



## PLANNING COMMISSION MEETING

MAY 01, 2024 AT 6:00 PM

**MEETINGS NOW HELD IN THE NEW PUBLIC SAFETY BUILDING AT 515 E 2600 N | NORTH OGDEN, UT 84414**

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### AGENDA

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#### **PUBLIC CAN ATTEND IN PERSON, OR:**

Click the link to join the Webinar: <https://us02web.zoom.us/j/88620416336>

Webinar ID: 886 2041 6336

Telephone Dial: 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or +1 646 558 8656

YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

**Welcome:** Chairman Thomas

**Invocation or Thought:** Commissioner Watson

**Pledge of Allegiance:** Commissioner Green

#### **CONSENT AGENDA**

1. Roll Call
2. Consideration and action to approve the April 3, 2024, Planning Commission Meeting minutes
3. Ex parte communications or conflicts of interest to disclose

#### **ADMINISTRATIVE ITEMS**

4. Public comments for items not on the agenda\*
5. SPR 2024-03 Consideration and action regarding an administrative application, Site Plan approval for the construction and upgrade of storage units at Lock It Up Storage, located at approximately 300 East 2000 North  
Presenter: Scott Hess, Community and Economic Development Director
6. Public Comments\*
7. Remarks - Planning Commissioners
8. Report - Community and Economic Development Director
9. Remarks - City Manager/Attorney
10. Adjournment

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#### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 25<sup>th</sup> day of April 2024 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <http://www.northogdencity.com>. The 2024 meeting schedule was also provided to the Standard Examiner on December 13, 2023. Rian Santoro, City Recorder

The Planning Commission at its discretion, may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone.

### **Public Comments During Meeting**

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Citizens will be asked to limit their remarks/questions to **five (5) minutes each**.
- Any materials that are displayed or referenced, e.g., pictures or written materials, are part of the record and must be left with the Commission.
- Speakers are required to have signed in at the door and will state their name and City residing before beginning their remarks. If you agree with a previous speaker, state your agreement to avoid repetitious remarks.
- Speakers shall address the Commission from the podium or microphone and shall address all comments to the Planning Commission.



**NORTH OGDEN PLANNING COMMISSION  
MEETING MINUTES**

April 3, 2024

The North Ogden Planning Commission convened on April 3, 2024, at 6:05 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on March 29, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

**Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.**

**COMMISSIONERS:**

Eric Thomas	Chairman	
Brandon Mason	Vice-Chairman	
Nicole Nancarrow	Commissioner	
Johnson Webb	Commissioner	
Cody Watson	Commissioner	excused
Nissa Green	Commissioner	excused
Chad Bailey	Commissioner	

**STAFF:**

Jon Call	City Manager/Attorney
Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner
Eric Casperson	City Engineer (Zoom)

**VISITORS:**

Karmen Sanone	Kay Johnson	Geneva Blanchard
Robert Krupp	Phil Swanson	Charles Chamberlain
John Hansen	Rick Scadden	Diane Childs
Dan Carter	David Shupe	Chris Pulver
Jerry Shaw		

Chairman Thomas called the meeting to order at 6:05 p.m. Commissioner Bailey offered the thought and Commissioner Nancarrow led the Pledge of Allegiance.

## **CONSENT AGENDA**

### **1. ROLL CALL**

0:03:39 Chairman Thomas excused Commissioner Watson and Commissioner Green. All other Commission Members were in attendance.

### **2. CONSIDERATION AND ACTION TO APPROVE THE MARCH 6, 2024, AND MARCH 20, 2024, PLANNING COMMISSION MEETING MINUTES**

0:03:48 Commissioner Nancarrow made a motion to approve the March 6, 2024, and the March 20, 2024, Planning Commission Meeting minutes. Vice Chairman Mason seconded the motion.

#### **Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>
<b>Commissioner Watson</b>	<b>absent</b>
<b>Commissioner Green</b>	<b>absent</b>
<b>Commissioner Bailey</b>	<b>aye</b>

The motion carried.

### **3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

0:04:26 Chairman Thomas asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

## **LEGISLATIVE ITEMS**

### **4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no public comments.

**5. ZMA 2024-01 PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO REZONE PROPERTY FOR LAND LOCATED AT APPROXIMATELY 281 EAST PLEASANT VIEW DRIVE FROM CENTURY FARM ZONE TO MULTI-FAMILY RESIDENTIAL (R-4)**

0:05:48 Community and Economic Development Director Scott Hess introduced the agenda item concerning the proposed development at approximately 281 East Pleasant View Drive. This project has a history dating back to 2021 when the developer initially requested multi-family zoning, which was recommended by the Planning Commission but questioned by the City Council, leading to exploration of alternative options to preserve single-family residences in the area. Despite efforts to market a small lot and single-family zoning proposal, challenges including market conditions and property issues hindered progress. The developer presented three conceptual designs for attached unit townhomes, seeking a rezoning. Scott highlighted the downtown mixed-use designation of the area in the General Plan, emphasizing the suitability of multi-family zoning in proximity to amenities and public transit. Discussion ensued regarding zoning map details and previous decisions. Scott responded to inquiries regarding density allowances and constraints, referencing past public feedback that favored multi-family development in the area. Chairman Thomas reiterated the rationale behind previous recommendations for rezoning.

Chairman Thomas invited the applicant to address the Commission.

0:18:11 John Hansen, Pleasant View City resident and Applicant, expressed appreciation for the consideration of the Planning Commission to alter this zoning, emphasizing the primary goal of providing affordable housing for young couples. He proceeded to present financial projections comparing single-family homes to townhomes, highlighting the challenges young couples face in affording homes under current market conditions. John emphasized the need to offer more affordable options to ensure residents can remain in North Ogden. Additionally, he outlined the layout of the proposed development, including plans for a donated park and retention basin. John addressed concerns about the townhomes, noting minimal differences from single-family homes and highlighting advantages such as rear-loading garages and increased usable green space. He concluded by sharing examples of young couples struggling with housing affordability and urged the Planning Commission to consider the proposal in light of current market challenges.

**a. Chairman Thomas opened the Public Hearing at 6:31 p.m.**

0:26:50 Karmen Sanone, North Ogden City resident, expressed her concerns regarding the development of the property, particularly focusing on the potential increase in traffic and security issues. As a nearby property owner with Century Farm, Karmen highlighted the existing traffic congestion issues, especially with difficulty accessing Washington Boulevard during peak times. She also raised concerns about vandalism and trespassing, citing incidents on her own property, including fence cutting and attempted break-ins. Karmen emphasized the importance of maintaining security and preventing harm to both people and animals. Additionally, Karmen sought clarification on the responsibility for providing fencing and expressed a desire for reassurance regarding how the increased development would be managed, especially in terms of traffic control.

**0:30:59** David Shupe raised concerns about the installation of a sidewalk on his property. David expressed frustration over being expected to clean and assume liability for the sidewalk, which was built by the City without his consent. He questioned whether the sidewalk was constructed in anticipation of future development or for other reasons. He called for fair warning to property owners facing similar situations, highlighting the need for transparency and accountability in City planning and development processes.

**0:33:20** Robert Krupp, North Ogden City resident, expressed concerns about the proposed development on Pleasant View Drive, particularly regarding traffic implications. He highlighted the potential increase in traffic with 66 units, estimating around 132 cars, which could disrupt the current atmosphere of the area. Robert suggested finding a compromise that satisfies everyone's needs, acknowledging the challenges posed by the current economic situation. He proposed exploring alternatives, such as developing properties similar to the quiet area near the golf course with fourplexes, which might be more acceptable to residents. Robert emphasized his preference for maintaining the existing character of the neighborhood and expressed his uncertainty about the proposed changes.

**0:36:15** Dan Carter, North Ogden City resident, asked about the maintenance responsibility for Pleasant View Drive off of 400 East. It was clarified that Pleasant View Drive is a City road, owned and maintained by the City. Dan raised concerns about the narrowness of the road and its current condition, particularly where it becomes a county road and around sharp turns. Dan emphasized the need for better maintenance and future design considerations for Pleasant View Drive to ensure safety and convenience for motorists.

**0:42:03** Kay Johnson, North Ogden City resident, expressed concerns about the potential impact of the proposed development on the children who would eventually reside in the new homes. She highlighted the existing issues with traffic around Washington Boulevard, particularly concerning access to the nearby junior high and elementary schools. Kay questioned whether high-density housing would exacerbate these traffic problems and suggested that single-family homes might be a more suitable option for the area. Additionally, she raised concerns about the potential impact on the property values of existing single-family homes, including her own, if high-density housing were to be introduced. Kay also mentioned the narrowness of streets in the Cherry Springs neighborhood, where residents currently have difficulty maneuvering due to the limited space, especially when backing out onto the street. She worried that increased density would only increase these traffic and accessibility issues, making it challenging for residents to enjoy a quality living environment.

**0:45:39** Jerry Shaw, North Ogden City resident, sought clarification on how his acreage would be affected by the rezoning. Scott Hess explained that while his acreage isn't directly part of the rezoning, it's connected to the overall development plan. Scott outlined the need for further resolution regarding the subdivision plat and potential adjustments for Jerry's remaining acreage. Jerry expressed mixed feelings about the situation, acknowledging the inconvenience but also recognizing the potential benefits of the development. He highlighted the desire for the development to enhance the neighborhood's appearance, contrasting it with existing apartment complexes nearby. He concluded by expressing confidence in the developers' commitment to creating a positive impact on the community.

**Commissioner Nancarrow made a motion to close the Public Hearing. Vice Chairman Mason seconded the motion.**

**Voting on the motion:**

- Chairman Thomas**                    **aye**
- Vice Chairman Mason**            **aye**
- Commissioner Nancarrow**       **aye**
- Commissioner Webb**             **aye**
- Commissioner Watson**          **absent**
- Commissioner Green**           **absent**
- Commissioner Bailey**          **aye**

**The motion carried.**

**The Public Hearing was closed at 6:57 p.m.**

0:51:46 John Hansen, Applicant, expressed gratitude for residents attending and voicing their concerns. He suggested that by having front yards on all properties along Pleasant View Drive, the specific problem mentioned by one resident could be mitigated as there would be no cars backing up. John also speculated that residents in the area would likely access their homes via Pleasant View Drive or 2700 North, rather than through the concerned area, and similarly when commuting to work. Drawing from past experience, he referenced a traffic study conducted during the development of Pheasant Landing, a nearby area, which found no significant issues and indicated that the road could handle more traffic. John expressed confidence that as the road widens, traffic concerns will be alleviated further. Additionally, he acknowledged the trust placed in them by local residents due to their longstanding involvement in City development.

0:53:23 Chairman Thomas then facilitated discussion among the Commission regarding the Zoning Map Amendment. The public's concerns about traffic were highlighted, emphasizing the need for compliance with City requirements, particularly regarding road design and widening. The discussion also touched on the long-range traffic plan, which involves connecting 300 East to Elberta Drive to alleviate traffic congestion. Approval for a new intersection with traffic lights was mentioned, potentially improving traffic flow.

Commissioner Webb mentioned the importance of considering the impact on home values and the need for a smooth transition between different housing types in the area. The discussion delved into the appropriate density for the neighborhood, considering its proximity to supermarkets, the fire station, and larger estate-type homes. Concerns were raised about maintaining quality construction standards to avoid cookie-cutter developments and ensure marketability.

Chairman Thomas emphasized the importance of diverse housing options for affordability and community development, acknowledging the challenges in balancing market demands with long-term City planning goals. The discussion concluded with considerations for retaining open space

requirements and park contributions in the Development Agreement, along with recommendations for rear-entry garages to enhance traffic flow and neighborhood aesthetics.

**b. Consideration and recommendation**

**1:14:12 Commissioner Nancarrow made a motion to recommend approval to rezone property located at approximately 281 East Pleasant View Drive from Century Farm Zone to Multi-family Residential (R-4) Zone with the condition that the Development Agreement retains requirements for open space and park space and that no driveways would come off of 300 East, Pleasant View Drive and Lomond View Drive. This recommendation will be forwarded to the City Council. Vice Chairman Mason seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>
<b>Commissioner Watson</b>	<b>absent</b>
<b>Commissioner Green</b>	<b>absent</b>
<b>Commissioner Bailey</b>	<b>aye</b>

**The motion carried.**

**6. ZTA 2024-05 PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO CONSIDER AMENDING NORTH OGDEN CODE TITLE 11-9M-8, D, 4 ACCESSORY BUILDINGS TO REMOVE THE REQUIRED 4/12 ROOF PITCH FOR ACCESSORY BUILDINGS OVER TWO HUNDRED (200) SQUARE FEET IN FLOOR AREA**

**1.20:09** Ryan Nunn, Planner, provided background information on an application regarding a revised building plan for an accessory pool house. Last year, the applicant received approval for a building permit, but subsequent changes to the design, including a flatter roof pitch, prompted the need for revisiting the requirements for accessory buildings. Staff considered various factors, including design and materials, and highlighted the importance of meeting safety standards while also addressing concerns about aesthetics and neighborhood compatibility.

Scott Hess added further context, explaining that standards for accessory buildings, such as roof pitch and material, were established in response to past neighborhood feedback. However, he acknowledged that these standards may have unintentionally limited creativity and imposed unnecessary restrictions. The discussion emphasized the need to balance safety requirements with aesthetic considerations, recognizing that alternative designs can still meet building code regulations.



1:25:26 Chairman Thomas raised concerns about the requirement for specific roof pitches in accessory building regulations. He questioned the rationale behind such requirements, particularly in relation to protecting neighbors. Chairman Thomas argued that the primary focus of accessory building regulations should be on preventing obstruction of views and impeding neighboring properties, rather than dictating roof pitch. He expressed confusion over the inclusion of this requirement in the code, especially considering the various limitations already in place for accessory buildings. He pointed out discrepancies between roof pitch requirements for accessory buildings and those for primary residences, highlighting a potential inconsistency in zoning regulations.

1:27:16 Scott Hess responded and highlighted the absence of State codes regulating aesthetics for single-family homes, emphasizing their removal due to concerns from developers about increased costs and restrictions. He mentioned the previous stringent aesthetic codes in cities and how they have now disappeared. He questioned the choice of a 3/12 roof pitch for accessory buildings, suggesting it might not align with desired aesthetics. Commissioner Bailey added insights about asphalt shingle manufacturer specifications and raised concerns about the necessity of matching accessory buildings to homes. Chairman Thomas expressed agreement with the need for a discussion on aesthetics.

1:30:46 Rick Scadden, applicant, presented photos of the design he intended to achieve for his pool house, emphasizing the desire to preserve their view over the City and ensure aesthetic harmony with their surroundings. Rick advocated for discretion in permit decisions to allow for better design choices and highlighted the cost difference between metal and asphalt shingle roofs. He suggested that such decisions could lead to better-tailored solutions and enhance the overall appeal of buildings in the area.

*(See attachment: Item #6 Exhibit)*

1:34:14 Commissioner Bailey expressed support for amending the roof pitch ordinance but raised concerns about potential conflicts with aesthetic matching requirements in the City Code. He reiterated his support for amending the ordinance but emphasized the importance of avoiding further conflicts for applicants.

**a. Chairman Thomas opened the Public Hearing at 7:43 p.m.**

1:38:22 Phil Swanson, North Ogden City resident, commended the Commissioners for their dedication to maintaining the community's quality and urged caution in legislating aesthetics, recognizing the subjectivity of individual preferences. He emphasized the importance of respecting private property rights while acknowledging the need for limited regulatory intervention. While he supported the proposed change in roof pitch regulations, he expressed concern about the process, citing instances where individuals built structures in violation of existing codes and then sought retroactive changes. Phil argued for adhering to proper procedures, suggesting that code changes should precede the permitting process to ensure compliance from the outset. He cautioned against circumventing existing codes and then seeking amendments for retroactive compliance, recommending that the Commission refrain from approving changes under such circumstances.

**Vice Chairman Mason made a motion to close the Public Hearing. Commissioner Webb seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>
<b>Commissioner Watson</b>	<b>absent</b>
<b>Commissioner Green</b>	<b>absent</b>
<b>Commissioner Bailey</b>	<b>aye</b>

**The motion carried.**

**The Public Hearing was closed at 7:47 p.m.**

1:43:32 Chairman Thomas expressed confidence in the decision-making process regarding code changes, emphasizing the need to address issues as they arise. He noted that while it can be frustrating to handle matters retroactively, each case should be evaluated based on its merits rather than past mistakes. Commissioner Bailey echoed the sentiment, suggesting that simplifying regulations could benefit both the City and its residents. He emphasized the importance of considering the broader impact of code changes and argued that removing restrictions on roof pitch would facilitate easier construction of accessory buildings for homeowners. Commissioner Nancarrow cautioned against viewing code changes through a punitive lens, emphasizing the need to focus on the merits of each proposal.

**b. Consideration and recommendation**

1:48:21 **Vice Chairman Mason made a motion to recommend approval to amend North Ogden Code Title 11-9M-8, D, 4 Accessory Buildings to remove the required 4/12 roof pitch for accessory buildings over two hundred (200) square feet in floor area. This recommendation will be forwarded to the City Council. Commissioner Webb seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>
<b>Commissioner Watson</b>	<b>absent</b>
<b>Commissioner Green</b>	<b>absent</b>
<b>Commissioner Bailey</b>	<b>aye</b>

**The motion carried.**

**7. ZTA 2024-04 PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO CONSIDER WATER WISE LANDSCAPING AMENDMENT TO THE TITLE 11 LAND USE CODE**

1:49:16 Scott Hess, Community and Economic Development Director, provided information on the Weber Basin Water Improvement District's program, in which Pineview is a partner, responsible for a significant portion of the City's irrigation. He mentioned the community's interest in financial incentives for landscape conversion and highlighted the existing \$2.50 per square foot program for lawn removal and water-efficient landscaping. The program extends beyond park strips to encompass entire yards but entails stringent requirements for both homeowners and the City regarding fund allocation. Scott outlined the City's need for an ordinance, emphasizing restrictions on lawn areas and the need for compliance with State codes regarding landscaping in parking strips.

Scott discussed conversations with Layton and Kaysville Cities regarding similar ordinances, noting challenges in administering such programs due to limited staff resources and expertise. While acknowledging the noble intent behind the proposed ordinance, he cautioned about its practical implementation, suggesting it could be challenging to enforce. He emphasized the need for a balance between encouraging water-wise landscaping and respecting property owners' preferences. Scott underscored the importance of having the ordinance in place to provide access to incentive programs for residents while acknowledging potential difficulties in enforcing it strictly. He presented the draft ordinance based on Kaysville's model, highlighting key points such as limitations on grassy areas and irrigation system requirements. He also addressed the challenges of inspecting single-family homes post-occupancy and emphasized the need for additional resources to effectively enforce the ordinance. Scott expressed hope that secondary water providers would assist in reviewing and implementing the ordinance to promote water conservation efforts.

**a. Chairman Thomas opened the Public Hearing at 8:02 p.m.**

There were no additional persons appearing to be heard.

**Vice Chairman Mason made a motion to close the Public Hearing. Commissioner Nancarrow seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>
<b>Commissioner Watson</b>	<b>absent</b>
<b>Commissioner Green</b>	<b>absent</b>
<b>Commissioner Bailey</b>	<b>aye</b>

**The motion carried.**

**The Public Hearing was closed at 8:03 p.m.**

1:58:00 Chairman Thomas expressed concerns about water companies imposing restrictions on water usage without reducing the required amount of water for development projects. He highlighted the discrepancy between the regulations and the need for water conservation and proposed that if water companies want to stretch water usage further, they should consider reducing the water requirement for development projects. Chairman Thomas argued that imposing restrictions without corresponding adjustments in water requirements puts an undue burden on the City to manage water resources. He supported the idea of implementing regulations that would require a change in water usage for developers seeking credits but cautioned against across-the-board changes that may not effectively address the issue. Chairman Thomas expressed reservations about poorly written programs and the need to incentivize rather than simply replace landscaping.

**b. Consideration and recommendation**

1:59:47 Vice Chairman Mason made a motion to recommend to the City Council not to adopt this Code amendment at this time. Commissioner Webb seconded the motion.

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>
<b>Commissioner Watson</b>	<b>absent</b>
<b>Commissioner Green</b>	<b>absent</b>
<b>Commissioner Bailey</b>	<b>aye</b>

**The motion carried.**

**ADMINISTRATIVE ITEMS**

**8. SPR 2024-04 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, SITE PLAN APPROVAL OF THE NORTH OGDEN CITY POLICE STATION AND SENIOR CENTER PARKING LOTS LOCATED AT APPROXIMATELY 505 EAST 2600 NORTH**

2:02:54 Scott Hess, Community and Economic Development Director, addressed concerns about pedestrian access from the parking lot to the front door of City Hall, highlighting a significant grade change between the parking lot and the sidewalk. To address this issue, staff proposed enhancing hardscape landscaping to create a pathway from the parking lot to the main doors of City Hall. This pathway, while not designed to be ADA accessible or snow plow-friendly, aims to reduce trampled plants and improve access. The proposal was presented as a compromise to

address the grade change without extensive regrading work. Regarding accessibility, Scott explained that there would be two ADA accessible points on the west side, with limited grade changes to meet ADA slope requirements. Scott explained that this was the only hanging item left on the approval of this Site Plan for the parking lots.

**2:09:45 Commissioner Nancarrow made a motion to approve Site Plan of the North Ogden City Police Station and Senior Center Parking lots, subject to conditions in the Staff Report. Commissioner Bailey seconded the motion.**

**Voting on the motion:**

- Chairman Thomas**                    **aye**
- Vice Chairman Mason**            **aye**
- Commissioner Nancarrow**        **aye**
- Commissioner Webb**               **aye**
- Commissioner Watson**           **absent**
- Commissioner Green**             **absent**
- Commissioner Bailey**             **aye**

**The motion carried.**

**9. SPR 2024-06 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, SITE PLAN APPROVAL OF THE NORTH OGDEN CITY WATER WORKS PARK LOCATED AT APPROXIMATELY 346 E PLEASANT VIEW DRIVE**

**2:10:36** Ryan Nunn, Planner, presented plans for a public park located on the City's Public Work's site, which falls within the Civic Zone, making it a suitable location for a park. The park will feature amenities such as a spring, a square, and a sidewalk, with access points provided for both pedestrians and vehicles. The park will be fenced with a six-foot fence, and off-street parking will be available, with additional parking permitted on the Public Work's site. This project is part of the Century Farms development, with donations and grant funds contributing to its realization.

**2:13:52** Discussion revolved around the proposed fencing for the park, with differing opinions among Commissioners. Some expressed concerns about the necessity of fencing, particularly regarding aesthetics and accessibility, while others emphasized safety and boundary delineation. Suggestions were made to limit fencing on certain sides of the park, especially where it borders the Public Work's site and Pleasant View Drive, to prevent unwanted access and ensure child safety. The importance of maintaining a balance between safety and open access was highlighted, with considerations for future developments in the surrounding area.

**2:22:27 Commissioner Nancarrow made a motion to approve Site Plan of the North Ogden City Water Works Park subject to conditions in Staff Report and with fencing on west side being considered if needed when neighboring park is developed. Commissioner Webb seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>
<b>Commissioner Watson</b>	<b>absent</b>
<b>Commissioner Green</b>	<b>absent</b>
<b>Commissioner Bailey</b>	<b>aye</b>

**The motion carried.**

**10. PUBLIC COMMENTS**

2:24:06 Karmen Sanone, North Ogden City resident, sought clarification on whether an identified source was indeed a spring, citing past instances where water access was compromised. She expressed concerns about potential impacts on existing water rights and emphasized the need to maintain water pressure. She highlighted the importance of addressing potential issues proactively to avoid future complications. Jon Call, City Manager/Attorney confirmed the validity of an artesian well on the property in question, emphasizing its importance as a reliable water source.

**11. REMARKS - PLANNING COMMISSIONERS:**

There were no further comments.

**12. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

2:26:54 Scott Hess, Community and Economic Development Director, announced his upcoming attendance at the National American Planning Association Conference in Minnesota, alongside Planner Ryan Nunn. He highlighted the conference's significance, with thousands of attendees expected, and emphasized its importance for municipalities across the country. Scott expressed his commitment to learning and promised to share insights upon their return. He anticipated fruitful discussions with attendees from various Utah cities and looked forward to exploring new topics together.

Scott Hess also provided information about the upcoming APA conference, mentioning that it would be held in Cedar City in the middle of May, and offered to provide specific dates later. He noted that there was a training budget available and expressed willingness to explore options for sending interested Planning Commission members to the conference.

**13. REMARKS – CITY MANAGER/ATTORNEY**

2:29:36 Jon Call mentioned a recent discussion with the Citizens Budget Subcommittee, where Scott Hess shared insights about the importance of continued education by City employees. Jon noted the accessibility of the Subcommittee meeting recordings on YouTube for those interested.

Jon also provided important information regarding the new meeting room's safety features, noting that the exit doors to the right have crash bars that trigger alarms upon contact and unlock after 15 seconds for easy evacuation. Badges will be distributed for access through these doors, allowing entry and parking in designated areas. Additionally, he mentioned the directional nature of the microphones, advising participants on how to adjust them for optimal use.

**14. ADJOURNMENT**

**Commissioner Webb motioned to adjourn the meeting.**

**The meeting adjourned at 8:39 p.m.**

\_\_\_\_\_  
Eric Thomas  
Planning Commission Chair

\_\_\_\_\_  
Joyce Pierson  
Deputy City Recorder

\_\_\_\_\_  
Date Approved



# NORTH OGDEN CITY

SETTLED 1851

## Staff Report to the North Ogden City Planning Commission

### SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and Action regarding a site plan for the construction and upgrade of storage units at Lock It Up Storage at 300 East 2000 North, North Ogden

Agenda Date: May 1, 2024

Applicant: Dan Nixon

File Number: SPR 2024-03

### PUBLIC NOTICE:

Mailed Notice: None

Newspaper: None

City Website: April 26, 2024

### PROPERTY INFORMATION

Address: 300 East 2000 North

Project Area: 7.22 acres

Zoning: Manufacturing MP-1

Existing Land Use: Storage Units

Proposed Land Use: Upgrade and additional Storage units on site

Parcel ID: 17-068-0045

### ADJACENT LAND USE

North: Commercial and Residential

East: Commercial CC-ST

South: Residential Roylance Farms

West: Residential RE-20

### STAFF INFORMATION

Scott A. Hess  
[shess@nogden.org](mailto:shess@nogden.org)  
 (801) 737-9841

### APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-2-9: Site Plan Review

North Ogden Zoning Ordinance Title 11-10: Commercial and Manufacturing Zones, Article E: Class A Self-Storage Upgrade Standards

### TYPE OF DECISION

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by



the Planning Commission if the application demonstrates compliance with the approval criteria.

## **BACKGROUND**

The applicant is requesting approval of a Site Plan plan for Phase 1 of upgraded and replaced storage facilities at an existing self-storage site. The proposed improvements include stormwater collection, sidewalk along 2000 N., fencing, and general site clean up. A future Phase 2 will include a Commercial Leasing Office on Washington Blvd., but that is not being considered at this time. No subdivision is necessary for this site plan review.

## **ZONING ORDINANCE COMPLIANCE**

### **11-2-9 SITE PLAN REVIEW**

**Staff Comment:** Site plans are required for all permitted and conditional uses, and the Land Use Authority for Site Plan approval is the Planning Commission. This review satisfies the Code requirements.

### **11-10, ARTICLE E : CLASS A SELF-STORAGE UPGRADE STANDARDS**

#### **11-10E-2 : SITE DEVELOPMENT STANDARDS**

**Staff Comment:** This article lists the general Site Development Standards required for Class A Storage facilities. Staff will outline items of concern in greater detail. Those items that meet requirements will be noted that way.

- A. Site Development Standards:
  - 1. Frontage

**Staff Comment:** Frontage for storage projects on arterial streets cannot exceed 200 feet. There is currently a leasing office on 2000 N., and the frontage of this side of the project is 600 feet. However, this is a legal non-conforming condition, so the new ordinance cannot be imposed. During the Phase 2 review, the frontage of the new Commercial Leasing Office will not be able to exceed 200 feet along Washington Blvd. Standard is met.

- B. Storage shall not prevent the development of or displacement of more intense commercial uses.

**Staff Comment:** This is a pre-existing site being upgraded, and will not be displacing higher intensity commercial development. Standard is met.

- C. Lighting

**Staff Comment:** Lighting on site will need to meet dark sky requirements with 50% cut of fixtures that point downward only. This is a condition of approval.

- D. Drive Aisles and Access

**Staff Comment:** Standard is met.

E. Low Impact Development Techniques

**Staff Comment:** The Developer and City have discussed the stormwater improvements on this site at length. The current stormwater collection is undersized for the amount of impervious surface on the site, and the new Site Plan addresses this. Currently the Stormwater Basin will retain water, and that is not permitted or recommended by the City Engineer. In addition to revising the Stormwater Basin to drain all standing water, the property owners will need to provide the City with a copy of any and all Stream Alteration Permits necessary from the Army Corp of Engineers in order to protect water quality in Cold Water Creek. This is a condition of approval.

