

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**April 28, 2021**  
**4:00 to 5:00 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/83860554317>

Meeting ID: 8386 055 4317

1. LVG12212020 Request for final approval of Weber Industrial Park Plat "A" 2nd Amendment, consisting of 2 lots. *Presenter Tammy Aydelotte*
2. UVB 10082020 Consideration and action on an administrative application, final approval of Buhley Subdivision, consisting of 1 lot. *Presenter Tammy Aydelotte*

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*The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser:*

Meeting ID: Meeting ID: 838 6055 4317

*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*





# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Request for final approval of Weber Industrial Park Plat "A" 2nd Amendment, consisting of 2 lots.
<b>Agenda Date:</b>	Wednesday, April 14, 2021
<b>Applicant:</b>	Four Star Investments, Owner
<b>File Number:</b>	LVG12212020

### Property Information

<b>Approximate Address:</b>	2458 N. Rulon White Blvd., Ogden, UT 84404
<b>Project Area:</b>	9.996 acres
<b>Zoning:</b>	Manufacturing Zone (M-1)
<b>Existing Land Use:</b>	Commercial/Manufacturing
<b>Proposed Land Use:</b>	Commercial/Manufacturing
<b>Parcel ID:</b>	19-228-0001, 19-228-0004, 19-228-0002, 19-228-0005
<b>Township, Range, Section:</b>	T7N, R2W, Section 36 NE

### Adjacent Land Use

<b>North:</b>	Commercial	<b>South:</b>	Gun Range
<b>East:</b>	Commercial	<b>West:</b>	Rulon White Blvd.

### Staff Information

<b>Report Presenter:</b>	<b>Tammy Aydelotte</b> taydelotte@co.weber.ut.us 801-399-8794
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 22 (M-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)

## Background

The applicant is requesting approval of Weber Industrial Park Plat "A" 2nd Amendment Subdivision consisting of two lots, located at approximately 2458 N. Rulon White Blvd., Ogden, UT 84404, in the M-1 Zone. The proposed lots within this subdivision meets the minimum lot width requirements of this zone (100'). Access for these lots will be from 2350 North St., and Rulon White Blvd. The purpose of this subdivision is to combine four parcels into two legal lots of record.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by expanding light industrial/manufacturing uses in existing manufacturing areas, in order to assist with stabilization of the tax base.

**Zoning:** The subject property is located in a Manufacturing (M-1) zone. The land use requirements for this zone are stated in the LUC§ 104-22 as follows:

*"The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation."*

**Small Subdivision:** As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in M-1 zone (LUC 104-22). The proposed subdivision will not create any

new public streets. The proposal meets the criteria for a “Small Subdivisions”, as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-5-7, the M-1 zone has no minimum lot area requirements, but does require a minimum of 100’ in lot width. The proposed subdivision is a two lot subdivision that fronts two county roads identified as 2350 North Street, and Rulon White Blvd.

Review Agencies: The proposed subdivision has been reviewed, but not yet approved by Engineering and the County Surveyor. Weber Fire District has approved this subdivision.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, pathways, and other issues which are discussed in the General Plan.

## Staff Recommendations

Staff recommends final approval of Weber Industrial Park Plat “A” 2nd Amendment, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The vacation ordinance must be recorded prior to recording the final plat.

This recommendation is based on the following findings:

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

## Administrative Approval

Administrative final approval of Weber Industrial Park Plat “A” 2nd Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: **Wednesday, April 14, 2021.**

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Rick Grover  
Weber County Planning Director


