



**PLANNING COMMISSION MEETING
OCTOBER 20, 2021 AT 6:30 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414**

PUBLIC CAN ATTEND BY:

Click the link below to join the webinar: <https://us02web.zoom.us/j/84309260375> Webinar ID: 843 0926 0375

Or 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 Arner

Pledge of Allegiance: Commissioner Nancarrow

1. Roll Call
2. Minutes Consideration:
 - a. Consideration and action to approve the September 15, 2021 Planning Commission Meeting minutes
3. Opening Meeting Statement
4. Ex parte communications or conflicts of interest to disclose
5. Public comments for items not on the agenda

LEGISLATIVE ITEMS

6. ZTA 2021-04 Discussion, consideration, and recommendation on a legislative amendment to create site development standards for storage units
Presenter: Scott Hess, Planning Director
7. Remarks - Planning Commissioners
8. Report - Planning Director
9. Remarks - City Manager/Attorney
10. Adjournment

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 15th day of October, 2021 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 2021 meeting schedule was also provided to the Standard Examiner on December 12, 2020.

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.

Susan L. Nance, City Recorder

**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES
September 15, 2021**

The North Ogden Planning Commission convened in a regular meeting on September 1, 2021, at 6:40 p.m. in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah. The meeting was also held virtually on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on September 16, 2021. Notice of the annual meeting schedule was published in the Standard-Examiner on December 12, 2020.

COMMISSIONERS:

Eric Thomas	Chairman	
Brandon Mason	Vice-Chairman	excused
Lisa Arner	Commissioner	excused
Scott Barker	Commissioner	excused
Alan Lunt	Commissioner	
Nicole Nancarrow	Commissioner	excused
Johnson Webb	Commissioner	

STAFF:

Scott Hess	Planning Director	
Brandon Bell	Associate Planner	via Zoom
Jon Call	City Manager/Attorney	
Kai Johnsen	Planning Tech	

VISITORS:

Tess Musgrave	Dan Nixon	Sue Van Allen
Stefanie Casey	Thomas Petersen	

Chairman Thomas called the meeting to order at 6:40 p.m. Commissioner Webb offered the thought and led the Pledge of Allegiance.

1. **ROLL CALL**

Chairman Thomas conducted roll call and indicated Vice Chairman Mason and Commissioners Arner, Barker, and Nancarrow were absent; this means that the Commission cannot take action on the items listed on the agenda but given that public hearings have been advertised for tonight, the Commission can receive public input. City Manager/Attorney Call added that the public hearings should also be continued to the next meeting to allow additional input when a quorum of the Commission is present.

2. **MINUTES CONSIDERATION**

a. **Consideration and action to approve the August 18, 2021 Planning Commission Meeting minutes**

b. **Consideration and action to approve the September 1, 2021 Planning Commission Meeting minutes**

No action was taken on the minutes.

3. **OPENING MEETING STATEMENT**

Chairman Thomas read the opening statement

4. **EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

Chairman Thomas asked if any member of the Commission needs to declare ex parte communications or conflicts of interest. No disclosures were made.

5. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

Chairman Thomas polled those in attendance regarding the agenda item they are interested in hearing about tonight.

Thomas Peterson, North Ogden resident, stated he is present tonight to hear the proposal and discussion regarding site development standards for storage units.

Sue Van Allen stated she is also present to hear the discussion regarding storage units.

Tess Musgrave stated she is a realtor with many clients in the area and she is interested in general information regarding growth in the City.

LEGISLATIVE ITEMS

6. ZTA 2021-04 DISCUSSION, CONSIDERATION, AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO CREATE SITE DEVELOPMENT STANDARDS FOR STORAGE UNITS

A staff memo from Planning Director Hess explained when the City is considering a legislative matter, the Planning Commission acts as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

The owner of one of the existing storage unit facilities in North Ogden City applied for a code amendment creating site development standards for existing storage unit facilities in the City. The amendment would allow upgrades to existing facilities. The applicant provided site plan documents proposing to add three enclosed buildings (two additional storage facilities, and an office), as well as a covered parking structure. The applicant has not formally applied for site plan review for the project, as storage units are not a permitted use in the MP-1 zone. At some point in the past, the applicant's current use of the property was granted approval, even though storage units are not currently listed as a permitted use in the MP-1 zone. As written, the proposed ordinance would apply to new storage unit facilities.

ANALYSIS

The existing storage units owned by the property owner are a legal non-conforming use, and the proposed ordinance, if adopted would allow expansion of the non-conforming use. Staff is not of the opinion that this should be finalized or that a recommendation should be made tonight, but that a list of issues important to the Commission should be developed so that these issues can be addressed, and a final version of this Code language can return to the Commission for their consideration.