F. Signs

**Staff Comment:** Signage is approved administratively through the Building Department.

G. Architectural Design

1. Management Office (not reviewed)
2. General Building Design.
3. Colors and Materials
4. External Surfaces
5. Building Orientation

**Staff Comment:** There are two primary areas of review here. The storage units along 2000 N. and the new two-story building. The units along 2000 N. have been staggered every 40 feet along the right-of-way side to avoid a continuous uninterrupted wall plane. This also provides landscape relief areas along the sidewalk. The two-story building has vertical mixed materials to break up the design, and also has wall articulation around the building. The colors will be muted earth tones, and no storage doors will open to any public right-of-way. All new structures meet the setback and height requirements for the Zone and these standards. This section of Code has standards for Commercial Leasing Offices that will be reviewed at time of Phase 2. Standard is met.

**11-10E-3: FENCING**

**Staff Comment:** Standard is met.

**11-10E-4: OUTDOOR STORAGE**

**Staff Comment:** Standard is met.

### **11-10E-5: LANDSCAPING**

**Staff Comment:** Percentages of hard scape and landscape have been provided on the Site Plan, and it indicates 10%. Most new landscape will be water-wise xeriscape. The Code outlines Landscape Design, which will be reviewed and approved at time of Building Permit. Meeting 11-10E-5 D. Landscape Design is a condition of approval.

### **11-10E-6: OPERATIONS**

**Staff Comment:** Standard is met.

### **CONFORMANCE WITH THE GENERAL PLAN**

The General Plan map shows this property in the South Town Mixed Use area with two land use designations, i.e., Mixed Use and Commercial (along Washington Blvd.).

Mixed Use – development areas that combine residential, commercial, and/or office uses.

Commercial – commercial or mixed-use commercial uses with a direct orientation to the street/sidewalk. These uses should have little or no setback from the public right of way.

The proposed site is a legal non-conforming use within the Mixed-Use Zone. The land uses in the area are a mix of housing, industrial, office, and commercial. The zone is legal, and therefore must be considered for administrative applications such as this Site Plan. The land uses are not changing, evolving, or creating additional impact on the area. In fact, the project will infuse significant capital funds and improvements to what was once a low investment storage unit location. These improvements will be a major upgrade to the area, and the project meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as South Town Mixed-Use. Existing Manufacturing and Commercial uses are consistent with this General Plan Map designation, and staff believes that the Planning Commission can find the proposal consistent with the General Plan.

### **CONDITIONS OF APPROVAL**

- Meet the requirements and conditions of the Technical Review Memo, Engineering Department Letter, Fire Department Email, and Building Department Reviews prior to issuance of a Building Permit.
- All Lighting on site will need to meet dark sky requirements with 50% cut of fixtures that point downward only.
- Amend the stormwater basin to remove retention of water.
- Provide the City with a copy of any and all Stream Alteration Permits necessary from the Army Corp of Engineers in order to protect water quality in Cold Water Creek.
- Landscape Review will be completed at time of Building Permit to assure the design and installation meets 11-10E-5 D. Landscape Design standards.

### SUMMARY OF PLANNING COMMISSION CONSIDERATIONS

- Does the proposed site plan meet the requirements of the applicable City Zoning Ordinances?
- Is the proposal consistent with the General Plan?

### RECOMMENDATION

Staff recommends Site Plan Approval of Lock It Up Storage based on the conditions listed in this staff report and supporting departmental recommendations.

### EXHIBITS

- A. Application and Receipt
- B. Site Plan – Site Plan, Improvements, Landscape
- C. Architectural Elevations
- D. Engineering Memo
- E. Fire Department Memo
- F. Technical Review Memo

### PROJECT AREA





# Land Use Development Application

Date: 01/08/2024

## Applicant / Owner

Applicant Name:	Daniel Nixon	Same as Applicant:	<input checked="" type="checkbox"/>
Company:	Lock It Up Self Storage #3 LLC	Owner Name:	Lock It Up Self Storage #3
Address:	895 Wall Avenue	Address:	895 Wall Avenue
City, State, Zip:	895 Wall Avenue	City, State, Zip:	Ogden Utah 84404
Phone:	801-726-8850	Phone:	801-726-8850
Email:	dan@lockitup.com	Email:	dan@lockitup.com

## Contractor Information

Contractor:	R&O Construction	Phone:	801-627-1403
Address:	933 Wall Ave.	Email:	dan@lockitup.com
City, State, Zip:	Ogden Utah 84404		

## Project

Project Name:	Lock It Up Self Storage North Ogden Addition	Acreage:	7.59
Address:	305 West 2000 North	Current Zoning:	M1
City, State, Zip:	North Ogden Utah	Proposed Zoning:	M!
Parcel:	170680045, 170680089	# of lots:	
Subdivision:	NA	Existing Sq.Ft.:	
Lot #:	NA	Proposed Sq.Ft.:	
		Land Serial #:	

Project Description: [Description]

## Application Type

<b>Subdivision:</b>	<input type="checkbox"/>	Variance:	<input type="checkbox"/>
Preliminary Approval:	<input type="checkbox"/>	<b>Conditional Use Permit:</b>	<input type="checkbox"/>
Final Approval:	<input type="checkbox"/>	City Fee (With Review):	<input type="checkbox"/>
Special Exception:	<input type="checkbox"/>	City Fee (No Review):	<input type="checkbox"/>
<b>Minor Subdivision:</b>	<input type="checkbox"/>	<b>Planned Residential Unit:</b>	<input type="checkbox"/>
Subdivision without Review:	<input type="checkbox"/>	<b>Subdivision Extension:</b>	<input type="checkbox"/>
Amendment or Vacation:	<input type="checkbox"/>	Fence:	<input type="checkbox"/>
<b>Boundary Line Adjustment:</b>	<input type="checkbox"/>	Fence Interior Lot:	<input type="checkbox"/>
<b>Site Plan Review:</b>	<input type="checkbox"/>	Fence Corner Lot:	<input type="checkbox"/>
With Technical Review:	<input type="checkbox"/>	Patio:	<input type="checkbox"/>
No Technical Review:	<input type="checkbox"/>	RV PADS/Expand Driveway:	<input type="checkbox"/>
<b>Zoning Amendment:</b>	<input type="checkbox"/>	New Structure:	<input type="checkbox"/>
Text:	<input type="checkbox"/>	Shed:	<input type="checkbox"/>
Map:	<input type="checkbox"/>	Other Structure under 200 sq. ft.:	<input type="checkbox"/>
Annexation City:	<input type="checkbox"/>	Deck:	<input type="checkbox"/>
<b>Hearing Officer:</b>	<input type="checkbox"/>	Other:	<input type="checkbox"/>

## Vacation Request

Easement:	<input type="checkbox"/>	Subdivision:	<input type="checkbox"/>
Road:	<input type="checkbox"/>	Subdivision Lot:	<input type="checkbox"/>

## Conditional Use Permit

Please explain the measures that will take place so that heavy traffic generated by the proposed use will not adversely affect the general traffic patterns of the area. The addition to this existing facility will not cause heavy traffic since self storage is a low use commercial business

What measures are going to take place to assure that the building location will not create a pedestrian traffic hazard by causing approaches to sidewalks? No buildings being built will impede existing sidewalks. New sidewalks are being added in addition.

Please explain how the building design is compatible with, or complimentary to, already established adjacent structures. These are state of the art buildings with quality architectural features They will blend in well with adjacent areas including residential. Since the use is the same there should no adverse affect; In addition, dark sky lighting will be included to protect light pollution to residential areas.

If the development is adjacent to a residential zone or use, please explain how the building location, lighting, parking, or traffic circulation will not adversely affect the adjacent residential uses. The west boundary is adjacent to residential property. We will build a solid stamped concrete fence along that boundary as well as provide a 10' landscaping buffer as well.

Please explain how the signage will be complementary to the development and overall aesthetic nature of the immediate area. The signage will be new and on the corner of 1900 North and Washington Blvd. It will be designed with landscaping around it and it will blend in with other signage in the area.

Please explain which proposed toxic materials and pollutants would be used in the proposed use and how such materials and pollutants will be handled, stored, and disposed of. There are no toxic materials in this project.

Please explain what measures will take place to avoid adverse effects on the adjacent residential, commercial, and manufacturing uses. We will institute SWPP measures throughout construction and follow best business practices for the area through the process. Since this is already the current use of the property, there will be no adverse affects on adjacent property

---

## Residential Conditional Use Permit

What traffic will be generated by this proposed use?

Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.

What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?

How is the proposed structure and parking facilities complimentary to the aesthetics of the general area?

Please explain how the proposed sign(s) will not adversely affect the development itself or the overall aesthetics of the immediate area?

Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.

---

## Special Exception

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

---

Item 5.

**Zoning Ordinance Amendment**

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

PROPOSED TEXT (attach additional sheets, if needed):

**Variance**

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is peculiar to, or the special circumstances attached to the property that does not generally apply to other properties in the same district.

Explain how the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the variance will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

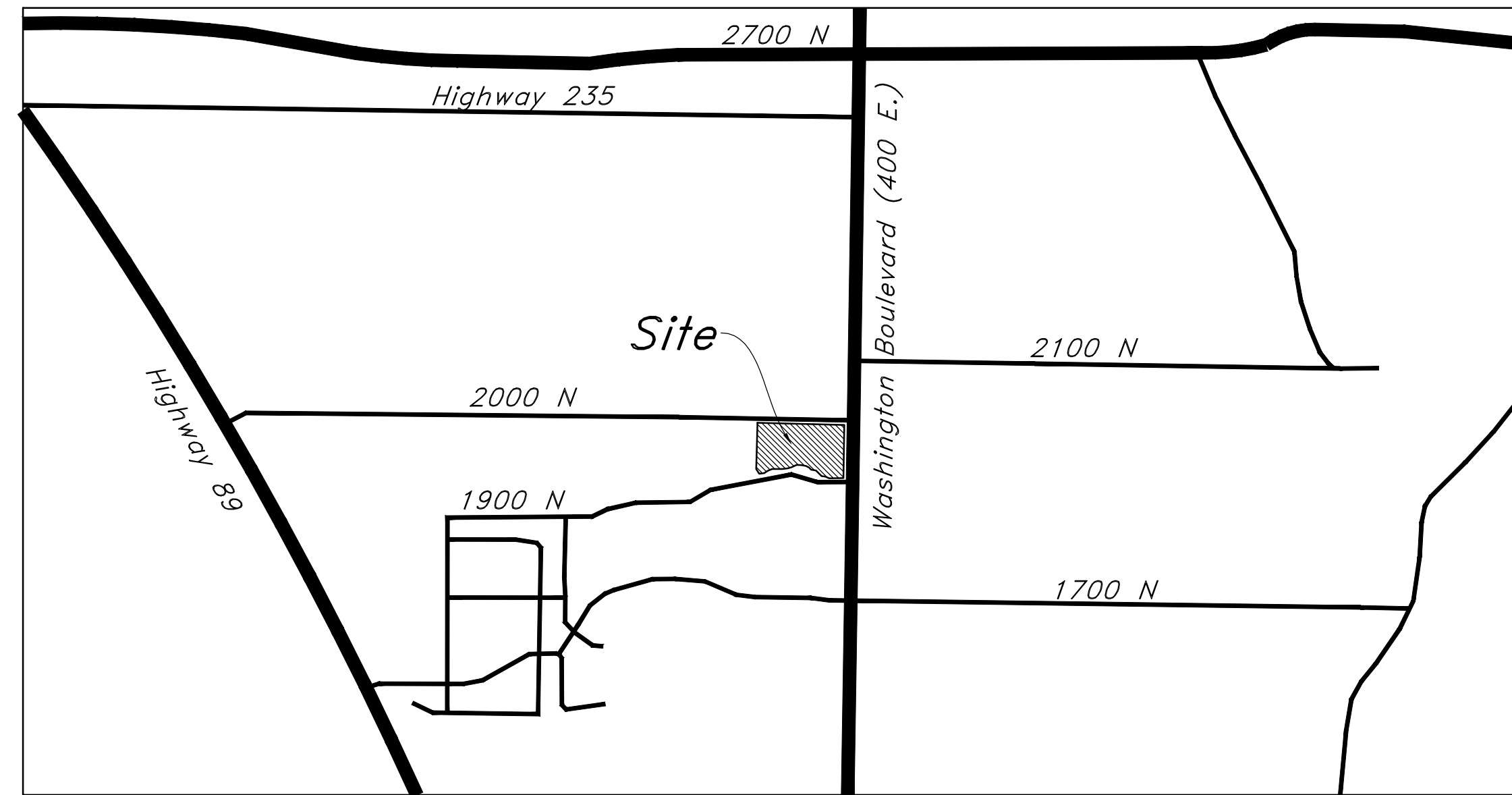
I do hereby certify that the information contained herein is true and correct.

\_\_\_\_\_  
Daniel Nixon  
Name

\_\_\_\_\_  
01/08/2024  
Date

# Lock it up Storage

1903 North Washington Boulevard  
North Ogden, UT



Vicinity Map  
Not to Scale

## Civil Sheet Index

<b>CV</b>	<b>Cover Sheet</b>	<b>C4.1</b>	<b>Details</b>
<b>C0.1</b>	<b>Demolition Plan</b>	<b>C4.2</b>	<b>Details</b>
<b>C1.0</b>	<b>Overall Site Plan</b>	<b>C5.1</b>	<b>Erosion Control Plan - Phase 1</b>
<b>C1.1</b>	<b>Site Plan</b>	<b>C5.2</b>	<b>Erosion Control Plan - Phase 2</b>
<b>C1.2</b>	<b>Site Plan</b>	<b>C5.3</b>	<b>Erosion Control Plan Details</b>
<b>C1.3</b>	<b>Site Plan</b>	<b>L1.0</b>	<b>Overall Landscape Plan</b>
<b>C2.0</b>	<b>Overall Grading Plan</b>	<b>L1.1</b>	<b>Landscape Plan</b>
<b>C2.1</b>	<b>Grading Plan</b>	<b>L1.2</b>	<b>Landscape Plan</b>
<b>C2.2</b>	<b>Grading Plan</b>	<b>L1.3</b>	<b>Landscape Plan</b>
<b>C2.3</b>	<b>Grading Plan</b>	<b>L2.0</b>	<b>Overall Irrigation Plan</b>
<b>C3.0</b>	<b>Overall Utility Plan</b>	<b>L2.1</b>	<b>Irrigation Plan</b>
<b>C3.1</b>	<b>Utility Plan</b>	<b>L2.2</b>	<b>Irrigation Plan</b>
<b>C3.2</b>	<b>Utility Plan</b>		

### Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Compacted Gravel Pavement
LP	Light Pole	TRW	Finish Grade - Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

### Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Concrete	Existing Inlet Box
Proposed Concrete	Existing Catch Basin	Existing Manhole
Proposed Truncated Domes	Existing Manhole	Existing Fire Hydrant
Proposed Inlet Box	Existing Fire Hydrant	Existing Water Valve
Proposed Catch Basin	Existing Water Valve	Existing Overhead Power Line
Proposed Manhole	Existing Overhead Power Line	Existing Water
Proposed Transformer	Existing Water	Existing Secondary Water
Proposed Meter Box	Existing Secondary Water	Existing Sewer
Proposed Water Meter	Existing Sewer	Existing Storm Drain
Proposed Comba Box	Existing Storm Drain	Existing Gas
Proposed Fire Hydrant	Existing Gas	Existing Power
Proposed Water Valve	Existing Power	Existing Telephone
Proposed Water Line	Existing Telephone	Existing Fence
Proposed Sanitary Sewer	Existing Fence	Flowline
Proposed Storm Drain	Flowline	Centerline
Proposed Conduit Line	Centerline	Existing Contour
Proposed Power Line	Existing Contour	Existing Spot
Proposed Gas Line	Existing Spot	Existing Light Pole
Proposed Fire Line	Existing Light Pole	Existing Street Light
Proposed Secondary Water Line	Existing Street Light	Existing Building
Proposed Roof Drain	Existing Building	Existing Telephone Box
Proposed Fence	Existing Telephone Box	Existing Power Meter
Ridge line	Existing Power Meter	Existing Electrical Box
Grade Break	Existing Electrical Box	Existing Electrical Cabinet
Proposed Contour	Existing Electrical Cabinet	Existing Gas Meter
Direction of Drainage	Existing Gas Meter	Existing Water Meter
Proposed Spot	Existing Water Meter	Existing Iris Control Box
Proposed Spot	Existing Iris Control Box	Existing Bollard
ADA Accessible Route	Existing Bollard	Existing Hose Bib
Property Line	Existing Hose Bib	Working Point
Sawcut Line	Working Point	Existing Deciduous Tree
Proposed Light Pole	Existing Deciduous Tree	Existing Coniferous Tree
Proposed Street Light	Existing Coniferous Tree	Detail Number
Proposed Building	Detail Number	Sheet Number
Existing Power Pole	Sheet Number	
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

### Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for North Ogden City, Weber County, Utah and Incorporated Areas Map No. 49057C0211F dated November 30, 2023. Flood Zone X is defined as "Areas of Minimal Flood Hazard", as well as "Areas of 0.2% Annual Chance Flood Hazard, Areas of 1.0% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile".

### Basis of Bearings

A line between monuments found along Washington Boulevard at the intersections of 1700 North Street and Elberta Drive was assigned the Weber County bearing of North 1°09'28" East as the Basis of Bearings.

### Benchmark

Centerline Monument at the Intersection of 1700 N and Washington Blvd. the West line of Section 32, T7N, R1W, SLB&M Elevation = 4348.21 feet (NAVD 88, Vertical Datum) per Ogden City Reference Data Observed February 28, 2022

Know what's below. **811**  
Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

REV	DATE	DESCRIPTION

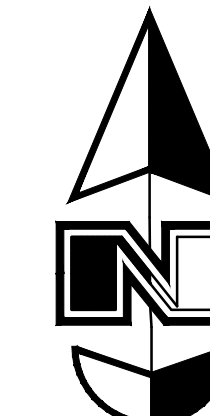
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Drafted by: NT  
Client Name:  
Lock It Up Self Storage LLC  
20-127cv

ANZA  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8629 - AllWeatherEngineering.net

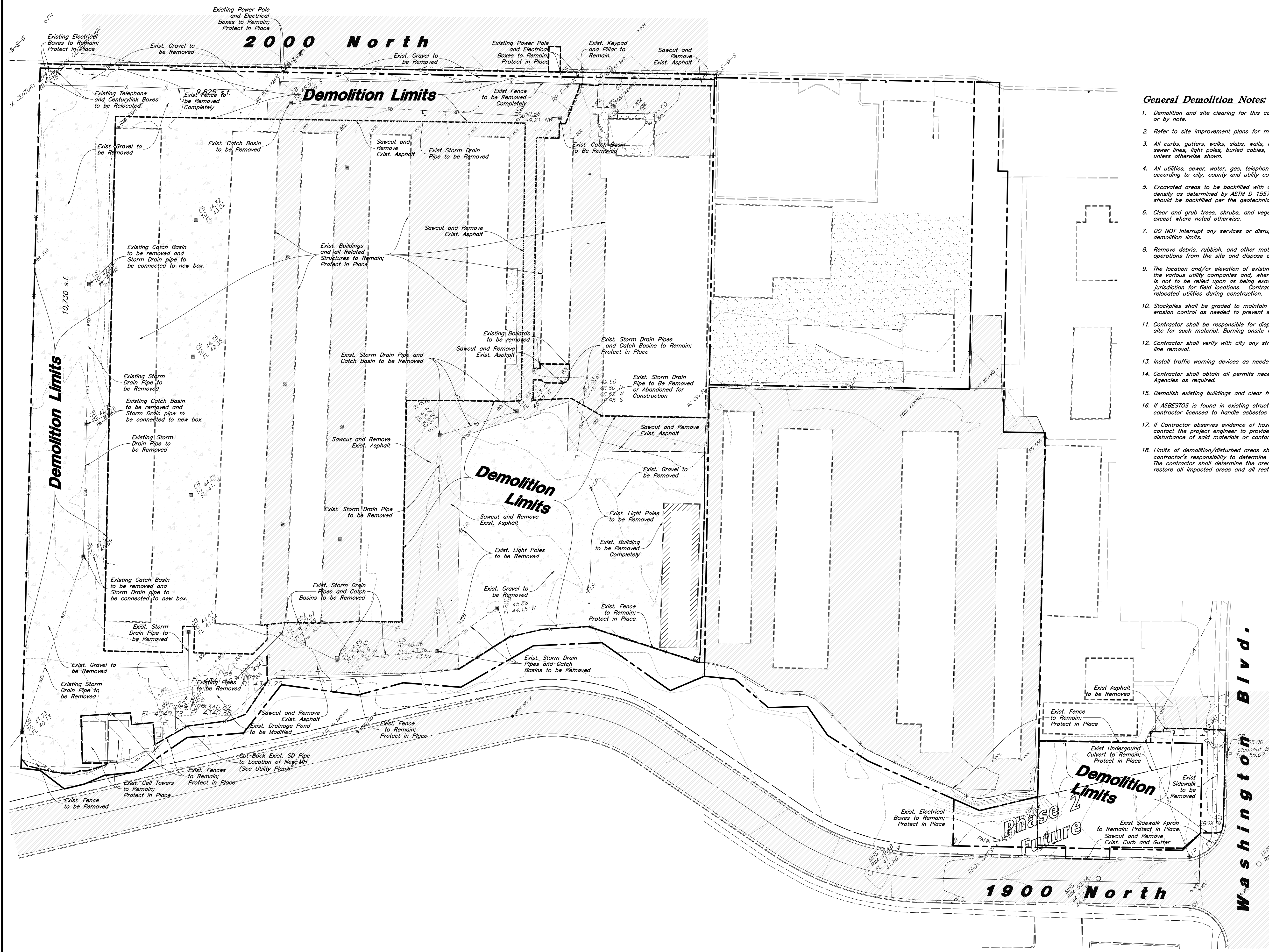
Cover Sheet  
**Lock It Up Storage**  
1903 North Washington Boulevard  
North Ogden, Utah

15 Mar, 2024  
SHEET NO.  
**CV**





Scale: 1" = 40'



**General Demolition Notes:**

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
18. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

DESIGNED BY	LC
DRAWN BY	NT
CHECKED BY	
DATE	
PROJECT NO.	20-1274m

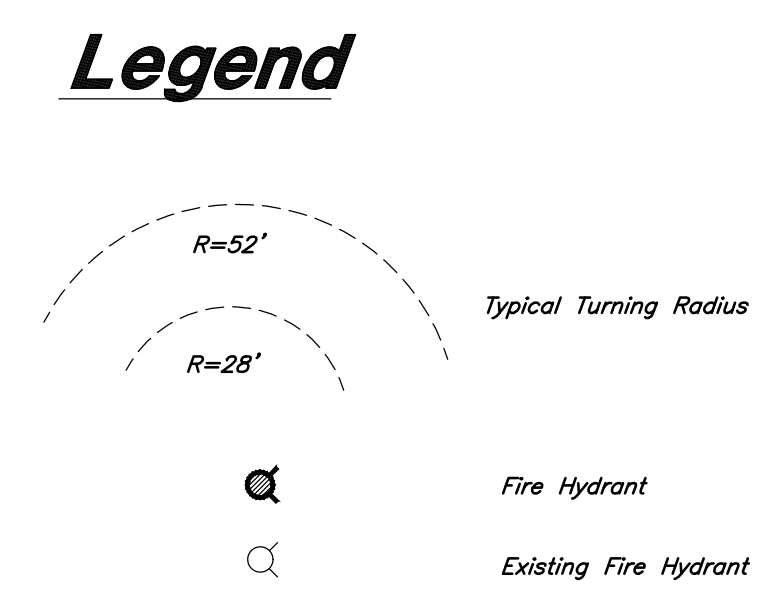
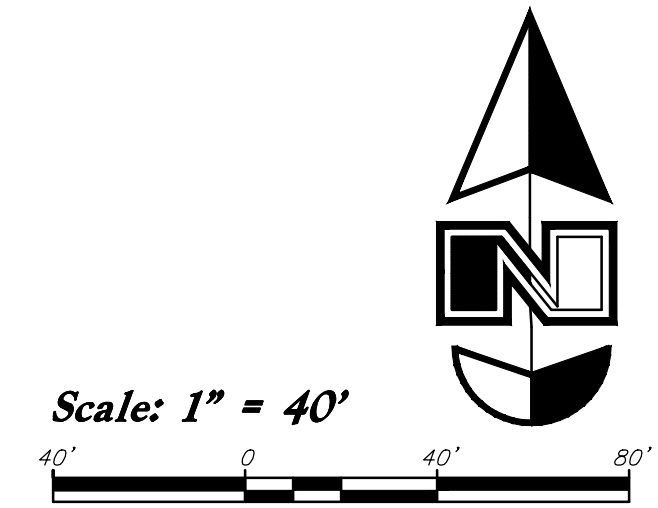
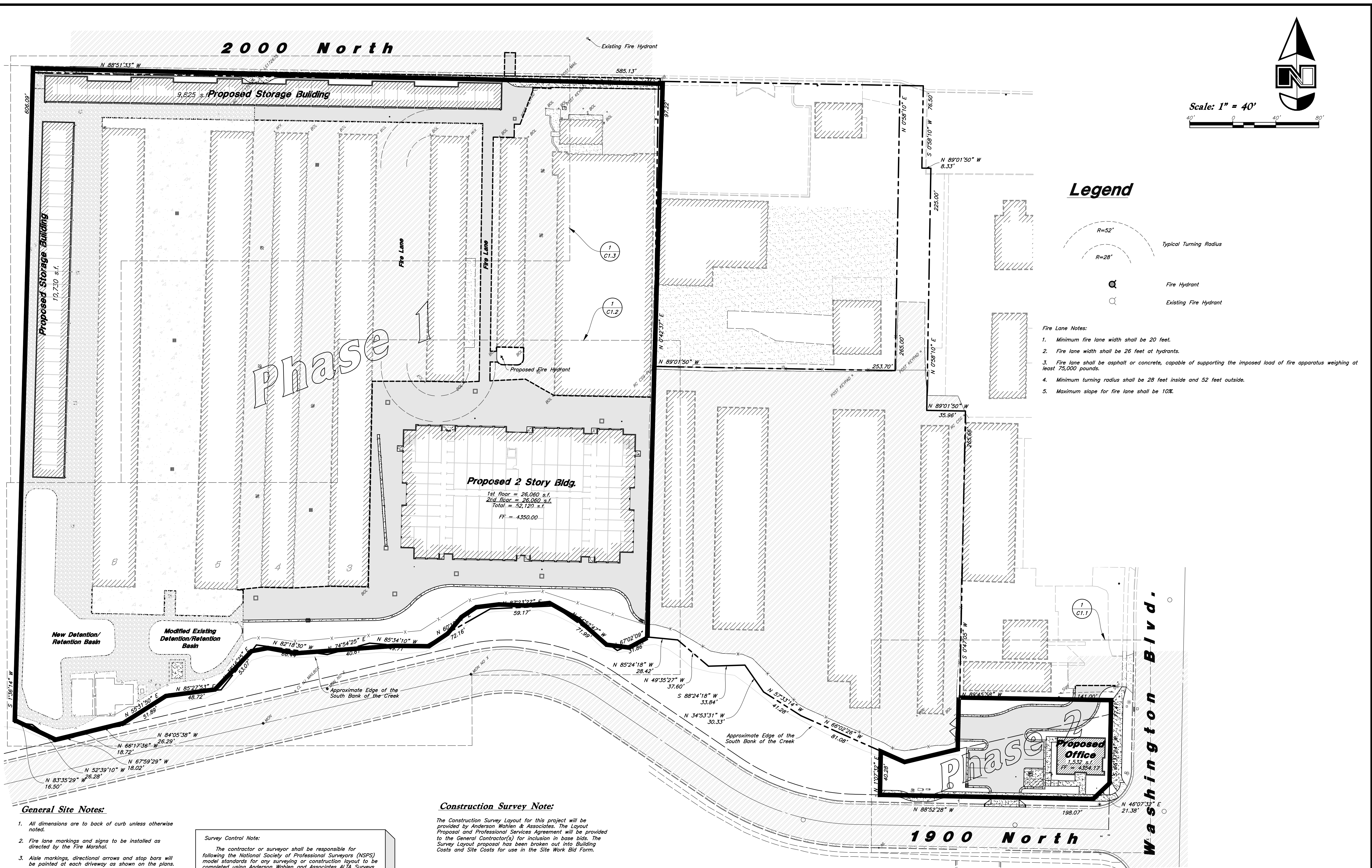


**Demolition Plan**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah

CAUTION :  
 The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



15 Mar, 2024  
 SHEET NO.  
**CO.1**



- Fire Lane Notes:**
1. Minimum fire lane width shall be 20 feet.
  2. Fire lane width shall be 26 feet at hydrants.
  3. Fire lane shall be asphalt or concrete, capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
  4. Minimum turning radius shall be 28 feet inside and 52 feet outside.
  5. Maximum slope for fire lane shall be 10%.