## Exhibits

- A. Application
- B. Subdivision Plat

Area Map



# Exhibit A - Application

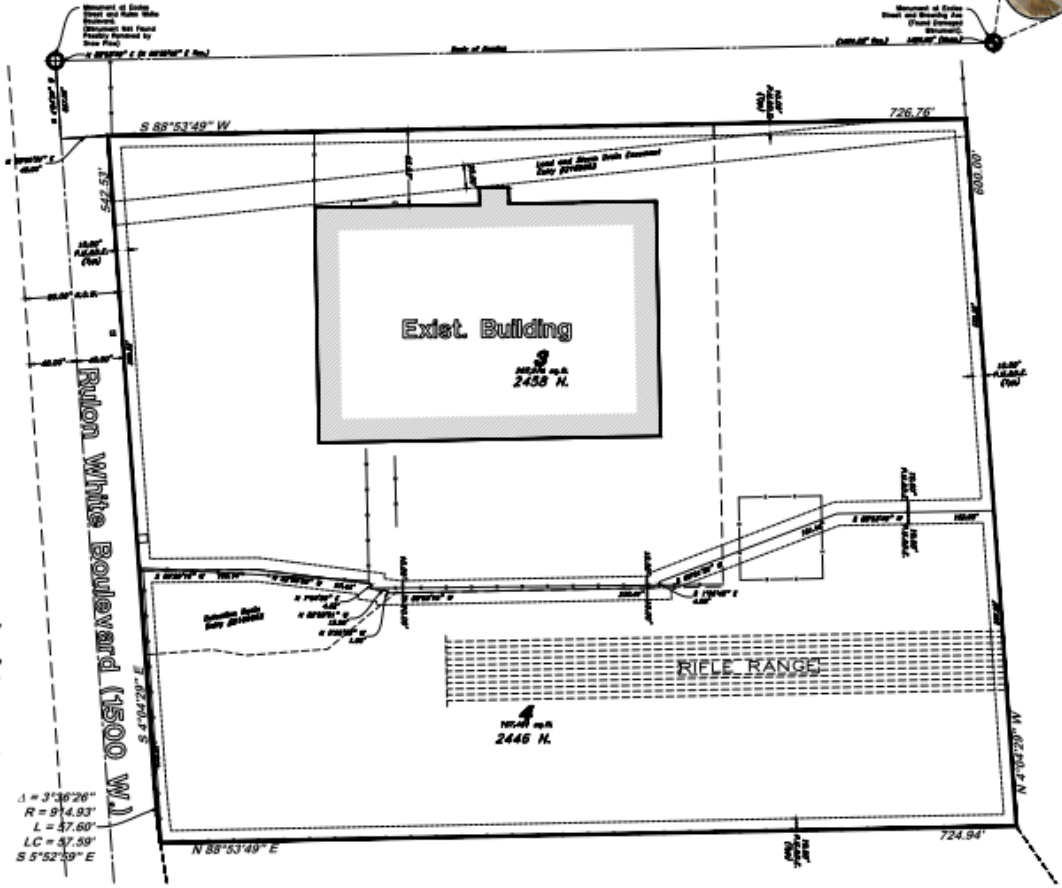
<b>Weber County Subdivision Application</b>			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Subdivision and Property Information</b>			
Subdivision Name <i>GVH Distribution</i>			Number of Lots <i>1</i>
Approximate Address <i>2458 N. Kulon White Blvd</i>		Land Serial Number(s) <i>192280004</i>	
Current Zoning <i>Commercial</i>	Total Acreage <i>2.013</i>		
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment <i>Central Weber</i>	
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <i>GVH Family of Companies</i>		Mailing Address of Property Owner(s) <i>608 Northwest Blvd., Suite 102 Coeur d'Alene, ID 83814</i>	
Phone <i>806-795-2453</i>	Fax		
Email Address <i>riverstonerc@gmail.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <i>Kraig Arry</i>		Mailing Address of Authorized Person <i>E.R. Bailey Construction 1234 N. Washington Blvd. Ogden, UT 84404</i>	
Phone <i>801-430-5128</i>	Fax		
Email Address <i>Kraig.arry@ekbailey.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Surveyor/Engineer Contact Information</b>			
Name or Company of Surveyor/Engineer <i>Great Basin Engineering</i>		Mailing Address of Surveyor/Engineer <i>5746 S. 1475 E. #200 South Ogden, UT 84403</i>	
Phone <i>801-394-4515</i>	Fax		
Email Address <i>PCA@greatbasineng.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Owner Affidavit</b>			
I (We), <u>Joseph E. Schmidt</u> , 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this _____ day of _____, 20_____.			

# Weber Industrial Park Plat "A" 2nd Amendm

All of Lots 1 & 2, Weber Industrial Park Plat "A" Lot 8 Amended, being a part of the North 1/2 of Section 36, T7N, R2W, SLB&M, U.S. Survey  
 Weber County, Utah  
 January 2021

I, Andy Hubbard, do hereby certify that I have personally verified all measurements on this plat and that all measurements have been found or placed as shown on this plat and are correct.

I, the undersigned, own the streets (Private Streets, Private Amenities), and do hereby certify that the same shall be used as public streets under the laws designated in this plat, the same to be in full, complete, and permanent application or they be public streets.



7VE requested by Study they the Plat and Adjusting the

In Court before my Seal

7VE requested by Study they the Plat and Adjusting the

Not designated I have approved that the building has only with

$\Delta = 3^{\circ} 36' 26''$   
 $R = 914.93'$   
 $L = 57.60'$   
 $LC = 57.59'$   
 $S 5^{\circ} 52' 59'' E$

APPROVED  
 Andy Hubbard, Surveyor  
 2021



**WEBER COUNTY ACCEPTANCE**  
 This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision, have been formally approved and accepted by the Commissioners of Weber County, Utah this day of \_\_\_\_\_, 2021.  
 Chairman, Weber County Commission

**WEBER COUNTY SURVEYOR**  
 I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval for this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
 Chairman, Weber County Planning Commission

**WEBER COUNTY ENGINEER**  
 I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of financial guarantees is sufficient for the Subdivision these improvements.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.



