

Minutes of December 18, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III

1. Administrative Items

1.1 DR2024-08: Request for design review approval of a 7,200 SF PEMB Storage Warehouse for Kimberly Clark Corporation facility.
Planner: Tammy Aydelotte

Planner Tammy Aydelotte presented a request for design review approval of a proposed pre-engineered metal building (PEMB) storage warehouse located at approximately 2010 North Rulon White Boulevard on the Kimberly Clark Corporation site.

Ms. Aydelotte explained that the proposal qualified for administrative review because the building is less than 10,000 square feet in size and disturbs less than one acre. Therefore, Planning Commission review was not required under the applicable ordinance provisions.

The applicant is proposing the storage warehouse as an accessory use to the existing manufacturing facility on the site. As part of the design review process, staff evaluated traffic, parking, landscaping, site layout, setbacks, and other applicable development standards.

Ms. Aydelotte stated that the existing site already exceeds the minimum landscaping requirements, with more than 20 percent of the property landscaped. Because the proposal consists of a storage facility accessory to the existing industrial use, staff determined that additional parking and traffic circulation analysis was not necessary. She further noted that the proposed building is located toward the interior of the property and is generally screened from public streets.

Staff found that the proposed structure exceeds the minimum setback requirements for the M-1 Zone. Ms. Aydelotte also stated that no maximum building height applies within the zoning district. Based on staff's review, Planning staff identified no concerns with the proposal.

Staff recommended approval of the request subject to the condition outlined in the staff report regarding future signage. Ms. Aydelotte noted that the applicant had indicated that no signage was proposed as part of the project.

Planning Director Rick Grover asked whether the applicant wished to provide any comments for the record. No comments were provided.

Director Grover stated that he had no concerns with the proposal and approved the request subject to the conditions and findings contained in the staff report.

Planning Director Rick Grover approved File No. DR2024-08, a request for design review approval of a 7,200-square-foot PEMB storage warehouse for the Kimberly Clark Corporation facility, subject to the conditions and findings outlined in the staff report.

Adjournment 4:02 pm
Respectfully Submitted,
Marta Borchert