- General Site Notes:**
1. All dimensions are to back of curb unless otherwise noted.
  2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
  3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
  4. Const. curb transition at all points where curb abuts sidewalk, see detail.
  5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
  6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

**Survey Control Note:**

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or an electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

**Construction Survey Note:**

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

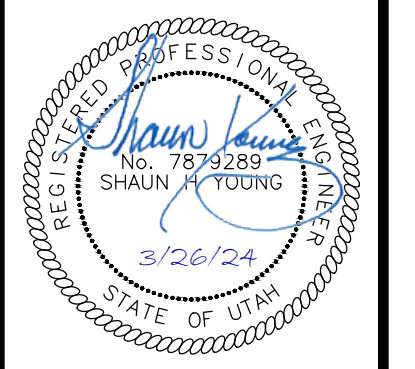
**Site Data Phase 1 (Storage Area)**  
 Site Area = 318,767 s.f. (7.32 ac.)  
 Landscape Area Provided = 31,877 s.f. (10.0%)  
 Impervious Area Provided = 100,339 s.f. (31.5%)  
 Gravel Area Provided = 49,111 s.f. (15.4%)  
 Building Area = 143,472 s.f. (45.0%)  
 Cell Tower Area = 2,196 s.f. (0.7%)

**Site Data Phase 2 (Office Area)**  
 Site Area = 15,541 s.f. (0.36 ac.)  
 Landscape Area Provided = 6,099 s.f. (39.2%)  
 Impervious Area Provided = 7,910 s.f. (50.9%)  
 Building Area = 1,532 s.f. (9.9%)  
 Parking Required = 5/1000 s.f. = 7.66 stalls  
 Parking Provided = 8 stalls (5.22/1,000)

Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127sp

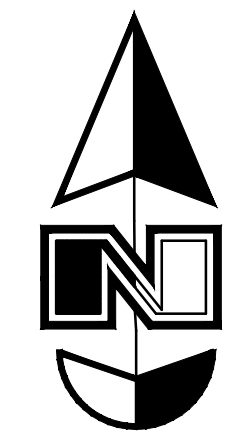


**Overall Site Plan**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah



15 Mar, 2024  
 SHEET NO.  
**C1.0**





Scale: 1" = 10'  
10' 0 10' 20'

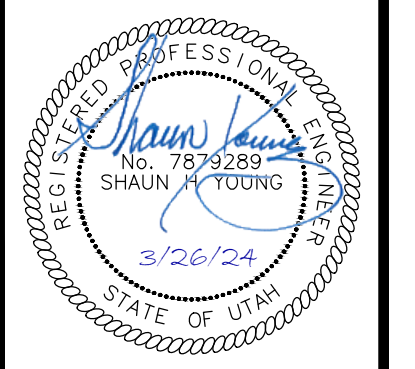
Site Construction Notes

- 1 Const. 24" Curb & Gutter (1 C4.1)
- 2 Const. Asphalt Paving (2 C4.1)
- 3 Const. 5' Conc. Sidewalk (4 C4.1)
- 4 Const. Thickened Edge Sidewalk (5 C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.6)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (2 C2.5)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.6)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.6)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- 10 Const. Conc. Paving (6 C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Remove Existing Curb and Gutter, Form New Curb and Gutter Against Edge of Asphalt. Provide Smooth Clean Edge. Alternate is to Saw Cut and Remove 2.0' of Asphalt.
- 13 Conn. & Match Existing Improvements
- 14 Not Used
- 15 Const. Compacted Gravel Pavement
- 16 Const. 8' Stamped Concrete Wall. Coord. color and style with Owner.
- 17 Const. Concrete Sidewalk per City standards.
- 18 Const. 5' x 5' concrete landing
- 19 Const. Curb Transition (8 C4.1)
- 20 Const. 6" Curb Wall (11 C4.2)
- 21 Const. 10'x15' Conc. Pad for Proposed Cell Tower Tenant
- 22 Const. Chain Link Fence (See Owner for Height and Gate Location)
- 23 Const. 2' Conc. Waterway (7 C4.1)

Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127sp

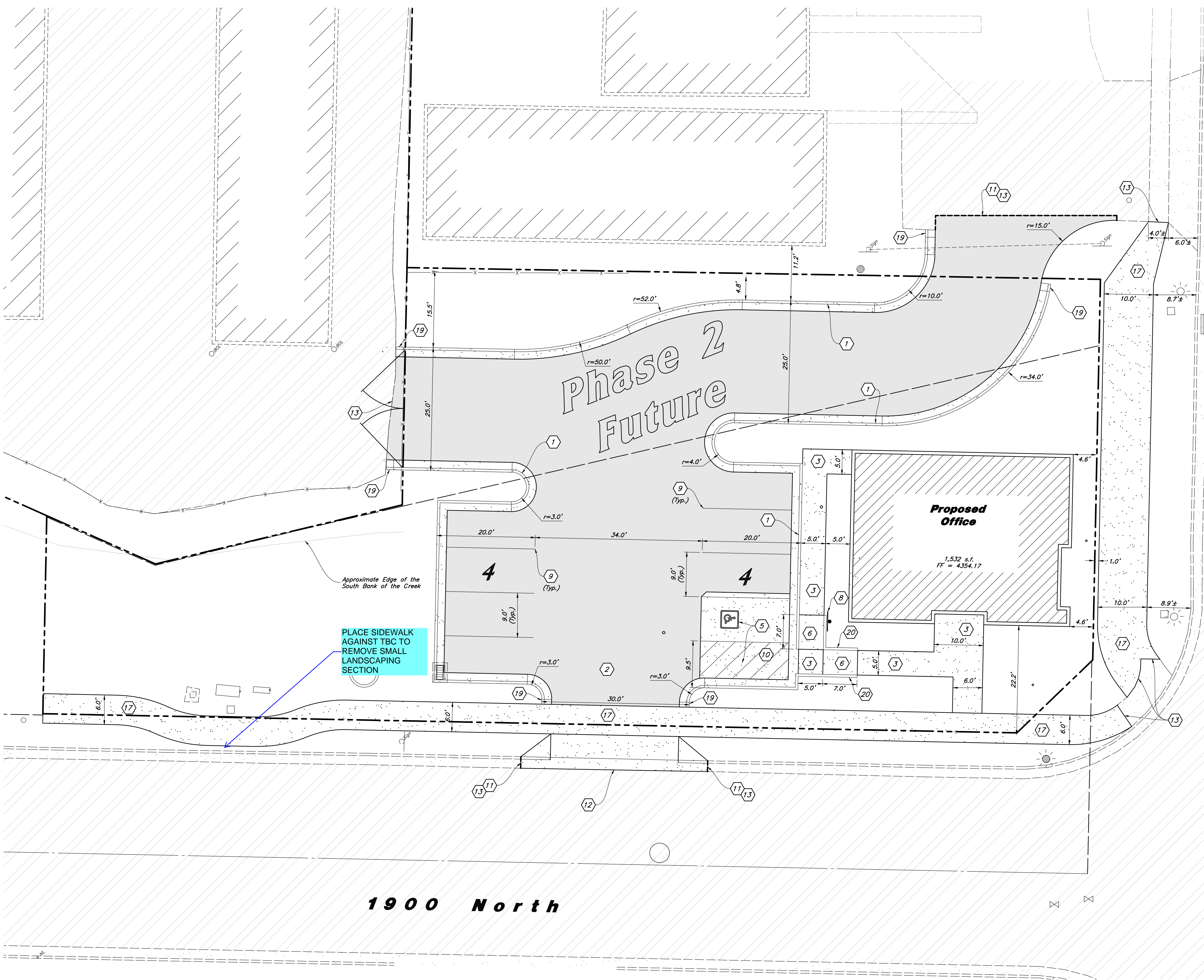


Site Plan  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah



15 Mar, 2024  
 SHEET NO.

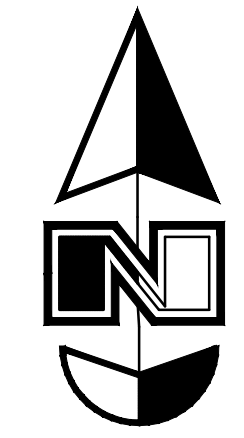
**C1.1**



PLACE SIDEWALK AGAINST TBC TO REMOVE SMALL LANDSCAPING SECTION

Approximate Edge of the South Bank of the Creek

1 Proposed Office Building

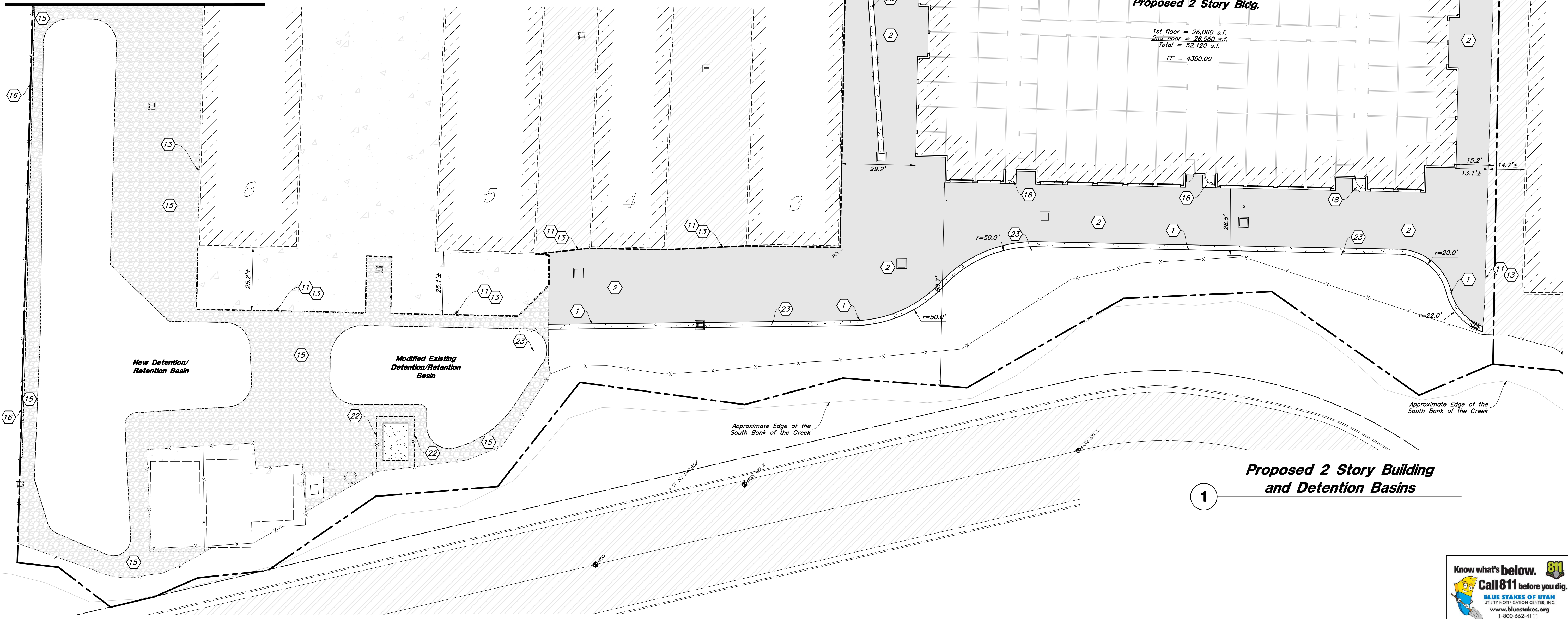


Scale: 1" = 20'

**Site Construction Notes**

- 1 Const. 24" Curb & Gutter (1 C4.1)
- 2 Const. Asphalt Paving (2 C4.1)
- 3 Const. 5' Conc. Sidewalk (4 C4.1)
- 4 Const. Thickened Edge Sidewalk (5 C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.6)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (2 C2.5)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.6)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.6)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- 10 Const. Conc. Paving (6 C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Remove Existing Curb and Gutter, Form New Curb and Gutter Against Edge of Asphalt. Provide Smooth Clean Edge. Alternate is to Saw Cut and Remove 2.0" of Asphalt.
- 13 Conn. & Match Existing Improvements
- 14 Not Used
- 15 Const. Compacted Gravel Pavement
- 16 Const. 8' Stamped Concrete Wall. Coord. color and style with Owner.
- 17 Const. Concrete Sidewalk per City standards.
- 18 Const. 5' x 5' concrete landing
- 19 Const. Curb Transition (8 C4.1)
- 20 Const. 6" Curb Wall (11 C4.2)
- 21 Const. 10'x15' Conc. Pad for Proposed Cell Tower Tenant
- 22 Const. Chain Link Fence (See Owner for Height and Gate Location)
- 23 Const. 2' Conc. Waterway (7 C4.1)
- 24 Const. Fire Hydrant
- 25 Const. 12' x 5' concrete landing

Match Line  
See Sheet C1.3



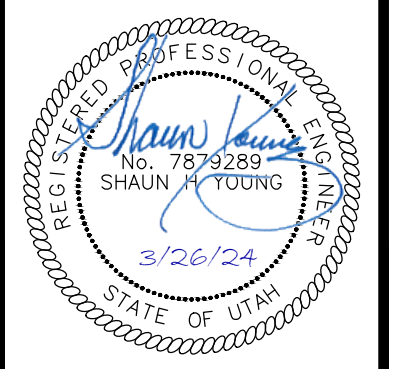
1 Proposed 2 Story Building and Detention Basins

REV	DATE	DESCRIPTION

Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127sp

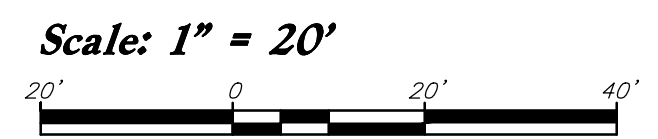
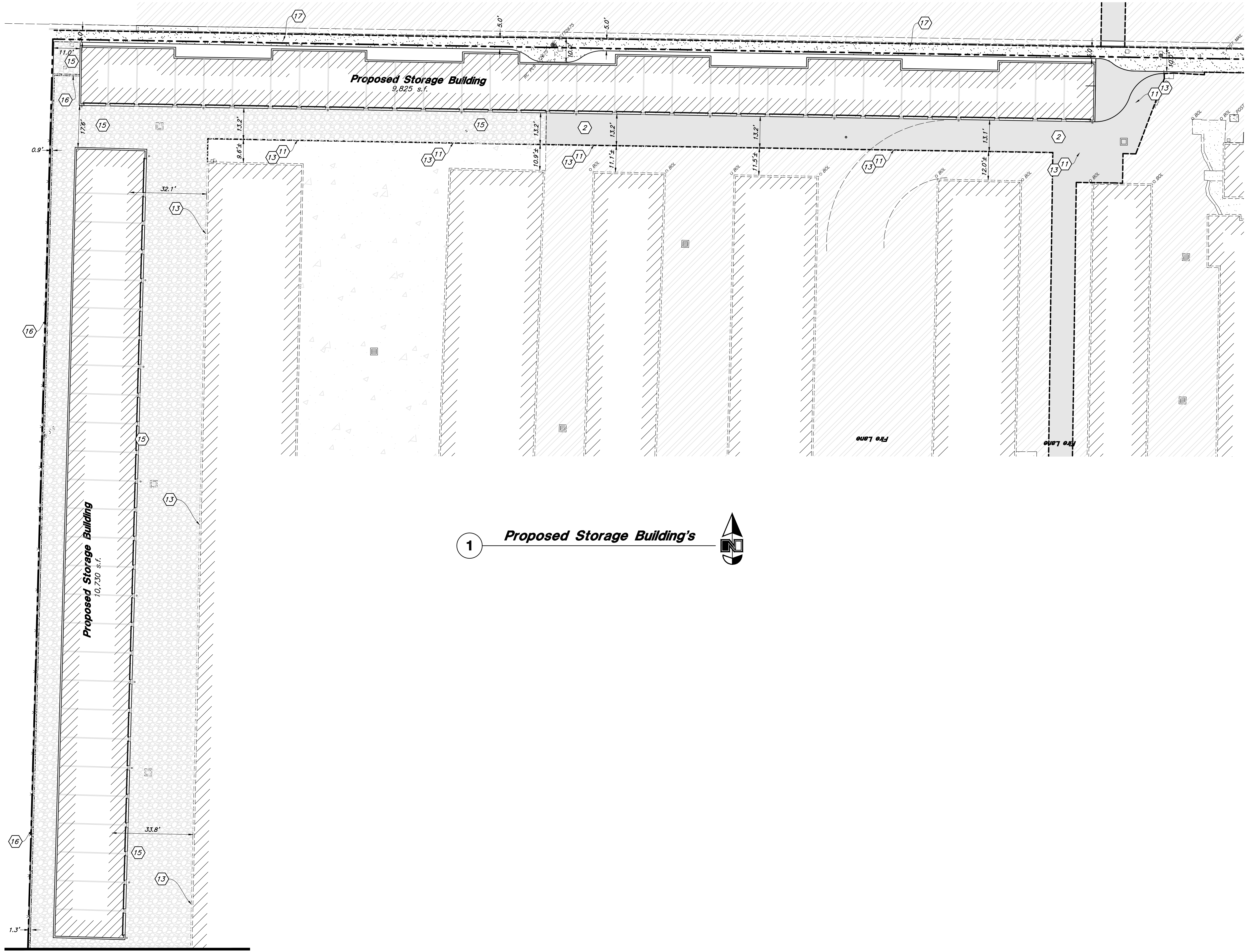


**Site Plan**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah



15 Mar, 2024  
 SHEET NO.  
**C1.2**





**Site Construction Notes**

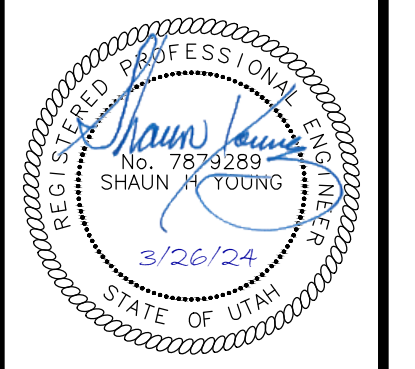
- 1 Const. 24" Curb & Gutter (1 C4.1)
- 2 Const. Asphalt Paving (2 C4.1)
- 3 Const. 5' Conc. Sidewalk (4 C4.1)
- 4 Const. Thickened Edge Sidewalk (5 C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.6)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (2 C2.5)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.6)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.6)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- 10 Const. Conc. Paving (6 C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Remove Existing Curb and Gutter, Form New Curb and Gutter Against Edge of Asphalt. Provide Smooth Clean Edge. Alternate is to Saw Cut and Remove 2.0' of Asphalt.
- 13 Conn. & Match Existing Improvements
- 14 Not Used
- 15 Const. Compacted Gravel Pavement
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- 17 Const. Concrete Sidewalk per City standards.
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- 19 Const. Curb Transition (8 C4.1)
- 20 Const. 6" Curb Wall (11 C4.2)
- 21 Const. 10'x15' Conc. Pad for Proposed Cell Tower Tenant
- 22 Const. Chain Link Fence (See Owner for Height and Gate Location)
- 23 Const. 2' Conc. Waterway (7 C4.1)



Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC

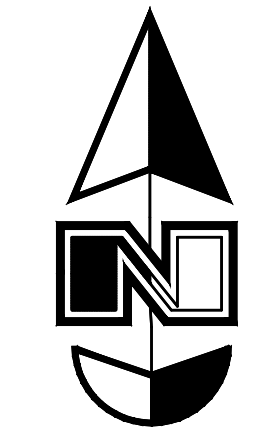


**Site Plan**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah

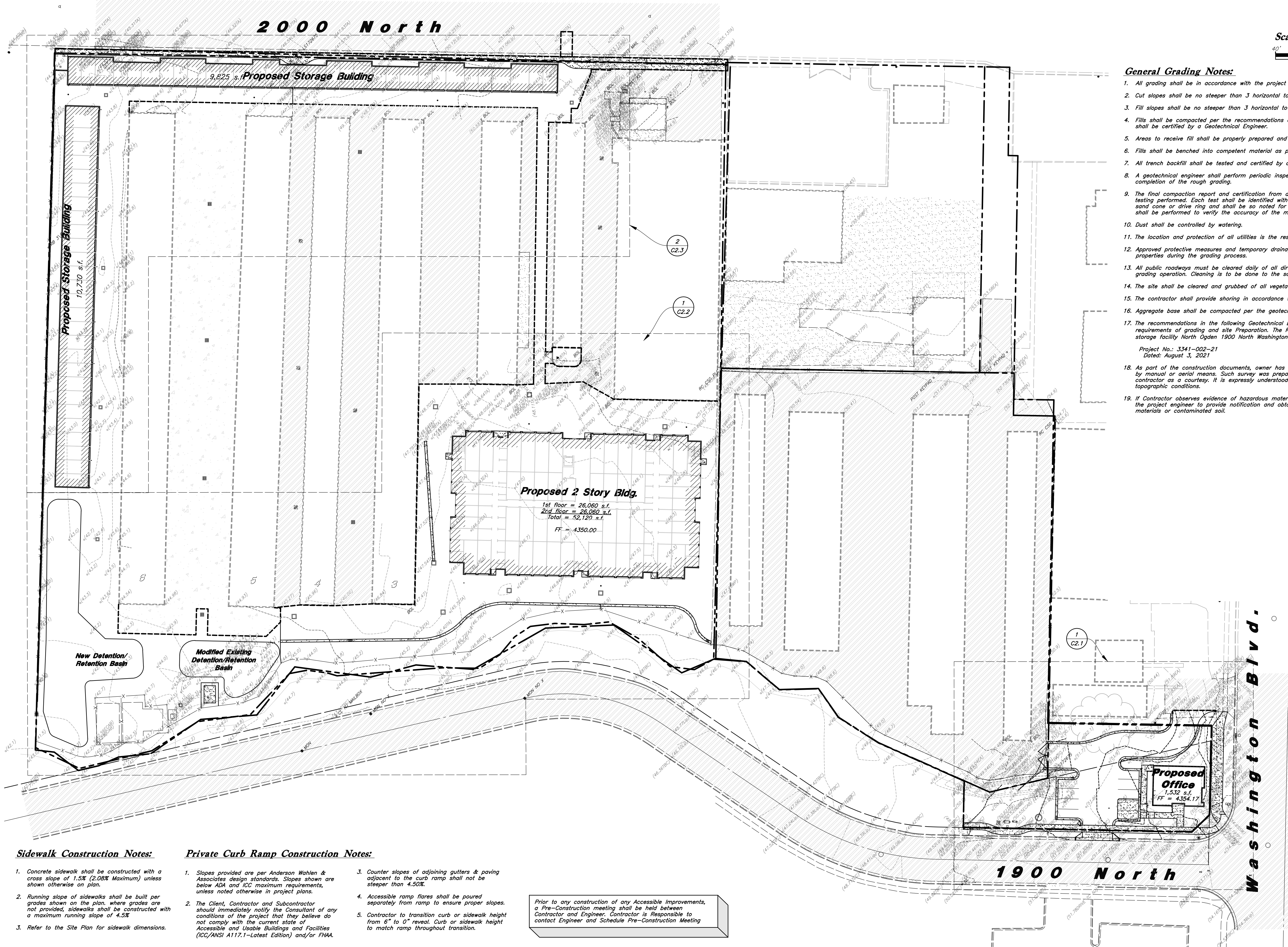


15 Mar, 2024  
 SHEET NO.  
**C1.3**





Scale: 1" = 40'



**General Grading Notes:**

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by GSH are included in the requirements of grading and site preparation. The Report is titled "Geotechnical study Proposed Lock it up storage facility North Ogden 1900 North Washington Boulevard, North Ogden, Utah"  
Project No.: 3341-002-21  
Dated: August 3, 2021
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

**Sidewalk Construction Notes:**

- Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
- Refer to the Site Plan for sidewalk dimensions.

**Private Curb Ramp Construction Notes:**

- Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
- The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.

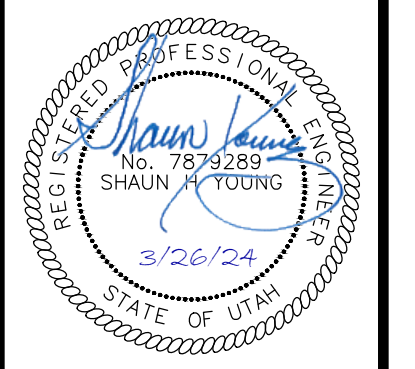
- Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
- Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
- Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

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 Client Name:  
 Lock It Up Self Storage LLC  
 20-127gr



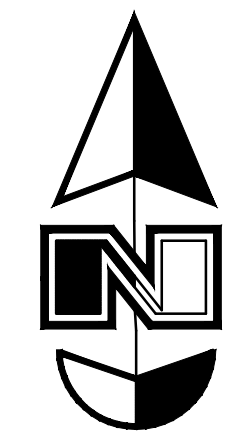
**Overall Grading Plan**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah



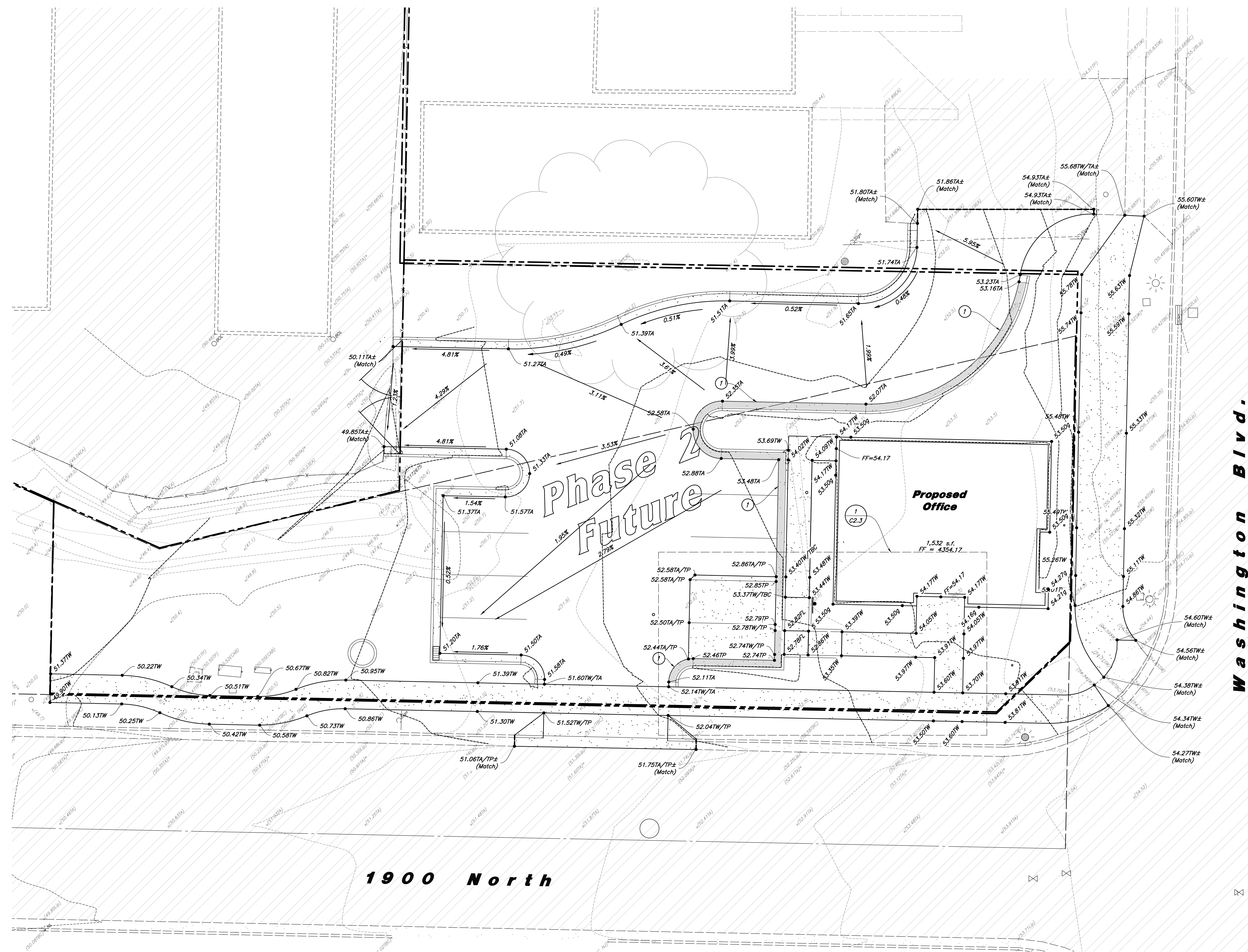
15 Mar, 2024

SHEET NO.  
**C2.0**





Scale: 1" = 10'



REV	DATE	DESCRIPTION

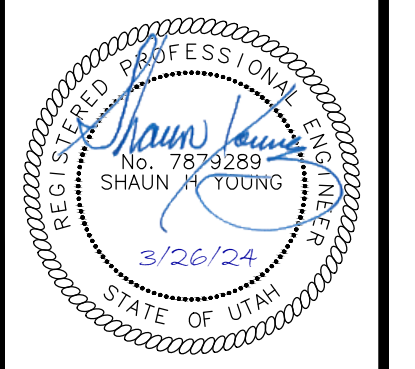
Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127gr



**Grading Plans**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah

- Curb and Gutter Construction Notes:**
1. Open face gutter shall be constructed where drainage is directed away from curb.
  2. Open face gutter locations are indicated by shading and notes on the grading plan.
  3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
  4. Refer to the typical details for standard and open face curb and gutter dimensions.
  5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
  6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

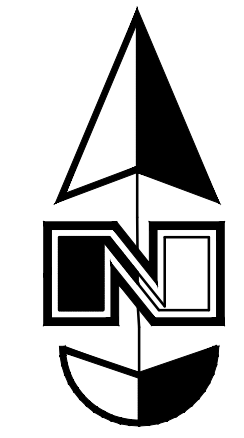
**Accessibility Note:**  
 Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.  
 The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1--Latest Edition) and/or FWA.



