are part of this zone, but all the businesses in the area have a deferral for sidewalks. The Commissioners agreed that none of them like the sidewalk deferral but should continue it to be fair.

Geneva Blanchard, 1352 W 1050 N Farr West brought examples of color and texture samples of the building material. The material will be block walls. There will be a black metal wrought iron fence and gates on the front of the property. The rest will be chain link.

MOTION: Greg Bell moves to approve this proposal with the following: The Planning Division recommends approval of file #DR 2021-05 subject to all review agency requirements and the following conditions:

1. A deferral agreement must be signed and recorded by the applicant to ensure that a sidewalk is installed along the entire property line that abuts Rulon White Blvd. at a time that is desired by the County.
2. Any future proposed signage will need to be reviewed through a separate design-review application.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project conforms to the 2003 West Central General Plan.

Motion was seconded by Sarah Wichern. Motion carries (6-0).

3. Public Comments for items not on the agenda: There was no public comment.

4. Remarks from Planning Commission: Greg Bell said that a concerned citizen had contacted him about the General Plan. In a previous meeting the citizen saw that a line was drawn through his house and a park was also on his property. How does the County acquire property if the owner doesn't want to sell it? Charlie Ewert reminded everyone that the General Plan was just that, -general. It is not set in stone. Things can change. If the citizen is ok, the plan might go on. Greg Bell stated that there could be other alternatives such

as going around the property or a totally different route. Charlie Ewert says that the county will look at all options. The public needs to be educated about future plans. The General Plan is a guiding document. There is a way for residents to map their comments through the County web site. Chair Favero said that he would like to see citizens more involved and be more understanding about how the plan works. Everyone agreed that this would make the future plans much more agreeable to the public. The plan is intended for future owners of the properties.

Commissioner Wichern says that Uintah has been negatively impacted by Skyline Drive. People need to know that there is an intent in place by the General Plan. Current owners may not be affected by the plan but it is important that the future owners know the intent in place. Then they won't be surprised that there may be a road intended there. Most people don't realize that Uintah is in the Western Weber Planning area. Uintah needs more input from residents. Chair Favero says that people need to be open minded about future plans when they may not even own the property. Mr. Bell states that many properties have been owned by multiple generations. The General Plan is flexible and the residents should be as well. Charlie Ewert says that many people tell him that Weber County should not develop the land—just leave it for agriculture. Wayne Andreotti says that it is a supply and demand market. People are concerned about property rights. The plan has to facilitate roads for sustainability. We need to educate people to change. We should look to the future. There is not enough agriculture in Utah to feed the people of Utah. Farming is not an easy job. Chair Favero said that he hated seeing the first subdivision go in about 50 years ago. We need input and understanding for change and the General Plan. Agriculture will change in the future. Bren Edwards says that we need 3 things: To be Open Minded, Education, Understanding. These are living documents. Charlie Ewert says that the goal is never to tear a house down. There will be an open house in October. No formal date yet. We really would like to have public comments and opinions. It would be nice to have constructive input not just "I hate it", "don't do", "this isn't going to work", etc. People want to participate. There is a flyer that will be sent out with utility bills for the open house.

Commissioner Bren Edwards says that they appreciate the staff for all the work and difficulties in recording the minutes.

Planning Director Report: Welcome to June Nelson as a new staff. She will be taking over for Marta Borchert.

Remarks from Legal Counsel: no comments

Meeting Adjourned at 6:45 pm