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Rick Grover  
Weber County Planning Director

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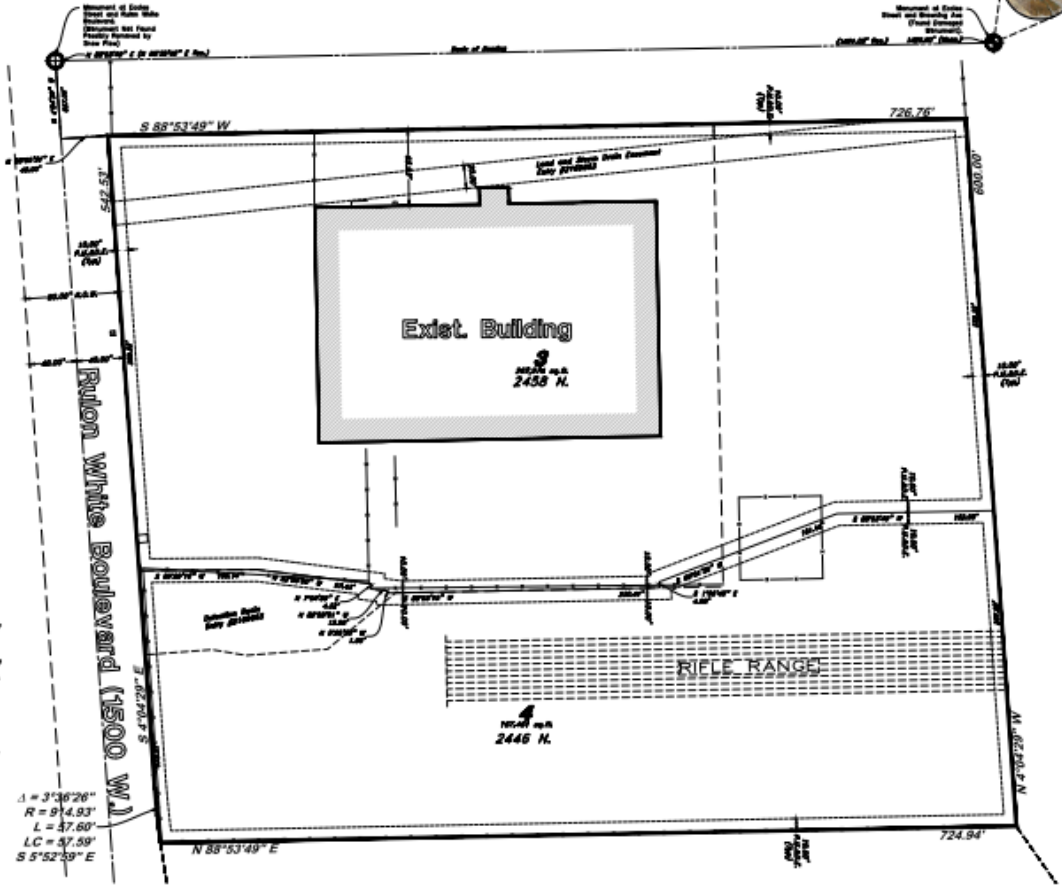
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Email Address <i>PCA@greatbasineng.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Owner Affidavit</b>			
I (We), <u>Joseph E. Schmidt</u> , 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
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 Weber County, Utah  
 January 2021

I, Andy Hubbard, do hereby certify that I have personally verified all measurements on this plat and that all measurements have been found or placed as shown on this plat and are correct.

I, the undersigned, own the land shown on this plat and I hereby certify that the same is to be used as public streets and that the same is to be used as public streets and that the same is to be used as public streets and that the same is to be used as public streets.



7VE  
 requested by Study they the Plat and Adjusting the  
 'Decl (N 89°20'49" E  
 the intersection of State and Centre Street &  
 the State of Nevada. At  
 if that the monument is  
 if has been established, in  
 if for another Survey and  
 if by the record,  
 if as shown on this plat.

Let designated  
 I have approved  
 that the building  
 has only with

$\Delta = 3'36.26"$   
 $R = 9'4.93"$   
 $L = 57.60"$   
 $LC = 57.59"$   
 $S 5'52'59" E$

ENGINEER  
 Andy Hubbard  
 2021 Y. Utah Reg. No. 1011



**WEBER COUNTY ACCEPTANCE**  
 This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision, herein were lawfully approved and accepted by the Commissioners of Weber County, Utah this day of \_\_\_\_\_, 2021.  
 Chairman, Weber County Commission

**WEBER COUNTY SURVEYOR**  
 I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibility and/or liabilities associated therewith.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
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 Chairman, Weber County Planning Commission

**WEBER COUNTY ENGINEER**  
 I hereby certify that the required public improvement conditions and drawings for this subdivision conform with County standards and the amount of financial guarantees is sufficient for the Subdivision these improvements.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

All of Lot 1 & 2 in Book 63 page 452  
 Run and identify in beginning of the 637.60 feet South of Rulon White Boulevard  
 Run South 80 feet the North 87°13 distance of 57.60 feet  
 Run North 64°0'28"

Fourstar Ave  
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