15 Mar, 2024  
 SHEET NO.  
**C2.1**

**1** Proposed Office Building Grading Plan  
 Scale: 1" = 10'



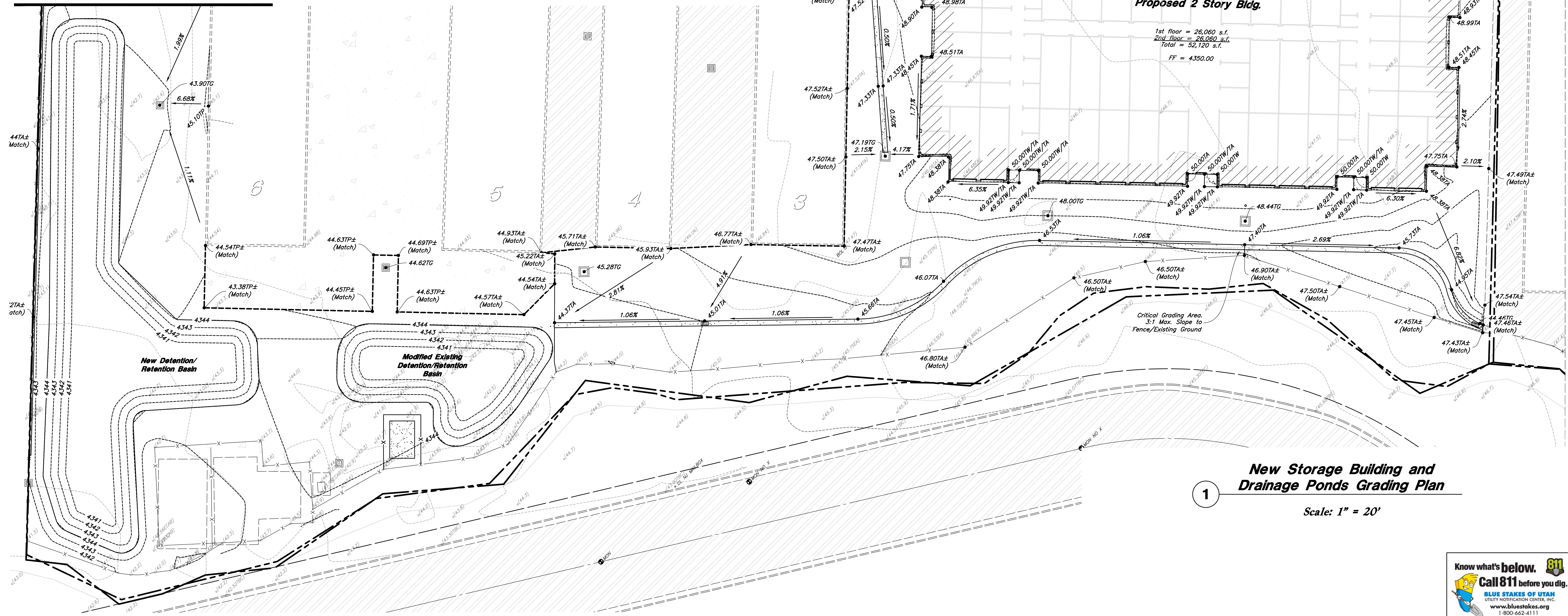


Scale: 1" = 20'

**Grading Data (Detention/Retention Basins)**  
 Pond Area (Modified Basin) = 2,244.16 s.f.  
 Pond Area (New Basin) = 6785.47 s.f.  
 Highwater Elevation (Both Basins) = 4343.00  
 Overflow Elevation (Both Basins) = 4344.00

**Storage Data (Detention/Retention Basins)**  
 Required Retention Volume = 13,457 c.f.  
 Provided Retention Volume (Modified Basin) = 3257.02 c.f.  
 Provided Retention Volume (New Basin) = 10,621.92 c.f.  
 Total Retention Storage Volume Provided = 13,878.93 c.f.

Match Line  
 See Sheet C2.3



**New Storage Building and  
 Drainage Ponds Grading Plan**

1

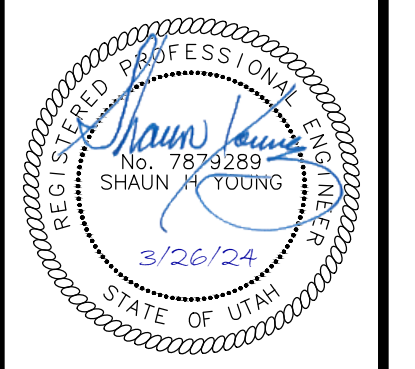
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REV	DATE	DESCRIPTION

Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127gr



**Grading Plans**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah

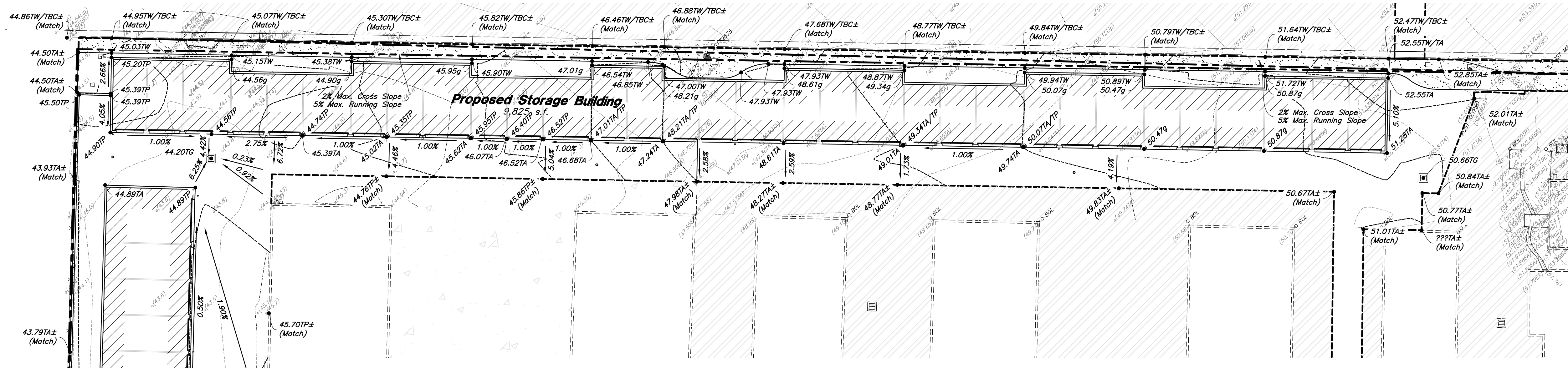


15 Mar, 2024  
 SHEET NO.

**C2.2**

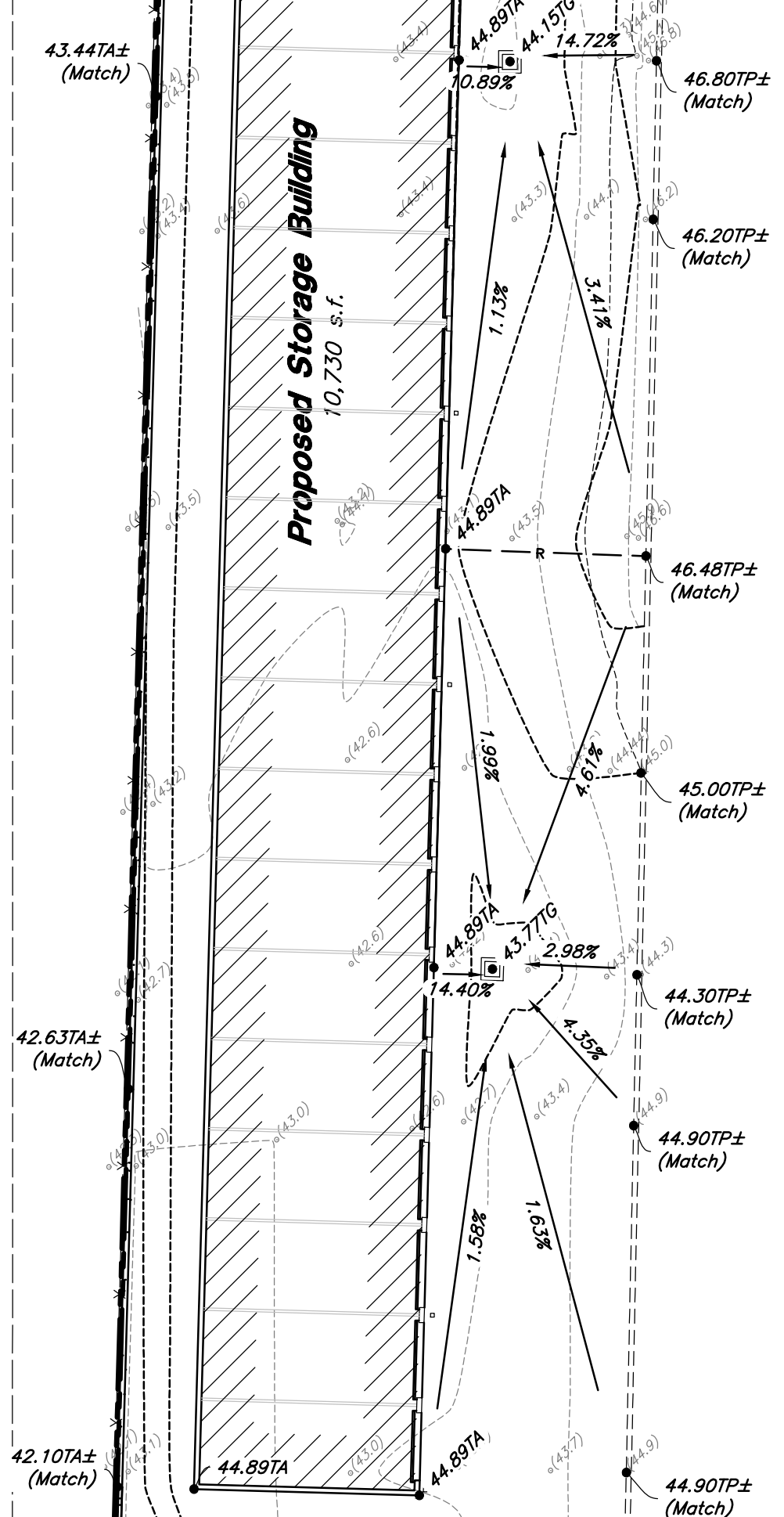






**Proposed Storage Building  
and Proposed Covered  
Storage Grading Plan**

Scale: 1" = 20'



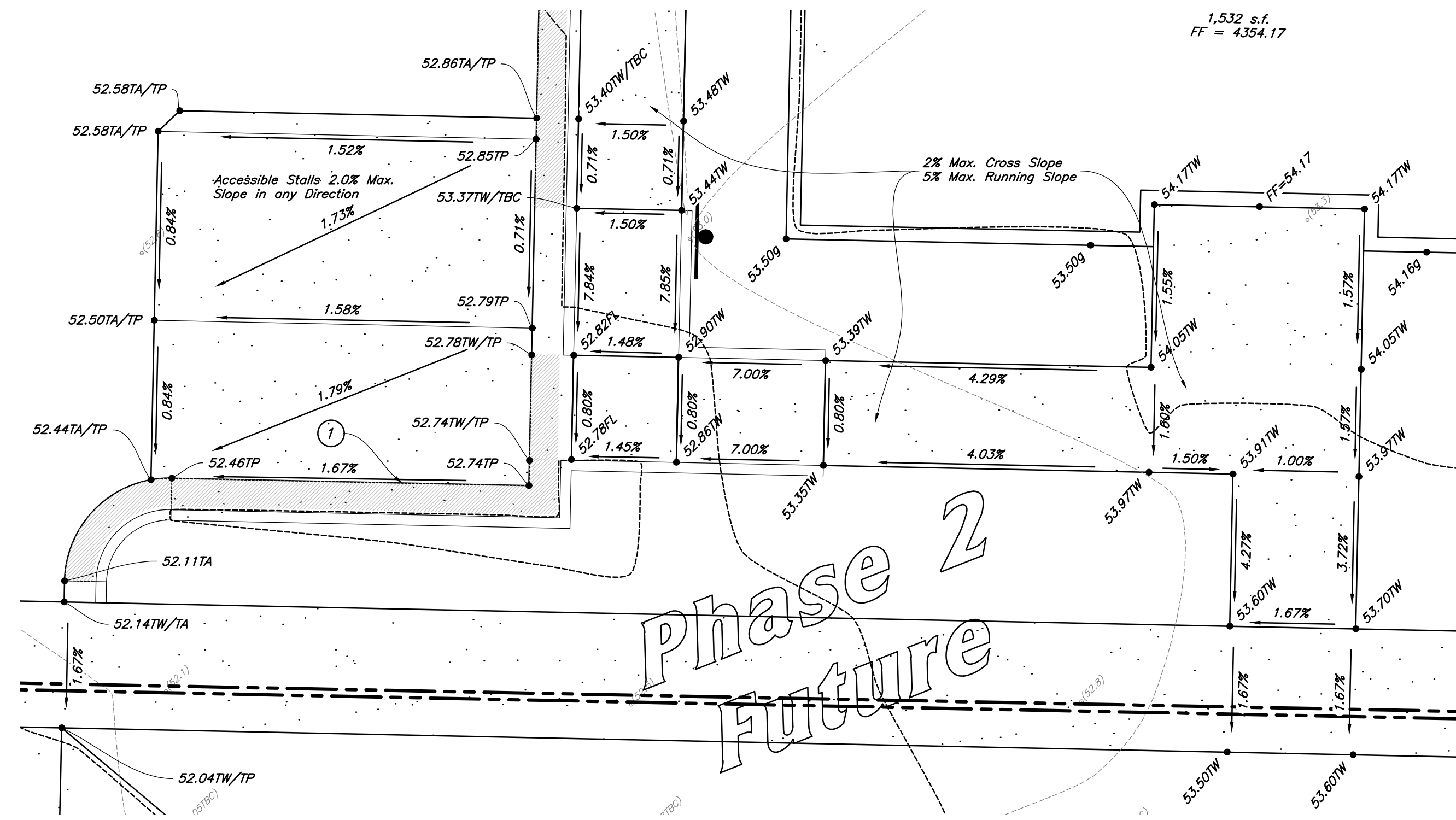
Match Line  
See Sheet C2.2

**Curb and Gutter Construction Notes:**

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

**Accessibility Note:**

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultant immediately.  
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.



**1 ADA Parking and Sidewalk Detail**

Scale: 1" = 5'



Designed by: LC  
Drafted by: NT  
Client Name:  
Lock It Up Self Storage LLC  
20-127gr



**Grading Plans**  
**Lock It Up Storage**  
1903 North Washington Boulevard  
North Ogden, Utah

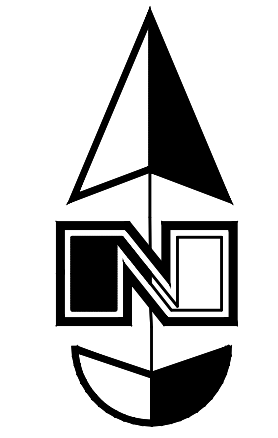


15 Mar, 2024

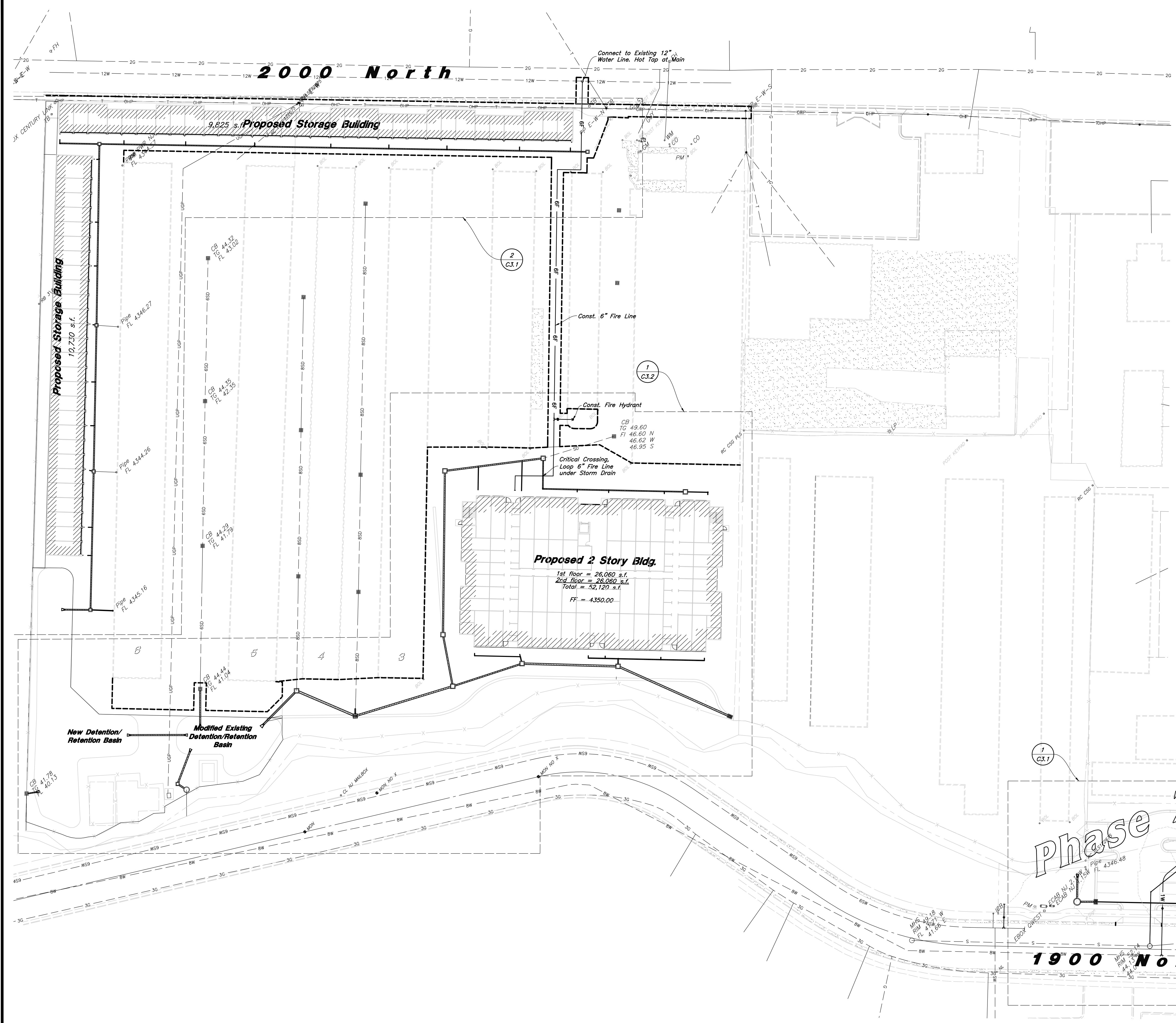
SHEET NO.

**C2.3**





Scale: 1" = 40'



**General Utility Notes:**

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

**Utility Piping Materials:**

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

**Culinary Service Laterals**

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K"

**Water Main Lines and Fire Lines**

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

**Sanitary Sewer Lines**

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

**Storm Drain Lines**

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" pipes or larger - Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
3. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

**CAUTION :**  
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

**Storm Drain & Sanitary Sewer Note:**  
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

**Onsite Utility Connection Notes:**

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

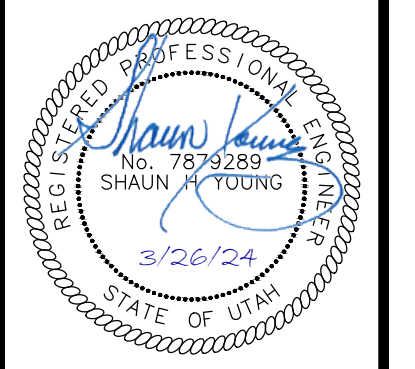
**PVC Pipe Protection During Construction:**  
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

REV	DATE	DESCRIPTION

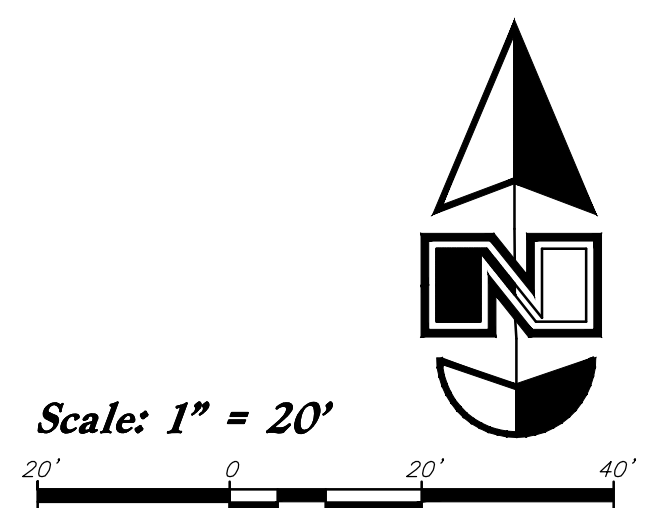
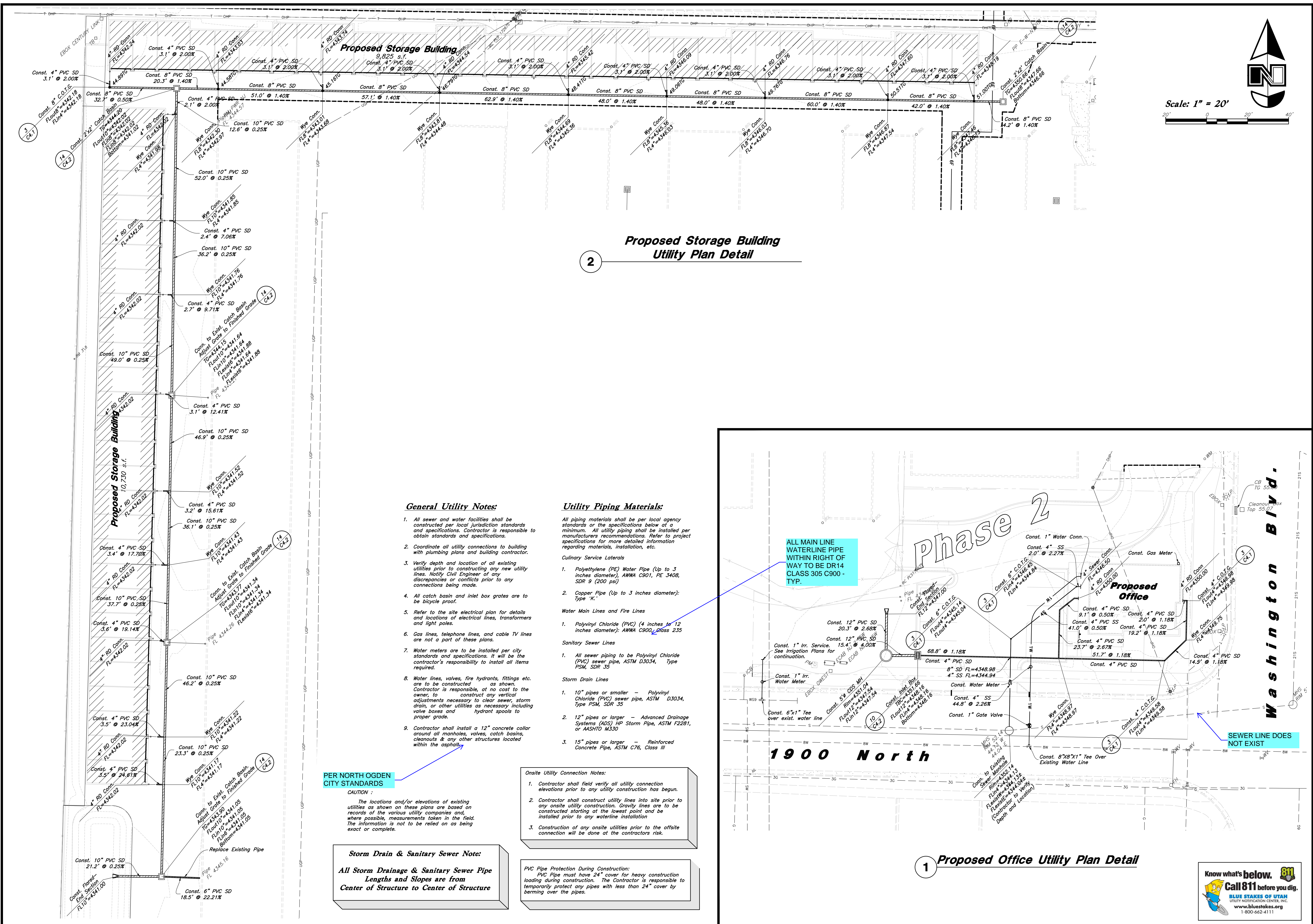
Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127ut



**Overall Utility Plan**  
**Lock It Up Storage**  
1903 North Washington Boulevard  
North Ogden, Utah



15 Mar, 2024  
SHEET NO.  
**C3.0**



**2**  
**Proposed Storage Building**  
**Utility Plan Detail**

**General Utility Notes:**

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

**Utility Piping Materials:**

- All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.
- Culinary Service Laterals**
- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
  - Copper Pipe (Up to 3 inches diameter); Type "K".
- Water Main Lines and Fire Lines**
- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter); AWWA C900, Glass 235
- Sanitary Sewer Lines**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
- Storm Drain Lines**
- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
  - 12" pipes or larger - Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
  - 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

**PER NORTH OGDEN CITY STANDARDS**

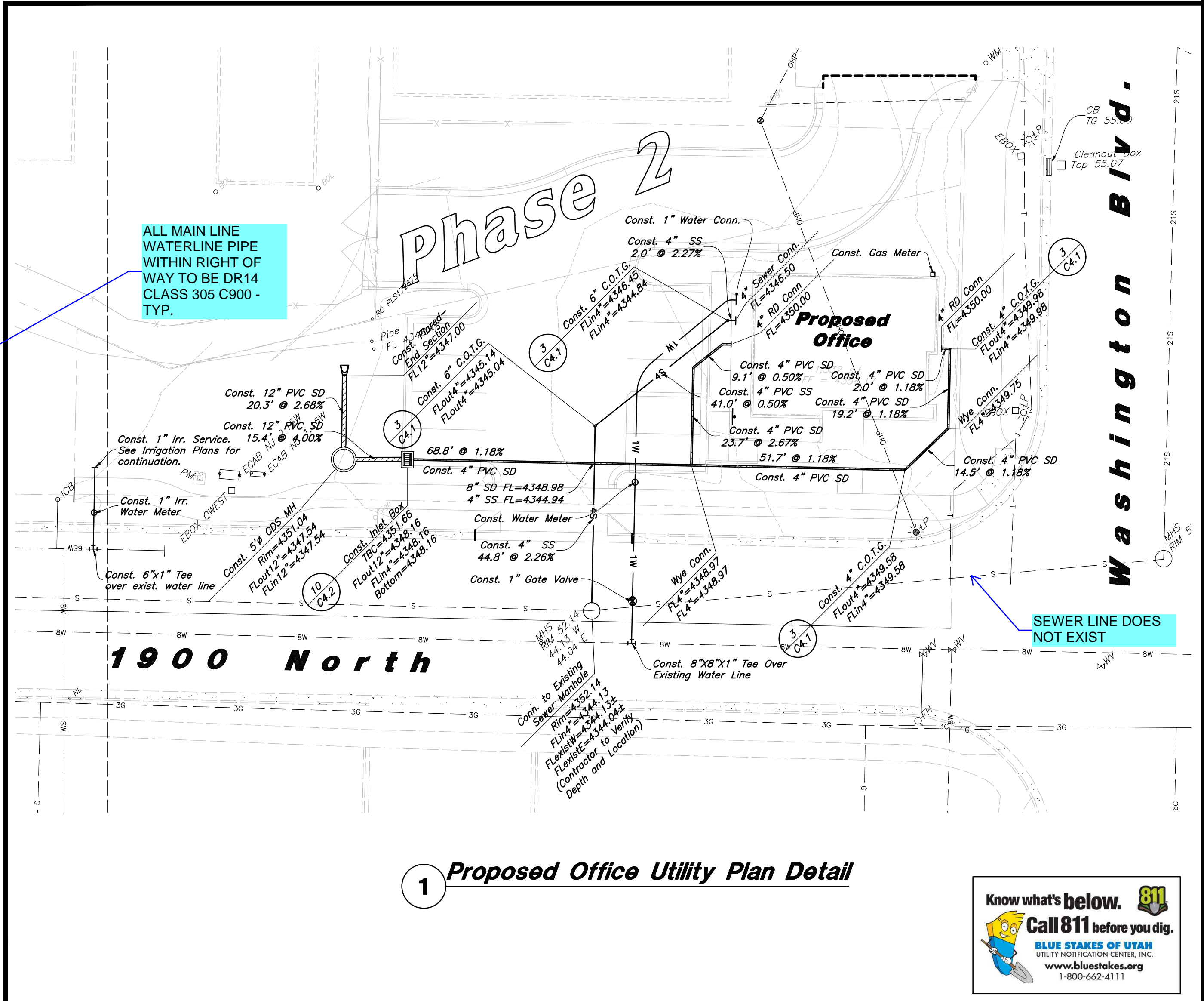
**CAUTION:**  
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**Storm Drain & Sanitary Sewer Note:**  
 All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

**Onsite Utility Connection Notes:**

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

**PVC Pipe Protection During Construction:**  
 PVC Pipe must have 24" cover, for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



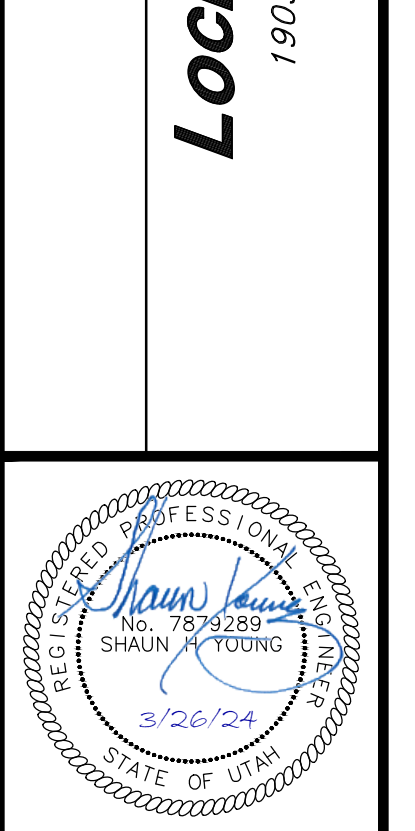
**1**  
**Proposed Office Utility Plan Detail**

REV	DATE	DESCRIPTION

Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127ut



**Utility Plans**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah



15 Mar, 2024  
 SHEET NO.  
**C3.1**



**General Utility Notes:**

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

**CAUTION :**

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

**Onsite Utility Connection Notes:**

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

**PVC Pipe Protection During Construction:**

PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

**Storm Drain & Sanitary Sewer Note:**

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

**Utility Piping Materials:**

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

**Culinary Service Laterals**

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type "K."

**Water Main Lines and Fire Lines**

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

**Sanitary Sewer Lines**

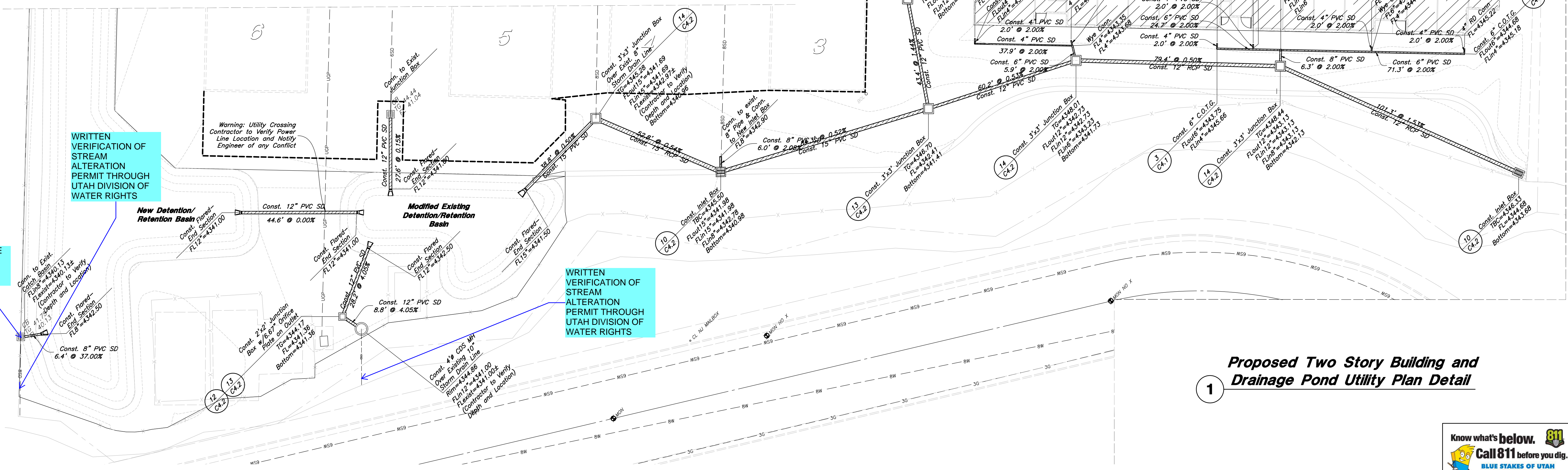
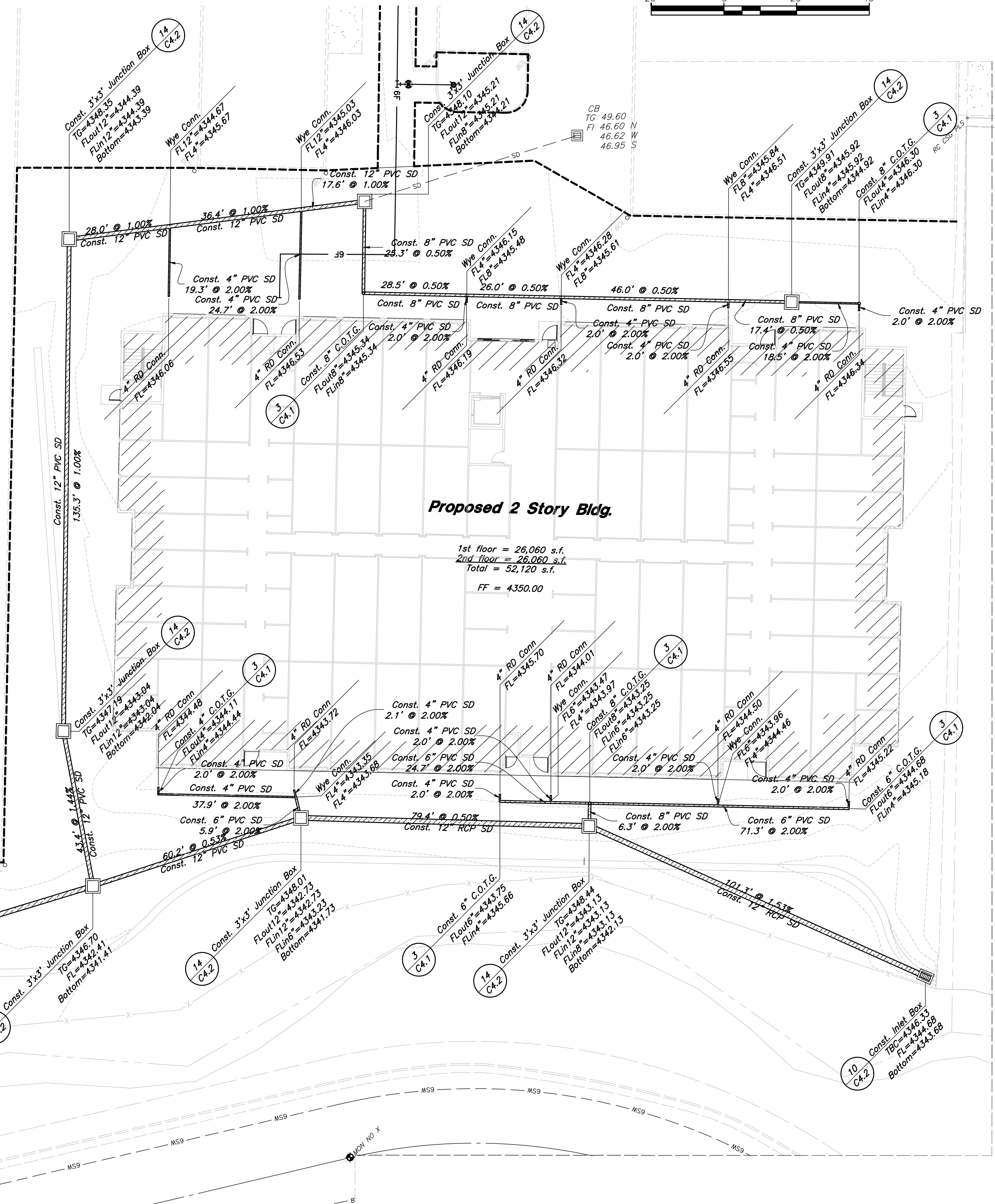
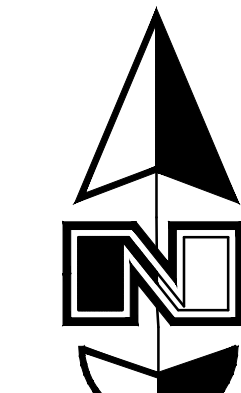
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

**Storm Drain Lines**

- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

ADD NOTE TO PLANS WHICH STATES: "PERMANENT DETENTION/RETENTION (WHICHEVER IS APPLICABLE) FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE NORTH OGDEN CITY COUNCIL AND NORTH OGDEN CITY ENGINEER."

Scale: 1" = 20'



IS THIS BOX IN THE FENCE OR JUST EAST OF THE FENCE?

WRITTEN VERIFICATION OF STREAM ALTERATION PERMIT THROUGH UTAH DIVISION OF WATER RIGHTS

WRITTEN VERIFICATION OF STREAM ALTERATION PERMIT THROUGH UTAH DIVISION OF WATER RIGHTS

**Proposed Two Story Building and Drainage Pond Utility Plan Detail**

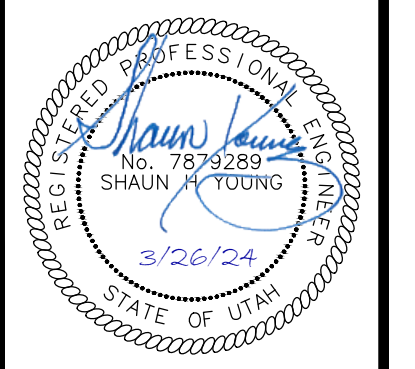
1

REV	DATE	DESCRIPTION

Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127ut



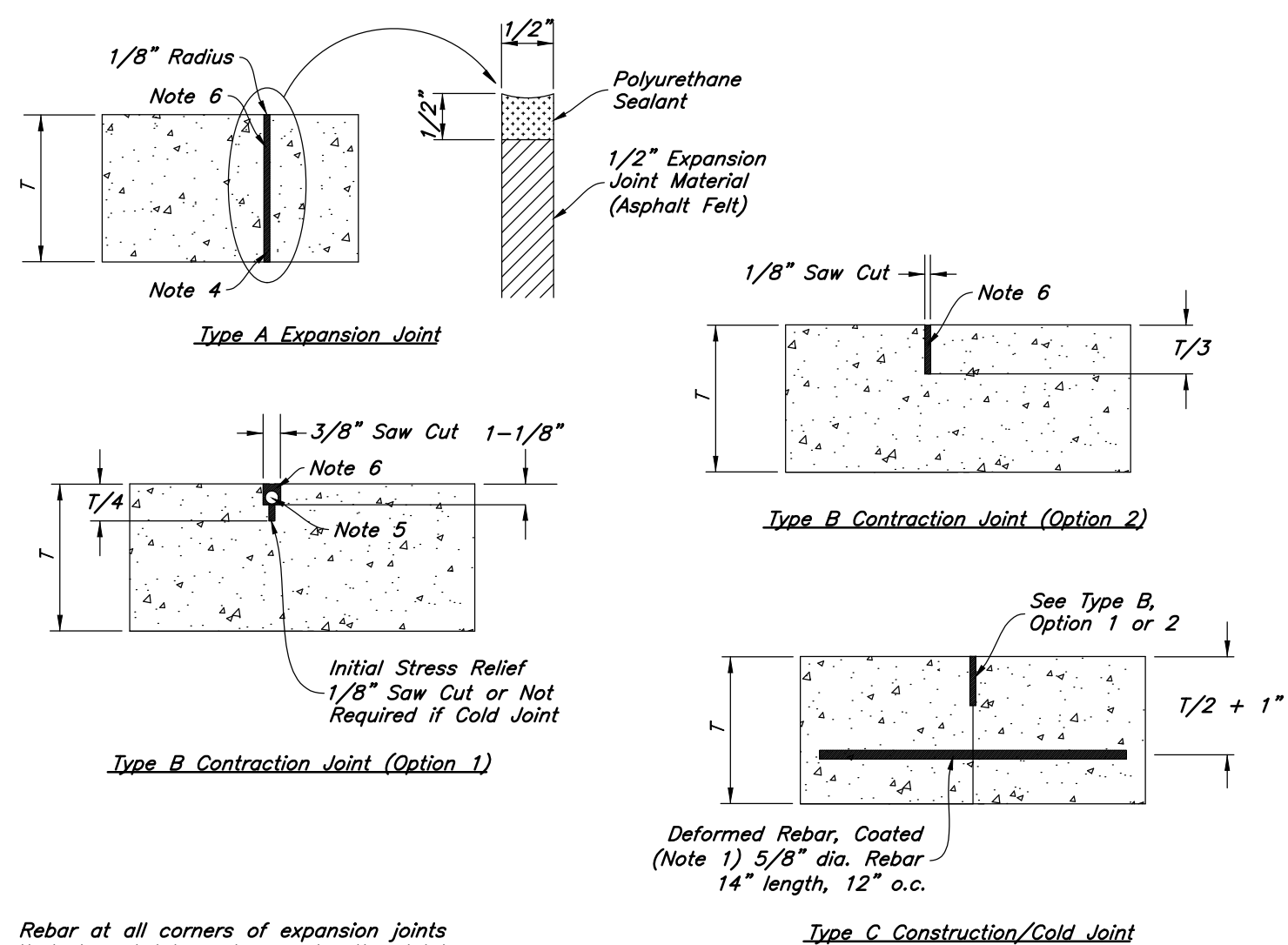
**Utility Plan**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah



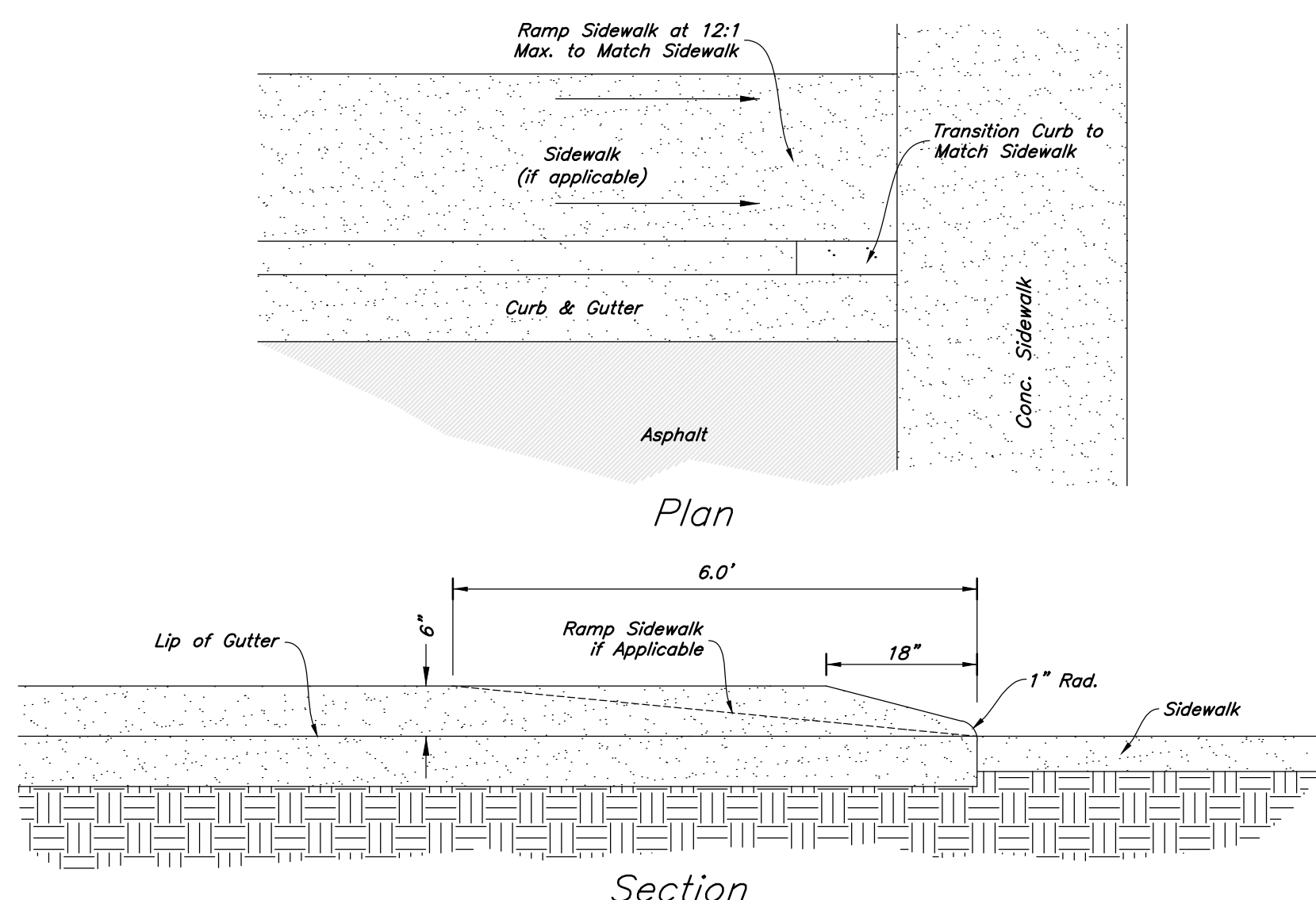
15 Mar, 2024  
 SHEET NO.  
**C3.2**



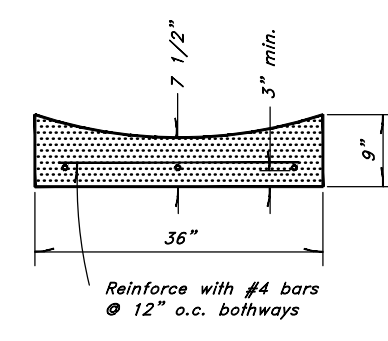
1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
  - A. Space rebar and dowels at 12 to 15 inches on center.
  - B. Grease dowels to provide movement in expansion joints.
  - C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. JOINTS: Lay out joints to aid construction and control random cracking.
  - A. Joint Spacing shall be 12 feet maximum on center in both directions.
  - B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
  - C. Make adjustments in joint locations to meet inlet or manhole locations.
  - D. Expansion joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



9 Concrete Joint Detail  
Not to Scale

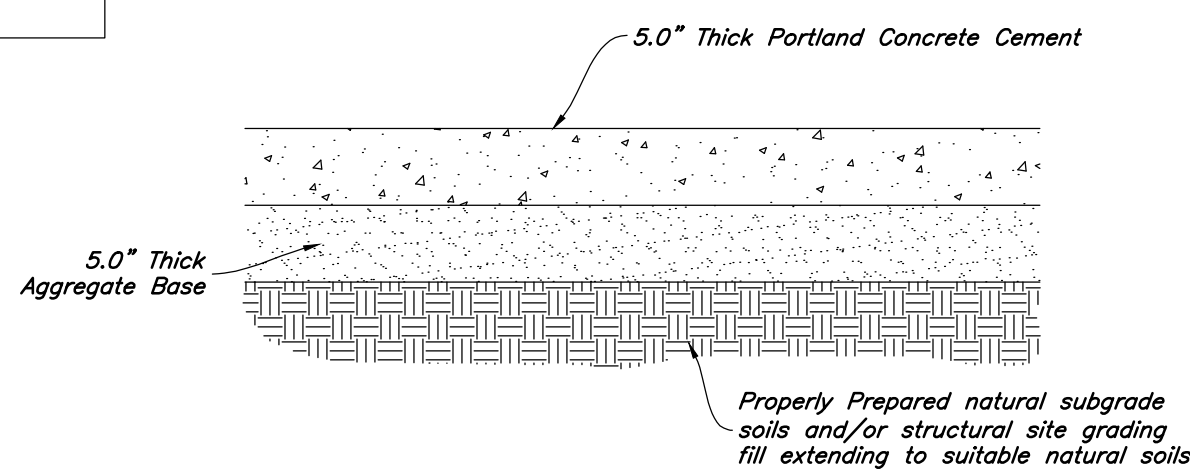


8 Curb Transition  
Not to Scale



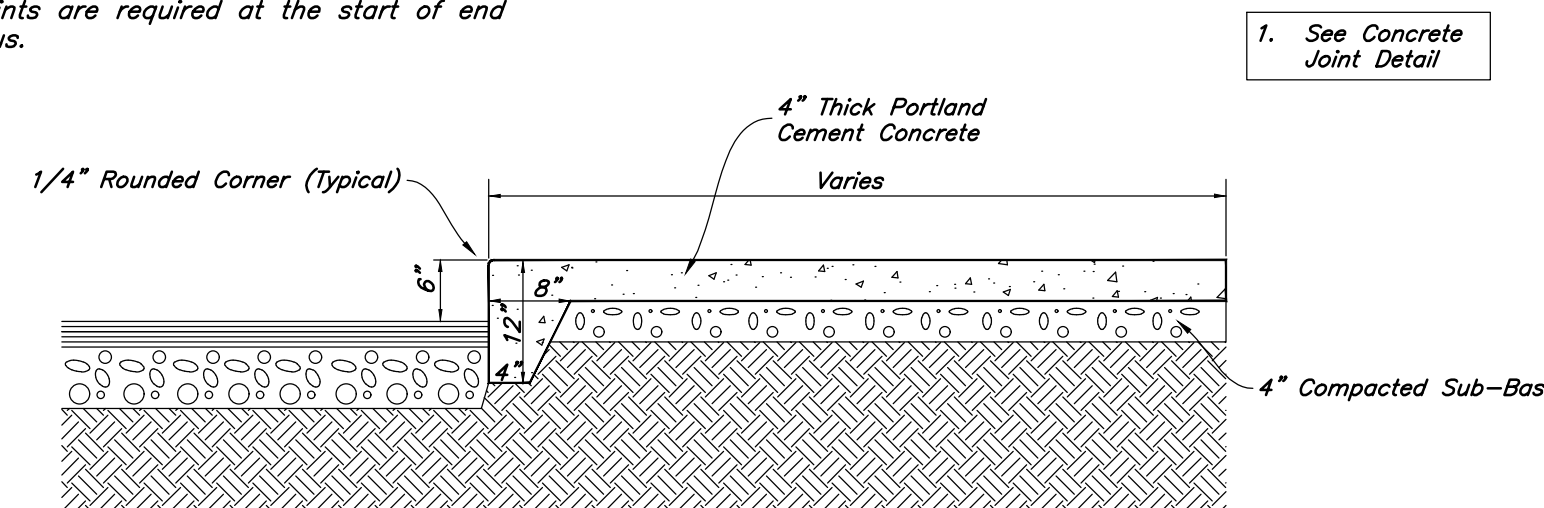
7 3.0' Concrete Waterway  
Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



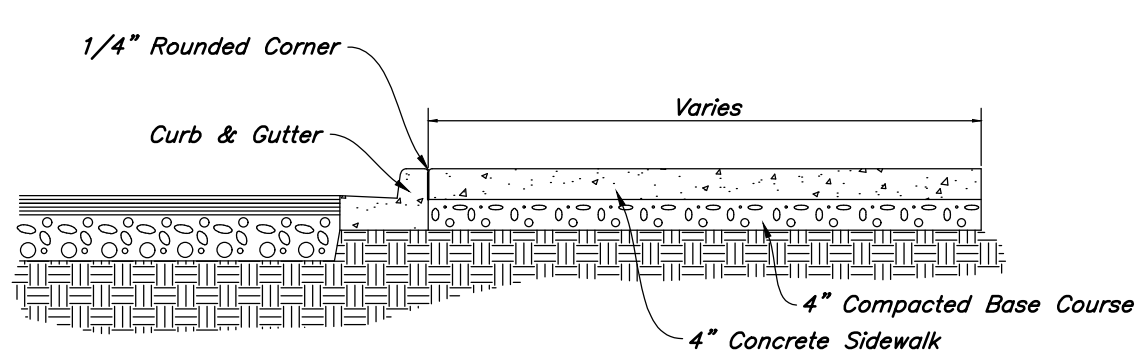
6 Concrete Paving Section  
Not to Scale

- Contraction Joints
- A. Spacing = 10' O.C.
- Expansion Joints
- A. Make expansion joints full depth, see joint detail
  - B. Place expansion joint at cold joints
  - C. Expansion joints are required at the start of end of curb radius.

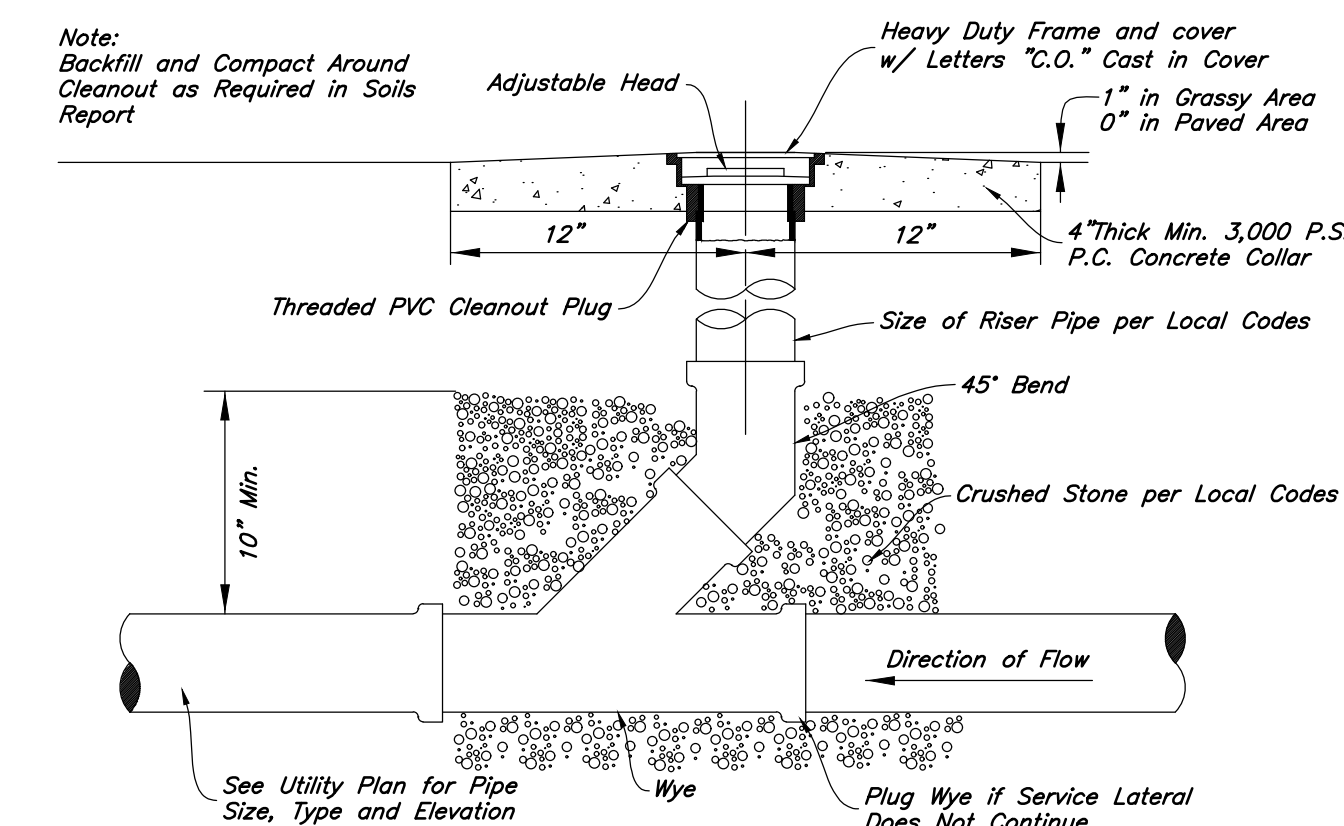


5 Thickened Edge Walk  
Not to Scale

- Contraction Joints
- A. Spacing = 10' O.C.
- Expansion Joints
- A. Make expansion joints full depth, see joint detail
  - B. Place expansion joint at cold joints
  - C. Expansion joints are required at the start of end of curb radius.

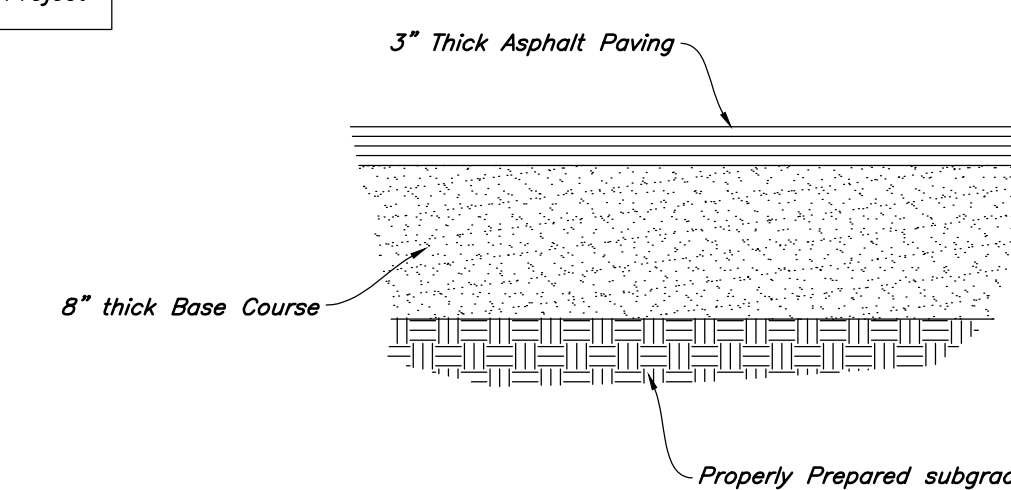


4 Typical Sidewalk Detail  
Not to Scale



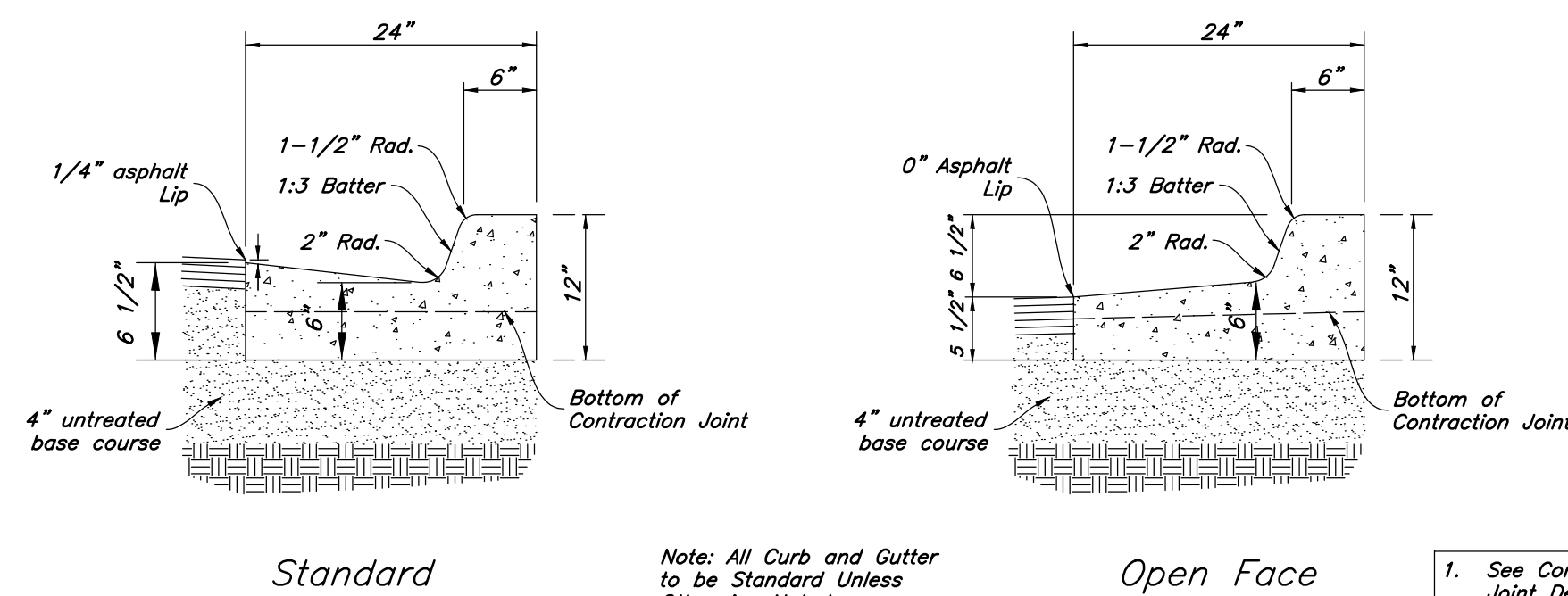
3 Typical Cleanout Detail  
Not to Scale

1. See Geotechnical Report for Project



2 Standard Asphalt Section  
Not to Scale

1. Contraction Joints
  - A. Spacing = 10' o.c., see joint detail
  - B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
  - A. Make expansion joints full depth, see joint detail
  - B. Place expansion joint at all cold joints
  - C. Expansion joints are required at ends of all radii 0.0B.
  - D. Required 5'-0" on each side of drainage structures
  - E. Required at 90'-0" maximum intervals in straight curb and gutter
  - F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



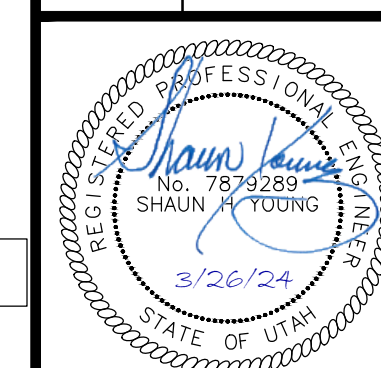
1 24" Curb And Gutter  
Not to Scale

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www.bluestakes.org  
1-800-662-4111

Designed by: LC  
Drafted by: NT  
Client Name:  
Lock It Up Self Storage LLC  
20-127dt

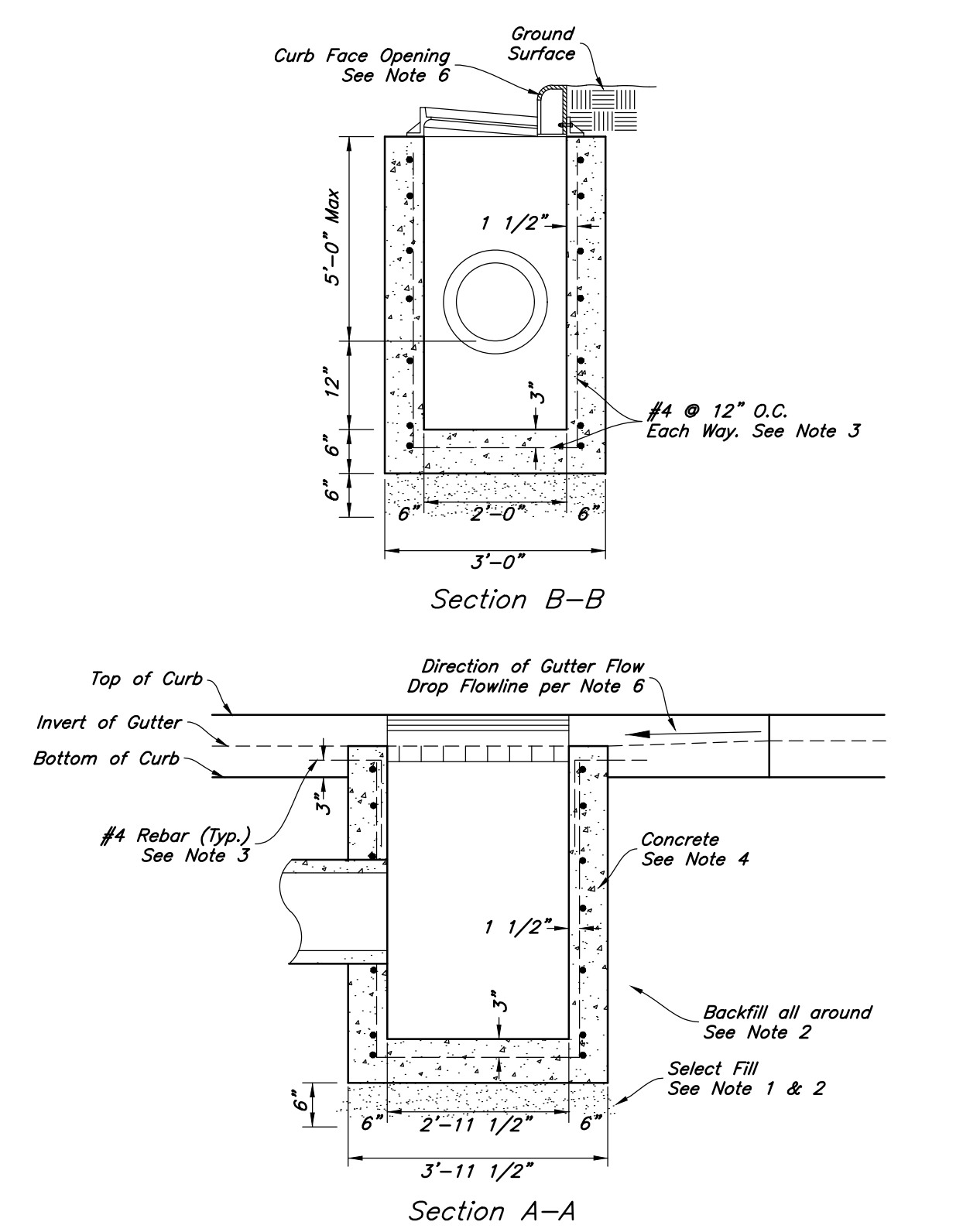
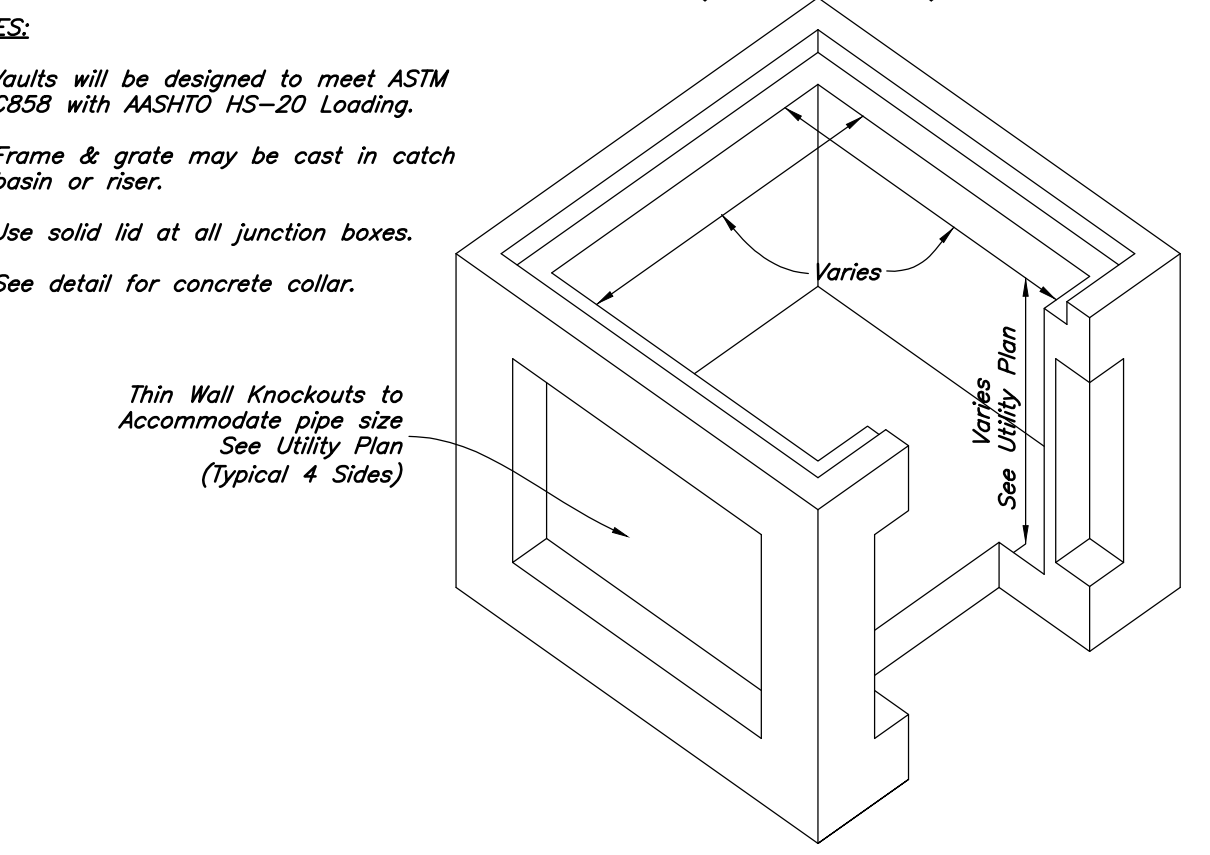
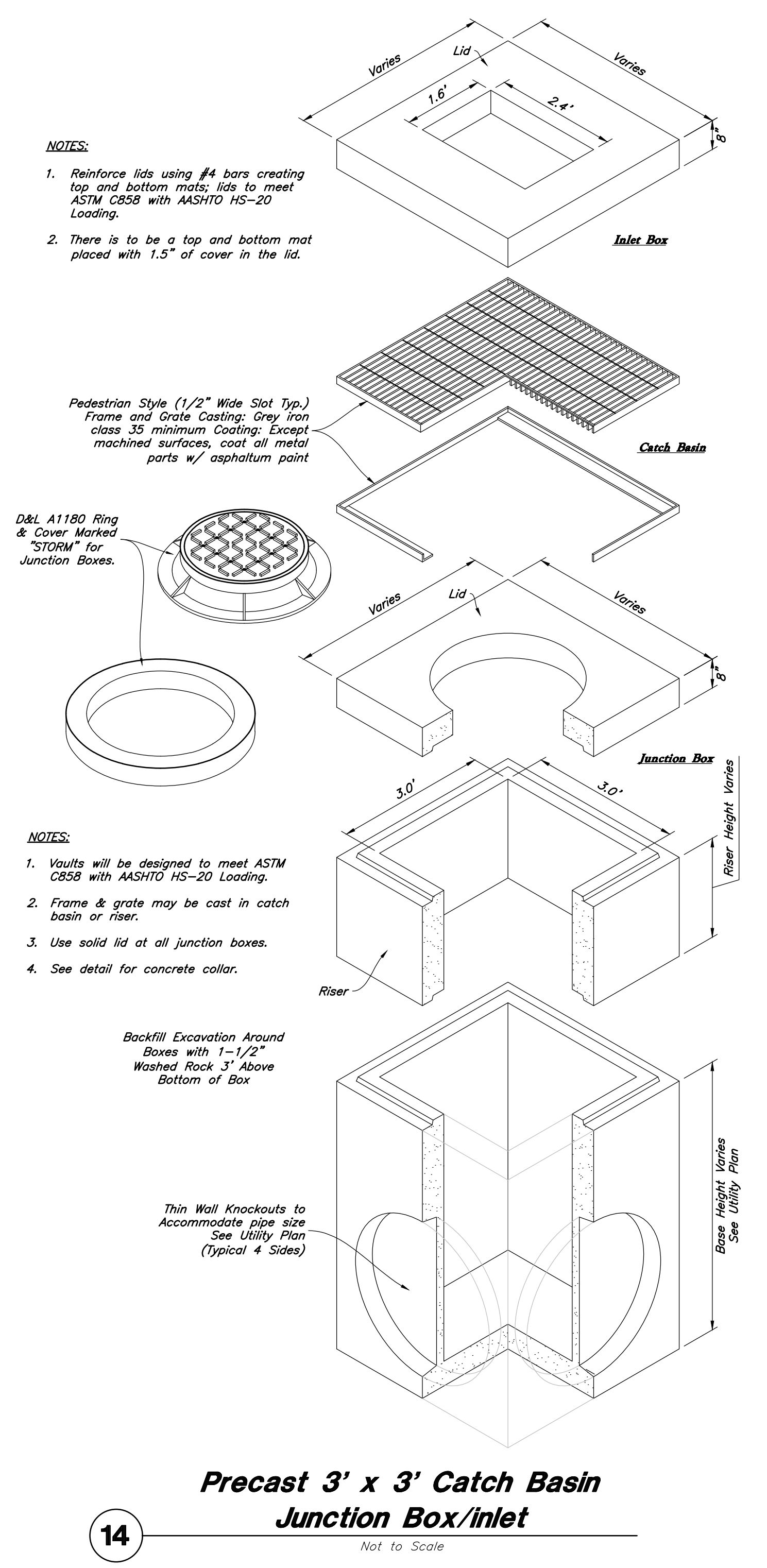
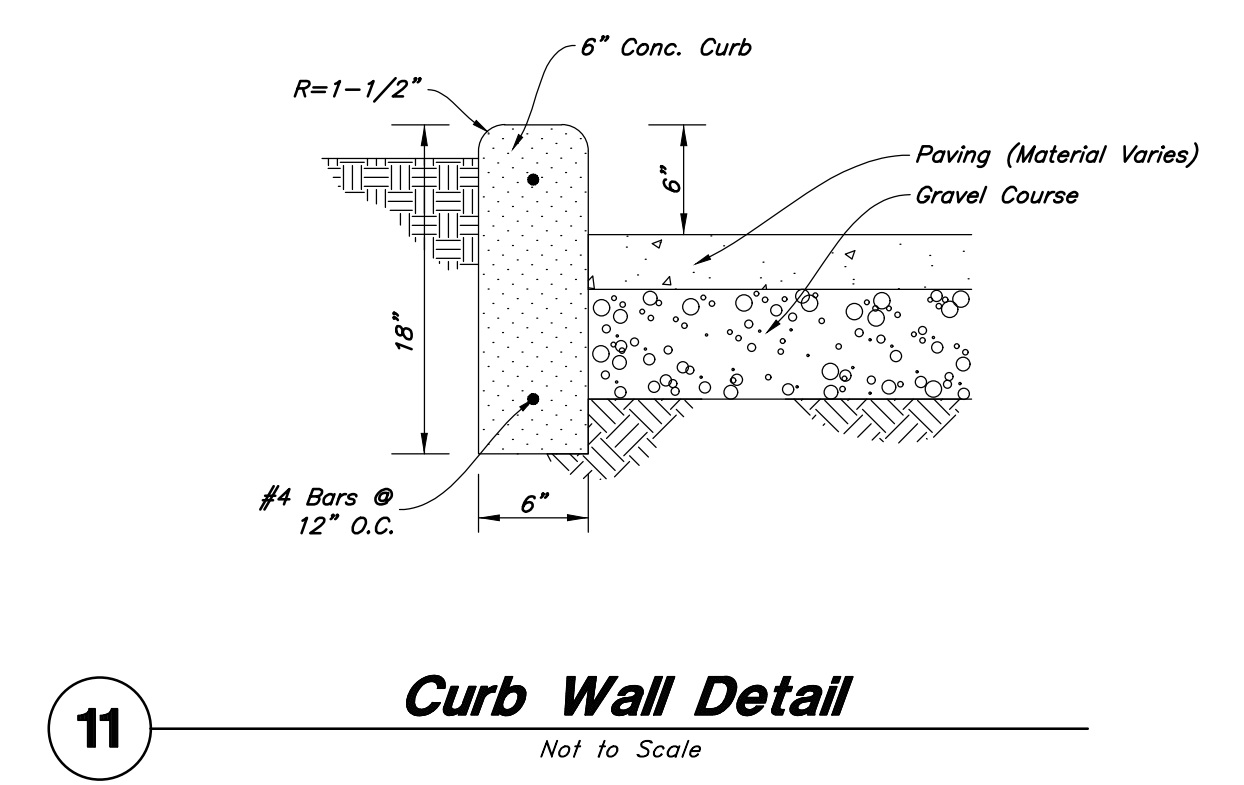
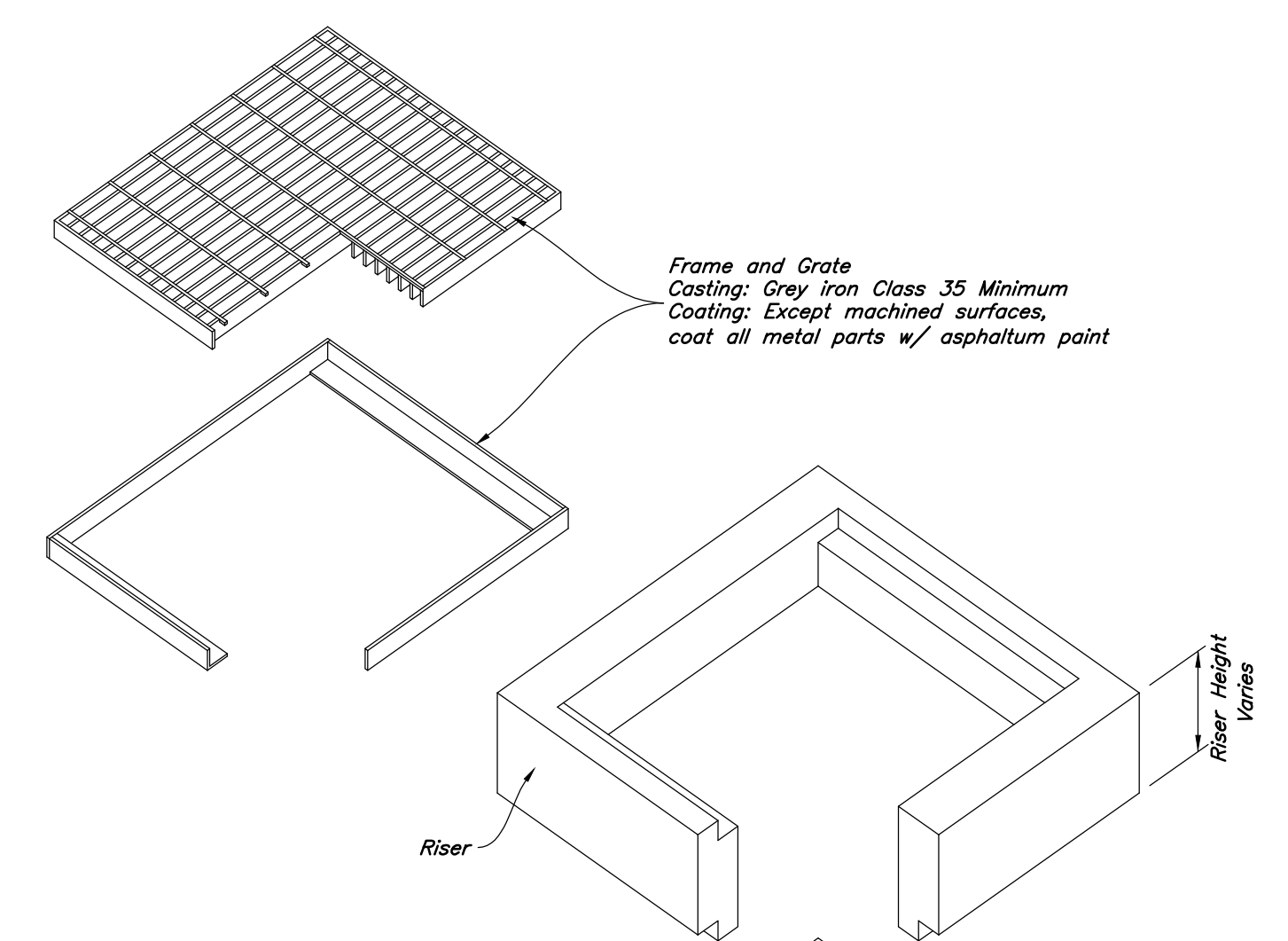
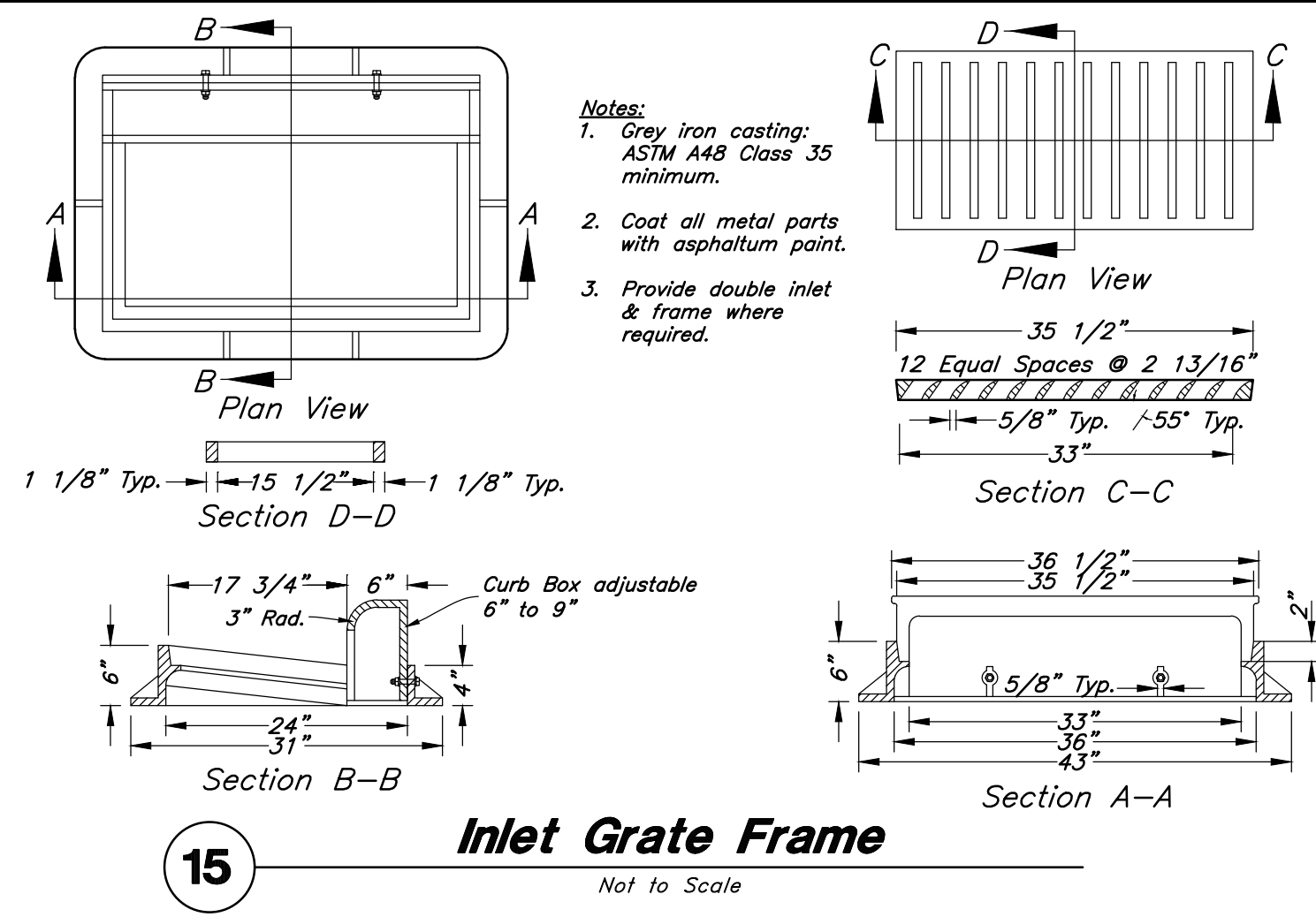


Details  
Lock It Up Storage  
1903 North Washington Boulevard  
North Ogden, Utah



15 Mar, 2024

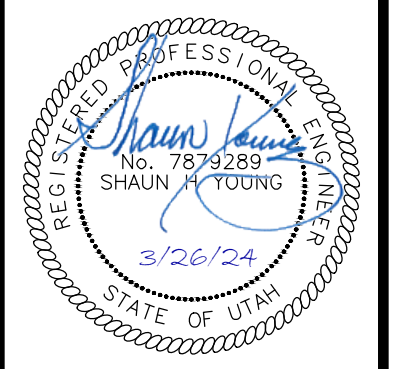
SHEET NO.  
C4.1



Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127dt

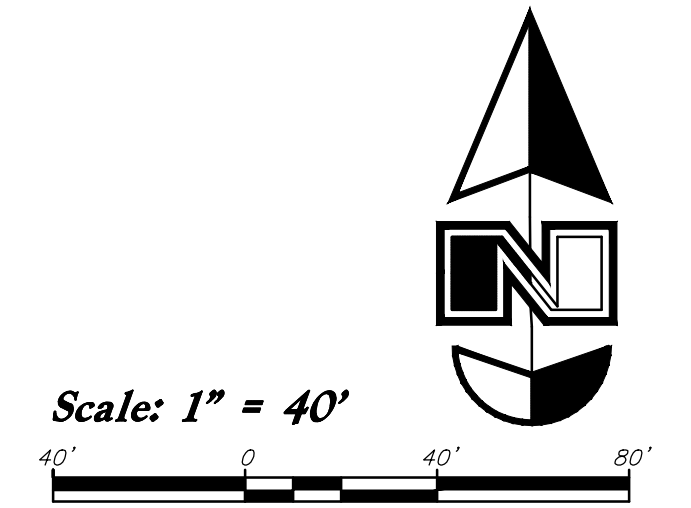
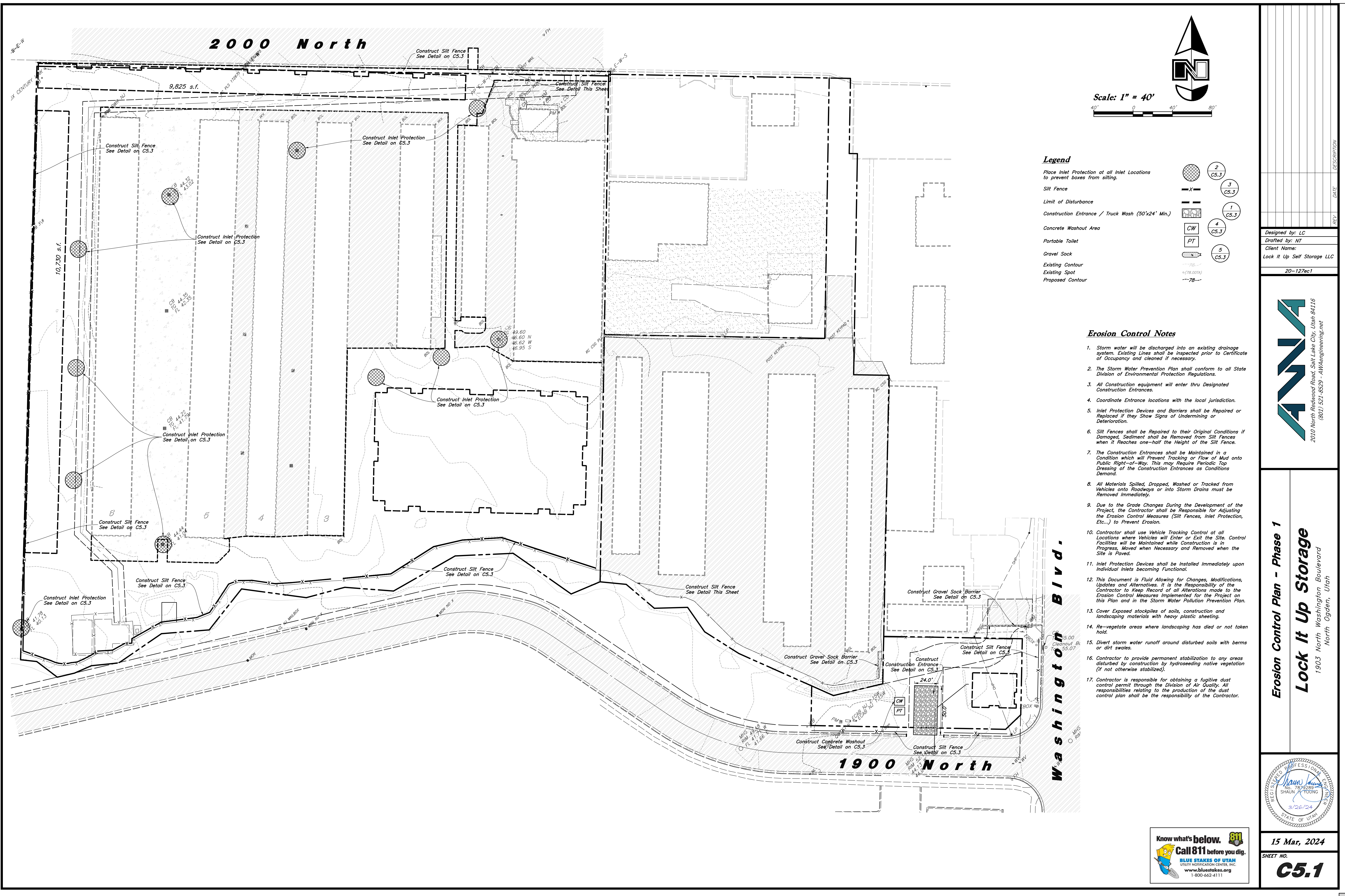


**Details**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah



15 Mar, 2024  
 SHEET NO.  
**C4.2**

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**Legend**

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour

**Erosion Control Notes**

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleared if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Drapped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Erosion Control Plan - Phase 1

Lock It Up Storage

1903 North Washington Boulevard  
North Ogden, Utah

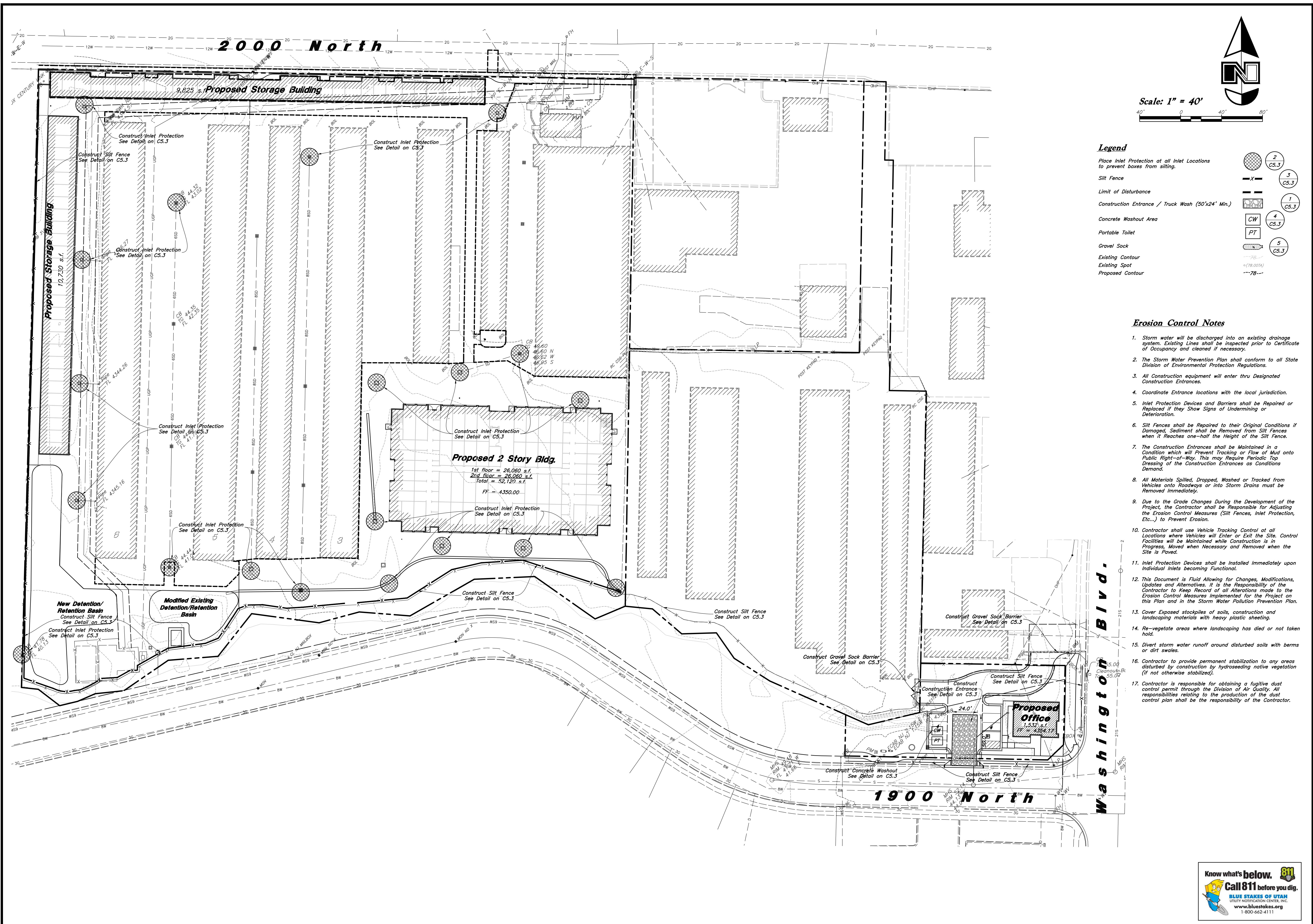


15 Mar, 2024

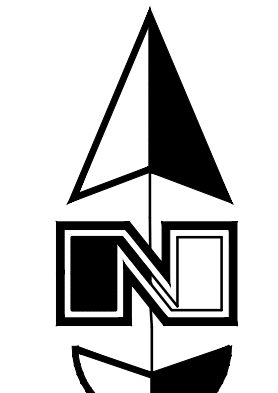
SHEET NO. C5.1



Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127ec1



Scale: 1" = 40'



**Legend**

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting. 2 (C5.3)
- Silt Fence 3 (C5.3)
- Limit of Disturbance 1 (C5.3)
- Construction Entrance / Truck Wash (50'x24' Min.) 4 (C5.3)
- Concrete Washout Area 5 (C5.3)
- Portable Toilet 6 (C5.3)
- Gravel Sock 7 (C5.3)
- Existing Contour 8 (78.007A)
- Existing Spot 9 (78.007A)
- Proposed Contour 10 (78.007A)

**Erosion Control Notes**

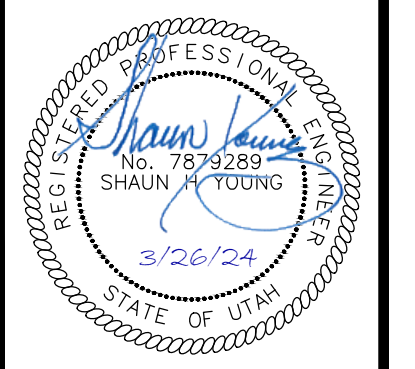
1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: LC  
 Drafted by: NT  
 Client Name: Lock It Up Self Storage LLC  
 20-127ec2



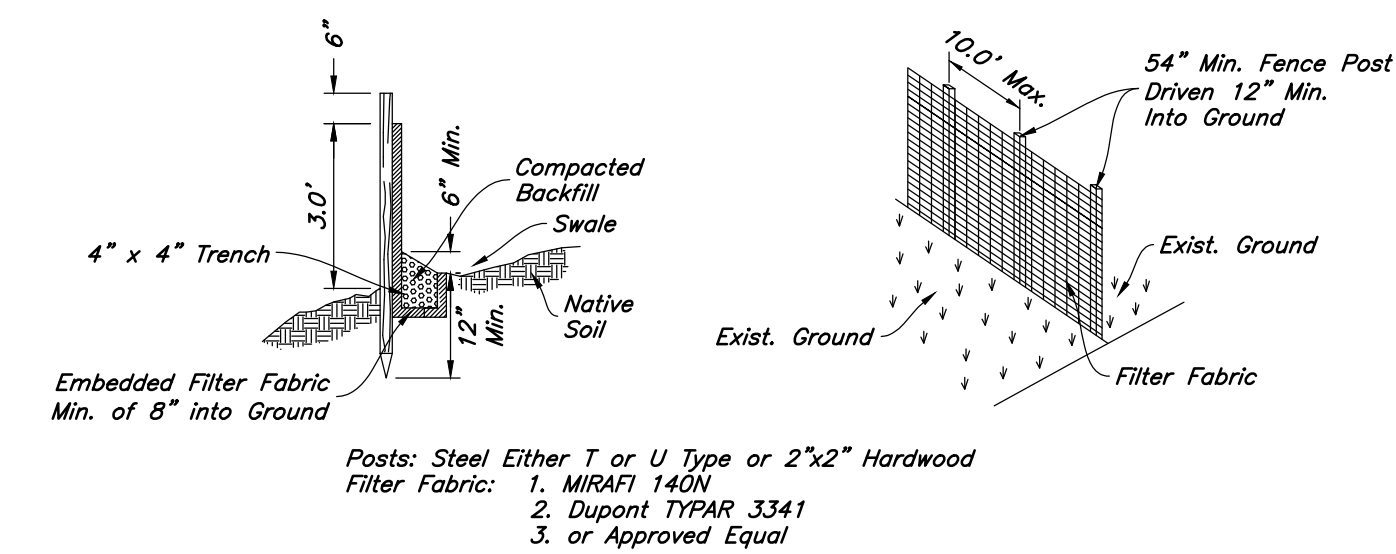
**Erosion Control Plan - Phase 2**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah



15 Mar, 2024  
 SHEET NO.  
**C5.2**



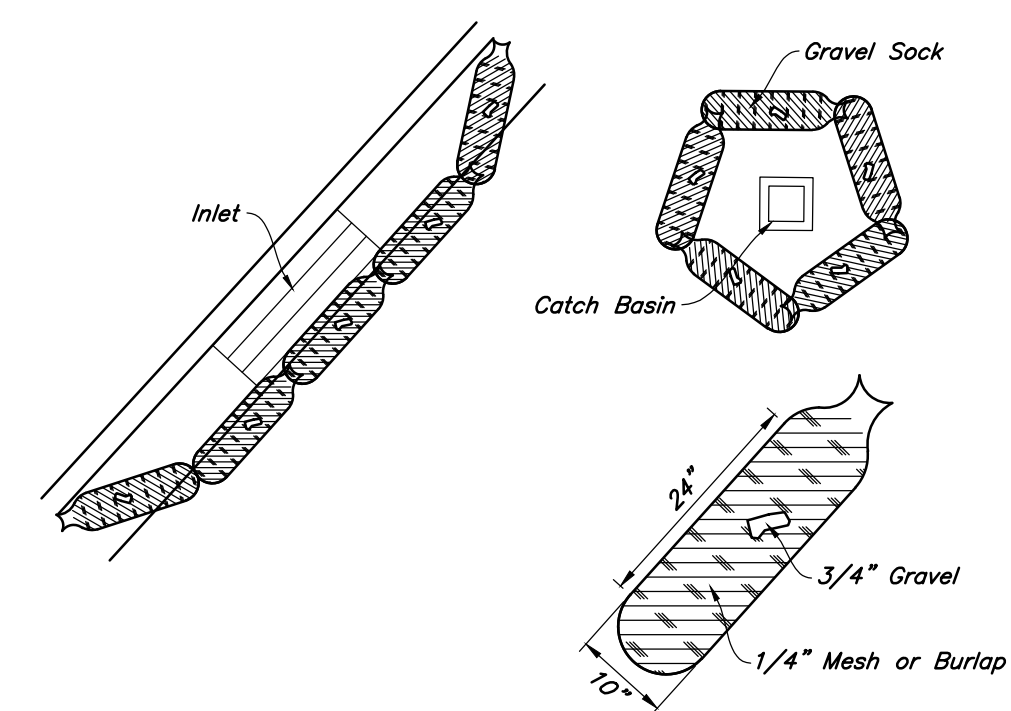




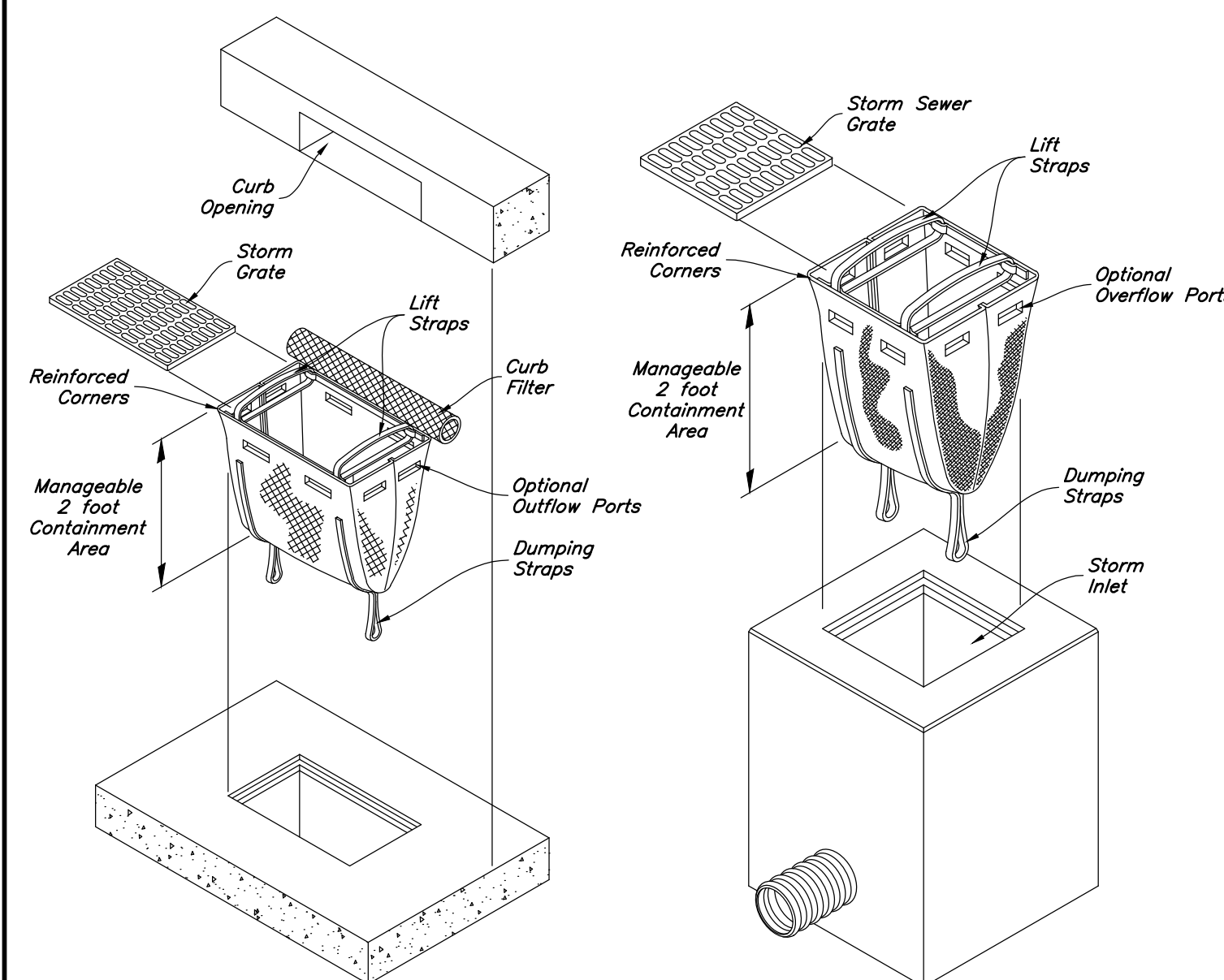
- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
  2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
  3. Collected material shall be removed when "bulges" develop in the silt fence.

**3 Silt Fence Section**  
 Not to Scale

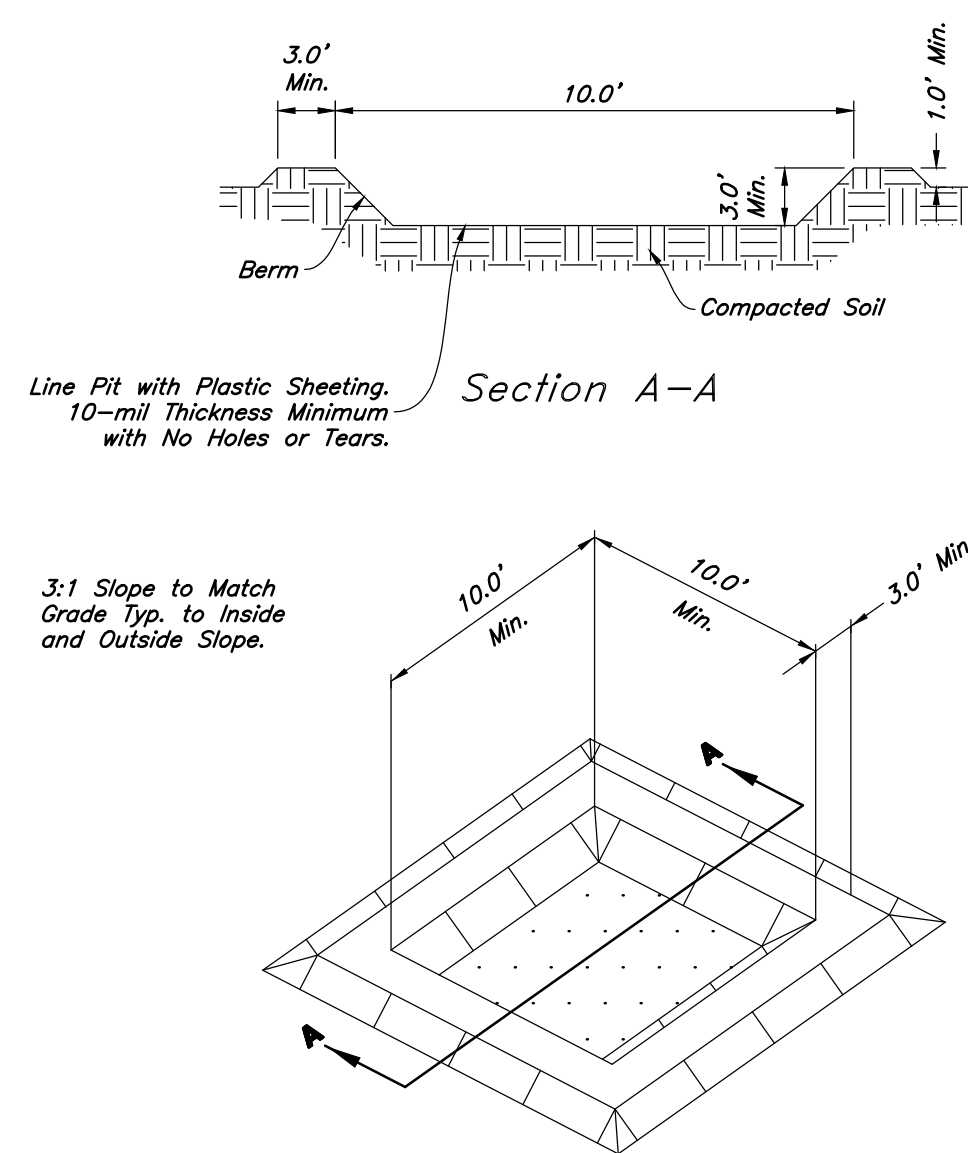
Designed by: LC  
 Drafted by: NT  
 Client Name:  
 Lock It Up Self Storage LLC  
 20-127ec2



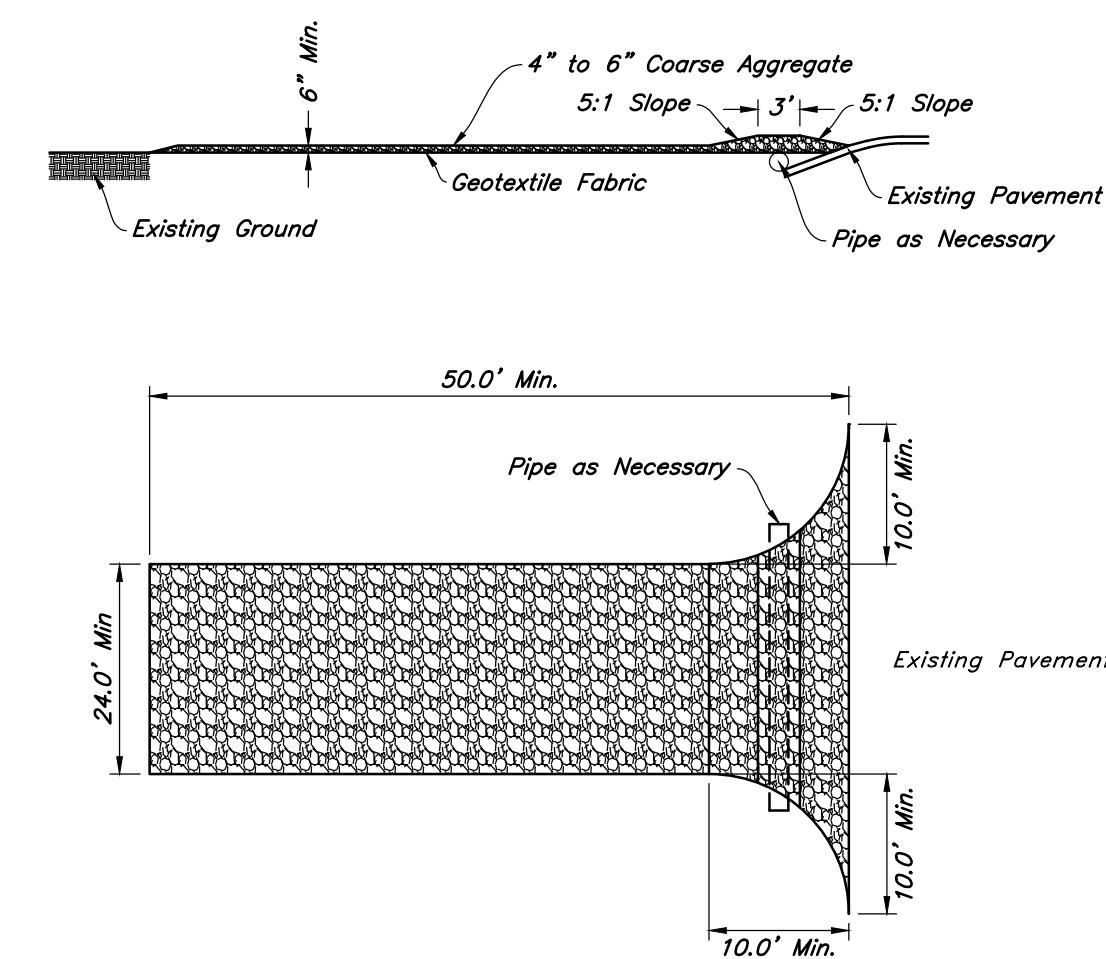
**5 Gravel Sock Sediment Barrier**  
 Not to Scale



**2 Dandy Sack Inlet Protection**  
 Not to Scale



**4 Concrete Washout**  
 Not to Scale



**1 Stabilized Construction Entrance**  
 Not to Scale

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**Erosion Control Details**  
**Lock It Up Storage**  
 1903 North Washington Boulevard  
 North Ogden, Utah

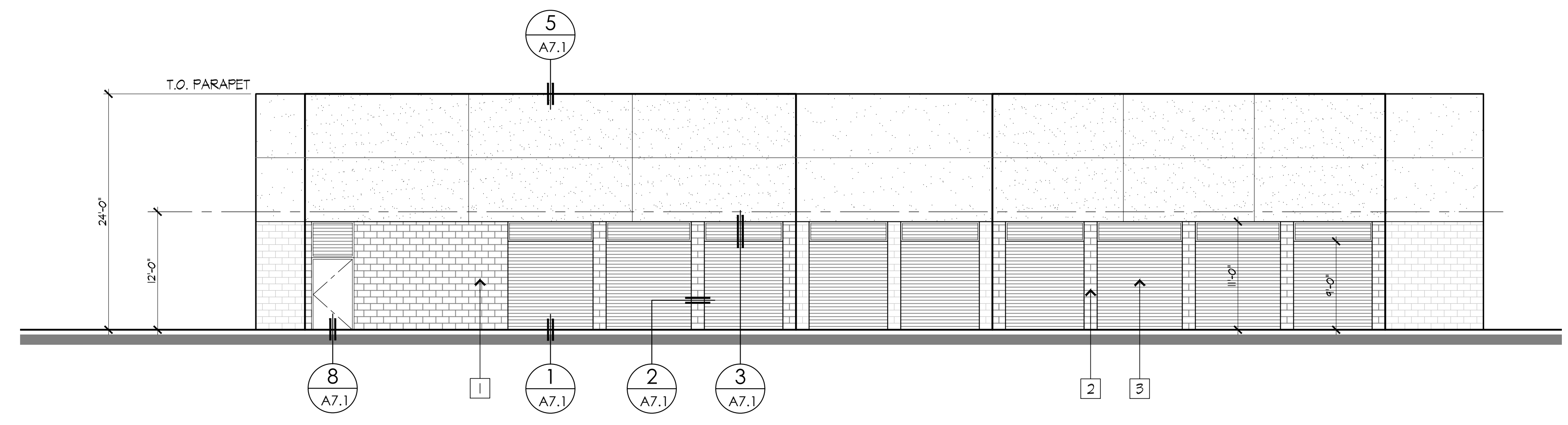


15 Mar, 2024  
 SHEET NO.  
**C5.3**

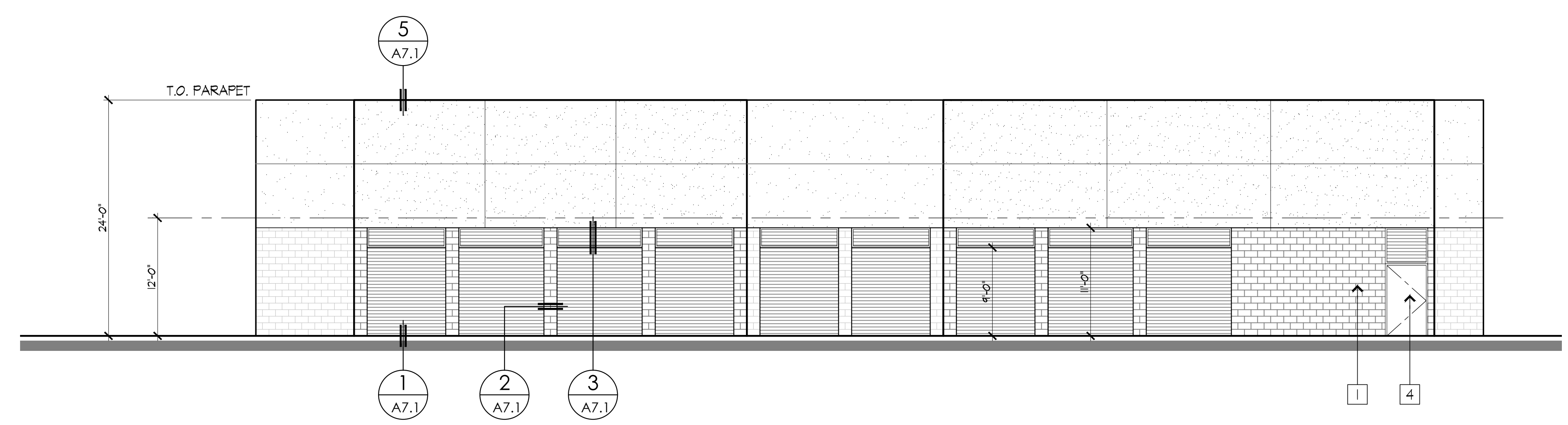


NORTH ELEVATION

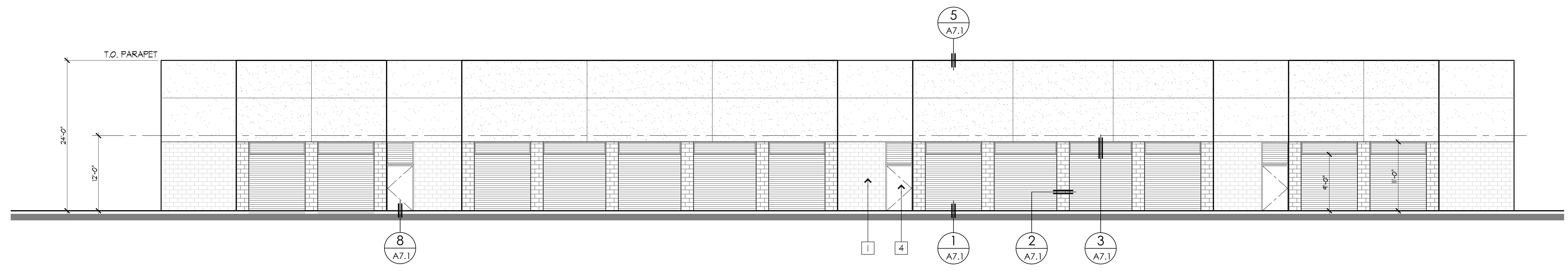
ELEVATION KEYNOTES	
1	CMU WALL WITH ELASTOMERIC PAINT FINISH
2	CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
3	METAL ROLL-UP DOOR
4	METAL HALLWAY SWING DOOR
5	METAL TRANSOM OVER DOOR
6	METAL GUTTER
7	TOP OF PARAPET BEYOND
8	PRECISION CMU WITH ELASTOMERIC PAINT FINISH
9	SPLIT FACE CMU WITH ELASTOMERIC PAINT FINISH
10	FOAM BAND WITH STUCCO FINISH
11	STANDING SEAM METAL ROOF (TYP.)
12	STONE VENEER



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

BLDG. 'B' ELEVATIONS

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

**ARIEL L. VALLI ARCHITECT**  
 924-D NORTH ART VILLAGE WAY  
 IVINS, UTAH 84738  
 PHONE: 949/ 813-4191  
 E-MAIL: ariel@valliarch.com

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CLIENT  
**THE PARAGON GROUP, INC.**

895 WALL AVE.  
 OGDEN, UT 84404

PROJECT TITLE  
**LOCK IT UP SELF STORAGE EXPANSION**

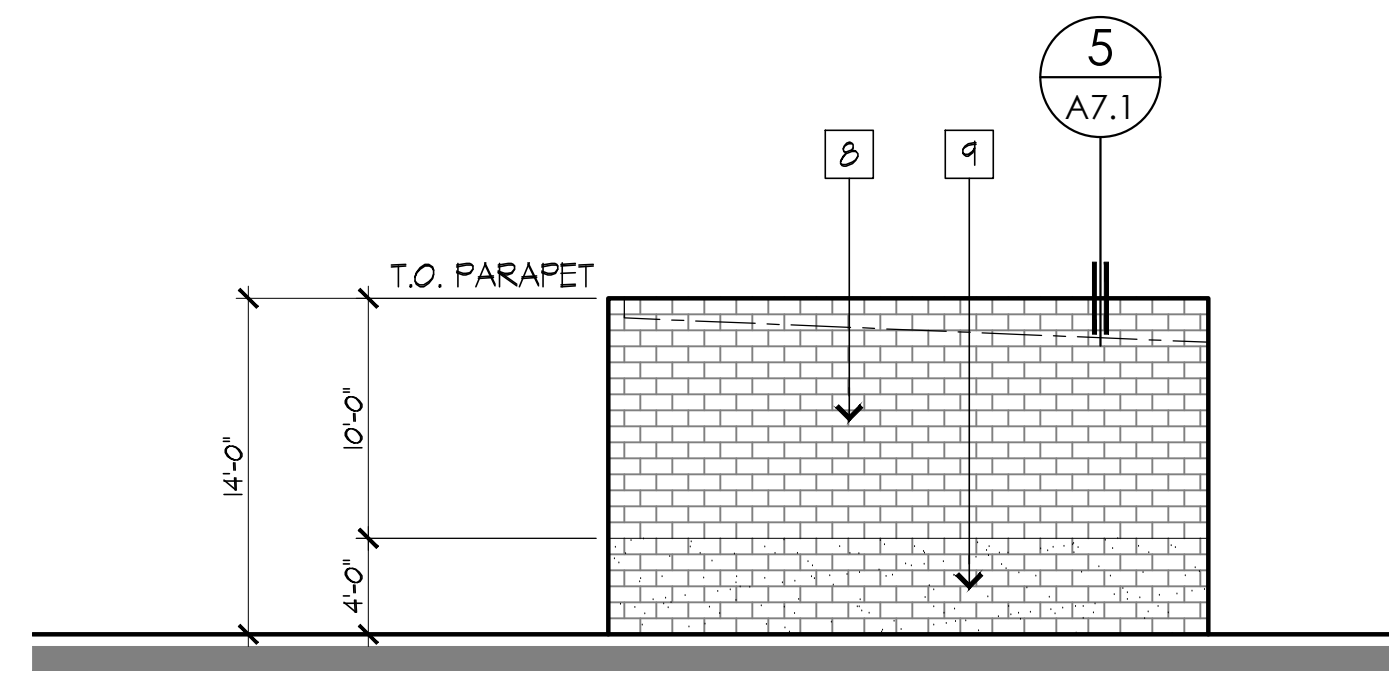
NORTH OGDEN, UTAH  
 SHEET TITLE  
**BUILDING 'B' ELEVATIONS**

DELTA	REVISION	DATE

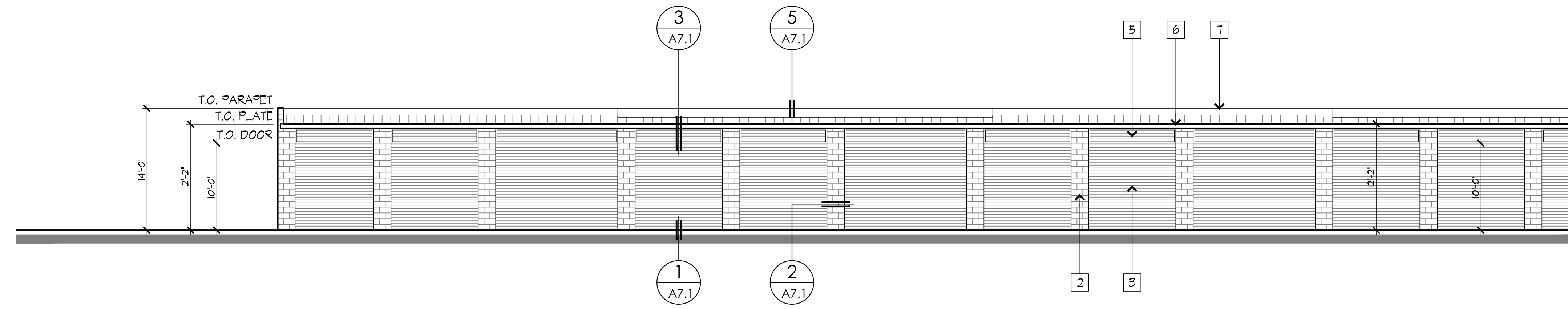
DRAWN/CHK BY: CM/AV  
 DATE: 2/26/2024  
 JOB NO.: 2020-090

SHEET NUMBER

**A4.1**

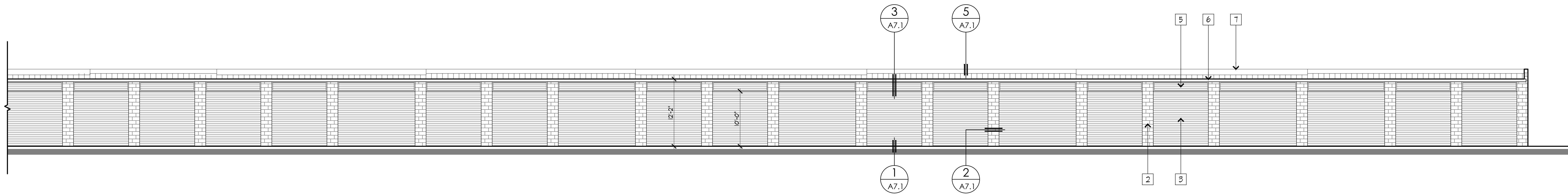


WEST ELEVATION

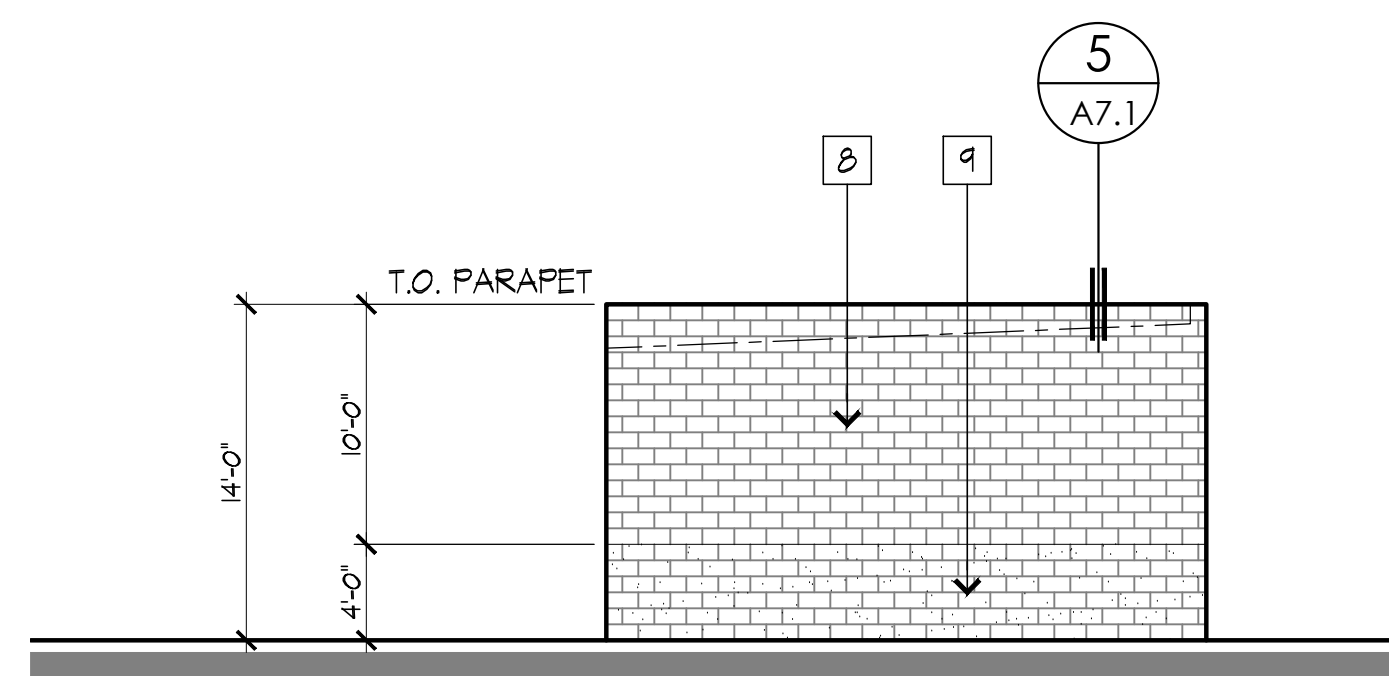


SOUTH ELEVATION

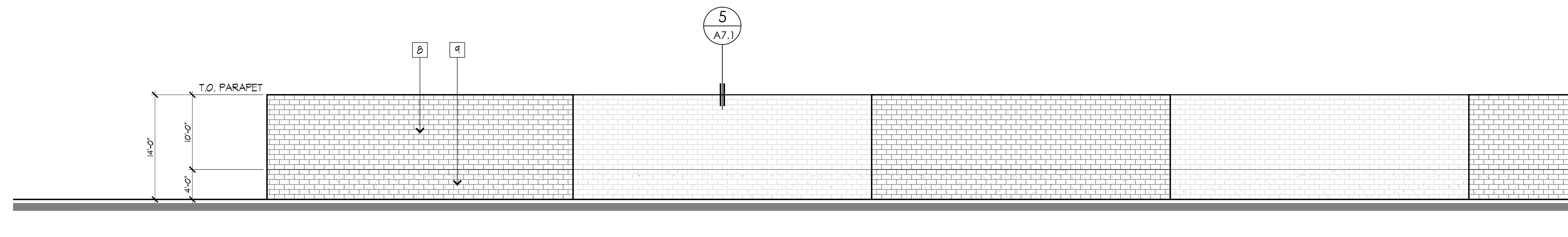
ELEVATION KEYNOTES	
1	CMU WALL WITH ELASTOMERIC PAINT FINISH
2	CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
3	METAL ROLL-UP DOOR
4	METAL HALLWAY SWING DOOR
5	METAL TRANSOM OVER DOOR
6	METAL GUTTER
7	TOP OF PARAPET BEYOND
8	PRECISION CMU WITH ELASTOMERIC PAINT FINISH
9	SPLIT FACE CMU WITH ELASTOMERIC PAINT FINISH
10	FOAM BAND WITH STUCCO FINISH
11	STANDING SEAM METAL ROOF (TYP.)
12	STONE VENEER



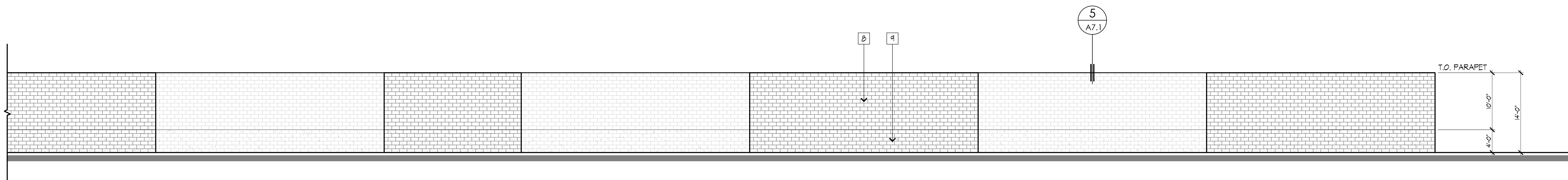
SOUTH ELEVATION



EAST ELEVATION



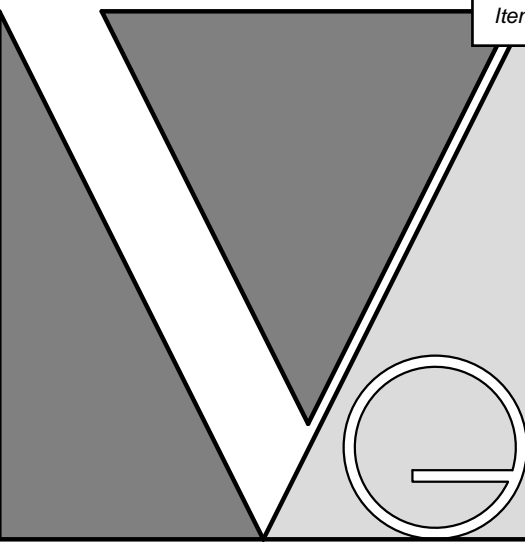
NORTH ELEVATION



NORTH ELEVATION

BLDG. 'C' ELEVATIONS

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



**ARIELL VALLI ARCHITECT**

924-D NORTH ART VILLAGE WAY  
 IVINS, UTAH 84738  
 PHONE: 949/ 813-4191  
 E-MAIL: ariel@valliarch.com

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CLIENT  
**THE PARAGON GROUP, INC.**

895 WALL AVE.  
 OGDEN, UT 84404

PROJECT TITLE  
**LOCK IT UP SELF STORAGE EXPANSION**

NORTH OGDEN, UTAH

SHEET TITLE  
**BUILDING 'C' ELEVATIONS**

DELTA	REVISION	DATE

DRAWN/CHK BY: CM/AV  
 DATE: 2/26/2024  
 JOB NO.: 2020-090

SHEET NUMBER

**A4.2**

**DESIGN REVIEW MEMORANDUM**

TO: Scott Hess, Planning Director

CC: Dave Espinoza, Public Works Director

FROM: Eric Casperson, P.E, City Engineer

RE: Lock it Up Storage  
Final Review

DATE: April 19, 2024

**DESCRIPTION:**

This development is located at 305 E 2000 N, North Ogden, UT.

**Comment**

**Status as of April 19, 2024**

Additional roadway dedication may be required as part of this development.

- |      |  |                 |
|------|--|-----------------|
| 1.   | Once preliminary approval is granted submit final plat, required studies and improvement plans for review and approval.  | <b>Complete</b> |
| 1a.. | Additional rights-of-way or pedestrian easements may be necessary along 2000 N and 1900 N to accommodate the proposed sidewalks.   | <b>Complete</b> |
| 2.   | Storm Water Detention facilities and piping will be required. No area(s) have been indicated on the preliminary plan for a Detention Facility. Proposal of enlarging the existing detention facilities may be acceptable. Explore and research capacity and the ability to expand. Add an oil and water separator to the expansion of the detention basin. | <b>Complete</b> |
| 3.   | Provide for improvements along Washington Blvd to incorporate the Streetscape which will include a 10' wide sidewalk, existing Street lights and Street trees within the landscaped parkstrip.   | <b>Complete</b> |
| 3a.  | Improvements along Washington Blvd will require a permit and approval by UDOT.   | <b>Pending</b>  |
| 4.   | Sidewalk shall be incorporated into the 66' right-of-way on 2000 N. Sidewalk shall incorporate smooth transitions around Power Poles and where offsets occur.  | <b>Complete</b> |
| 5.   | LID 80% storm water retention must be addressed with this development.   | <b>Complete</b> |
| 6.   | Provide the AutoCAD drawing files to the City Engineer for addressing of the Lots.   | <b>Pending</b>  |
| 7.   | Provide a Geotechnical Study for the subject property. Such study shall also include infiltration study under saturated conditions to determine soil's capability to infiltrate the LID 80% stormwater.  | <b>Complete</b> |
| 8.   | The proposed buildings adjacent to 2000 N shall not encroach into the right-of-way of 2000 N and shall be set back sufficient to accommodate a sidewalk along the south side of 2000 N.  | <b>Complete</b> |

- 8a. The proposed driveway location for the new office off 1900 North is far enough west to not interfere with the left turn pocket on 1900 N. No changes are needed. **Complete**
- 9. A cross access agreement shall be required for the drive connection of the new office and the property to the north. **Pending**
- 10. Sidewalk shall be incorporated into the north side of 1900 N, shall be 6' wide and shall extend west across the new office property and shall connect to the trail system to the west. Trail system to be discussed at a later date. **Complete**
- 11. Improvements to the Coldwater Creek shall also consider a trail per North Ogden's Trail Master Plan. **Complete**
- 11a. Improvements to the Coldwater Creek which incorporate property owned by North Ogden City shall be jointly accomplished by means of a Development Agreement **Pending**
- 12. Coldwater Creek will be impacted by this development. Any re-alignments, enclosed piping extensions or general clean-up of the creek shall require a USACE permit. Verification of needed permit to be done by applicant and submitted to North Ogden City. **Pending**
- 13. Portions of the property are within the 100 year flood plain. Adequate protection for proposed buildings or adjustments to their location to outside of the flood plain will be required. **Pending**

Should you have any questions, please feel free to contact me.

**From:** [Ryan Barker](#)  
**To:** [Scott Hess](#); [Dan Nixon](#); [Jake Young](#)  
**Cc:** [David Espinoza](#); [Brian Galvez](#); [Dylan Hill](#); [Trent Wilkins](#); [Dave Smith](#); [Crystal Polson](#); [Jason Reney](#); [Bowen Koenig](#); [Ryan Nunn](#); [Jon Call](#); [Eric Casperson](#)  
**Subject:** RE: SPR 2024-03 Lock It Up Storage - Site Plan TRC Memo  
**Date:** Tuesday, February 13, 2024 8:11:10 AM  
**Attachments:** [image002.jpg](#)  
[image003.png](#)

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Following up on one of the fire notes, a fire hydrant will need to be installed within 100 ft of the fire department connection (FDC) of the 2 story building. Let me know if there are any questions,

Ryan Barker  
 Deputy Chief/Fire Marshal  
 North View Fire District  
[rbarker@northviewfire.com](mailto:rbarker@northviewfire.com)



**From:** Scott Hess <Shess@nogden.org>  
**Sent:** Friday, February 9, 2024 11:40 AM  
**To:** Dan Nixon <dan@lockitup.com>; Jake Young <jake@citidesign.us>  
**Cc:** David Espinoza <despinoza@nogden.org>; Brian Galvez <BGalvez@nogden.org>; Dylan Hill <DHill@nogden.org>; Trent Wilkins <TWilkins@nogden.org>; Dave Smith <dsmith@nogden.org>; Crystal Polson <CPolson@nogden.org>; Jason Reney <jreney@nogden.org>; Ryan Barker <rbarker@northviewfire.com>; Bowen Koenig <bkoenig@nogden.org>; Ryan Nunn <Rnunn@nogden.org>; Jon Call <JCall@nogden.org>; Eric Casperson <ecasperson@nogden.org>  
**Subject:** SPR 2024-03 Lock It Up Storage - Site Plan TRC Memo

Good afternoon,

Please see the attached Technical Review Memo for SPR 2024-03 Lock It Up Storage. Please let me know if you have any questions about these requirements.

Once the Site Plan documents have been updated to reflect the attached notes, you may resubmit those plans to the Planning Department to move forward with scheduling a Planning Commission meeting.

Thank you,

Scott A. Hess  
North Ogden City  
Community and Economic Development Director  
(801) 737-9841  
northogdencity.com

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**Site Plan Technical Review Committee Meeting Notes**

February 5, 2024

Re: Lock It Up Storage Site Plan SPR 2024-03

Attendees:

- Scott Hess, Planning Director
- Dave Espinoza, Public Works Director
- Bryan Galvez, Assistant Public Works Director
- Dylan Hill, Public Works Inspector
- Trent Wilkins, Sanitary Sewer
- Dave Smith, Storm Water Superintendent
- Crystal Polson, Public Works Inspector SWPPP
- Eric Casperson, City Engineer
- Ryan Barker, Fire Marshall
- Bowen Koenig, Streets
- Jason Reney, Culinary Water
- Jake Young, Property Owner Consultant
- Dan Nixon, Property Owner

The North Ogden City Technical Review Committee met on February 5, 2024 regarding the proposed Site Plan SPR 2024-03 Lock It Up Storage project. The following comments and responses were made regarding the proposed project.

Scott Hess, Planning

- Property is zoned M-1, and CC-ST. Storage Uses and Commercial Offices are legal uses within their respective zones.
- Show landscaping percentage of total MP-1 area (10% minimum).
- Show landscaping percentage of Commercial Office area (10% minimum).
- Commercial Design Standards 11-10A-3: Building materials. In the CC-ST district red brick that simulates the appearance of an older building, like the Cannery, is required on the first floor facing Washington Boulevard. Utility Meters. All utilities meters shall be directly attached to the main building or other location as approved by Planning Commission but shall not be located between the main building and public right of way.
- Commercial building requires a door on the right-of-way side (facing Washington Blvd.). Planning Commission may permit the main entrance door to face 1900 N. as you are on a corner lot.



- Cross access agreement with all a flutter may be required due to UDOT access management.
- Fire Department will weigh in on lane widths within storage area.
- 150-foot distance from right-of-ways for RV storage applies to 1900 N. and 2000 N.
- Wall Planes along 2000 N. cannot exceed 40 feet in length between variations.
- Building Renderings, color list, and materials will be required at Planning Commission.
- Please review North Ogden Code 11-10 Article E: Class A Self-Storage Upgrade Standards
  - 11-10-E-2 Site Development Standards (please check the following)
    - Lighting
    - Drive Aisles
    - Wall articulation and length
    - Over architectural guidelines
    - Building Orientation
    - Fencing Standards
- Staff to send RDA Funds Application – Potential project consideration of Trail and Trailhead on 1900 N.

Eric Casperson, City Engineer

- 10-foot sidewalk on Washington Blvd. (might be deferred based on City Council notes).
- Geotechnical Report shows Low Impact Development and infiltration – Suggestion from staff is to look at LID for project if appropriate.
- 2000 North sidewalk will be required as drawn.
- Fencing along Cold Water Creek is currently undercut. Fencing on southern boundary line will need to be replaced or will need to be fixed where the foundations of fence posts are eroded away.
- Detention Basins: Outlet boxes need oil/water separators designed to meet city standards for water quality protection (check with State of Utah on Stream Alteration Permit).
- Structures may be located within the 100-year flood plain – Check FEMA FIRM maps for requirements to build in those areas.

Dylan Hill, Public Works Inspector

- Pre-construction meeting will be necessary, and must include the contractor.

Crystal Polson

- SWPPP plan will be reviewed at time of pre-construction meeting.
- State permit may be required based on the proximity of development to Cold Water Creek

Jason Reney, Culinary

- 1" meter for each unit meets standards.
- City owns meter and pit, anything in the road is not City owned or maintained.
- Check valve for culinary water at property line (Public Works Standard).
- C900 DR14 Water Pipe. Add City Engineer Specifications and Standards Drawings link.
- Poly service lines permitted with tracer wires.



Trent Wilkins, Sewer

- Sewer connection cannot connect to manhole – Must connect downstream from manhole with 2 feet minimum separation.
- Can not connect to manhole unless it is correctly sized at the connection.
- Sewer lateral appears to be underneath the canal. Design this pipe accordingly with lining to protect water quality, or move the line.
- Sewer Pipe must be green.
- Chaser wire on the laterals.
- Land Drains must be white.
- Manhole lids must correspond to whatever service they are providing.
- Solid manhole lids (no holes).

Dave Smith, Stormwater

- Stormwater basins are private.
- Size the detention basins to a 10-year storm.
- Inlets at the detention ponds will need to have trash racks to keep garbage out of the system.

Ryan Barker, Fire Marshall

- Fire Sprinkle the two-story building.
- Fire Hydrant needs to be brought in toward the two-story building (Ryan Barker to provide distance to that hydrant).
- Fire flow model shows 3500 GPM in this area of the city.
- 20-foot clear space for internal access roads must be maintained.

Pineview Water

- Secondary water system for landscaping

If you have any questions or concerns, please contact Scott Hess, Community and Economic Development Director at (801) 737-9841.

Sincerely,

**Scott A. Hess**

**Community and Economic Development Director** | NORTH OGDEN CITY



Item 5.

505 East 2600 North  
North Ogden, UT 84414  
[shess@nogden.org](mailto:shess@nogden.org)  
(801)737-9841