As in all legislative applications, the City has wide discretion in considering, approving, or denying legislative applications. Staff believes that the Planning Commission should identify and consider the issues that will affect North Ogden City in any proposed ordinance on this topic, before recommending an ordinance on this issue. Staff believes that if some form of the proposed ordinance is adopted it may also require amending the permitted uses, and potentially other standards in the MP-1 zone.

Further, Staff is of the opinion that new storage units should not be approved as part of any version of this ordinance, and that the potential for new facilities is a separate issue than the improvement of existing facilities. Staff recommends that this ordinance, if recommended to the Council at some point, should be adjusted to apply to existing storage units only (thus not opening the door to the separate issue of whether new storage facilities should be allowed). A date in the recent past should be chosen, to which the ordinance would apply, such as August 1st, 2021, for example.

Regarding existing storage facilities, since there are already a few in the City, Staff believes that it is in the best interest of the City to encourage and facilitate the maintenance and upgrades of those facilities to protect property values in the surrounding area. Allowing improvements and on-site upgrades to existing storage facilities is likely to be a key tool in ensuring that is achieved. However, Staff is of the opinion that these potential improvements to existing sites should only be done while keeping in mind the best interest of the City. In an effort to keep those interests in mind, Staff further recommends that the Commission consider carefully the following issues:

- Stormwater Mitigation, Retention, and Hardscape Coverage
 - The City Engineer is preparing comments on the issue of stormwater retention for this site.
- Use of Low-Impact / On-Site Water Retention Methods
- Landscape Percentage
 - There is currently no required percentage of landscaping in the MP-1 zone.
- Landscape Characteristics - Xeriscape versus turf grass
- Fencing Requirements
- Displacement of Other Uses / Expansion to Additional property of Existing Operating facilities, vs. No Expansion of the Footprint
- Professionally Designed Office Requirement
- Outside Storage
- Landscaping On Public Right-of-Way

In addition to the above, other issues and considerations will be presented by Staff in the verbal report given at the Planning Commission meeting.

CONFORMANCE WITH THE GENERAL PLAN

The Vision for North Ogden in the General Plan reads: “North Ogden will continue to be a community of beautiful homes and friendly people that capitalizes on the impressive setting beneath the slopes of Ben Lomond peak. North Ogden will strive to [the goals determined to be most relevant included below]:

- Assure that North Ogden remains a beautiful place to live, work, and recreate;
- Strive to create a more balanced community that results in a better, more sustainable tax base; which anticipates and reflects the diversity of housing and services necessitated by changing population life cycles, norms and preferences;
- Preserve the essential characteristics of a family friendly community that assures an enduring legacy, small-town feel, and high quality of life in North Ogden.

Any ordinance should consider these and the other statements from the General Plan's Vision for North Ogden and other aspects of the General Plan.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

There are some guiding principles that should be considered before there is a change in code standards.

- Is the request a positive change for not only a specific property but does it make sense for the entire city?
- Is there additional language that is appropriate for this ordinance?
- Is the proposal consistent with the General Plan?

The memo concluded staff recommends that the Planning Commission hold the public hearing, consider those factors that pertain to the best interest of the City related to existing storage unit facilities, and provide to Staff a list of issues to bring back options on, regarding these types of facilities.

Mr. Hess reviewed his staff memo.

Dan Nixon discussed his storage unit business model; he has developed about 4,000 storage units along the Wasatch Front over the last 20 years and he desires to upgrade the storage facility in North Ogden. He plans to eliminate outdoor recreational vehicle (RV) storage at the North Ogden location, which should please surrounding property owners. He would like to retrofit or rebuilt the building on his site; the main building will be a climate controlled, two-story, self-service building and two additional buildings will be buffer buildings to improve the aesthetic appeal of the site. He will also upgrade the landscaping at the site. He then noted that he has discussed his plans with some surrounding property owners and there were questions about any impacts to Coldwater Creek; he owns to the middle of the Creek and the City owns the other half. The Creek is presently not well maintained, but it does provide a natural open space buffer for adjacent properties. He would be interested in dedicating his portion of the Creek to the City to better define his property boundary and in order to install a fence that could serve as proper screening for adjacent properties. He stated the City could then improve the Creek to make it a publicly accessible amenity.

Mr. Hess then presented the site plan that was provided by Mr. Nixon, after which he revisited the information in his staff report regarding City Code restrictions that impact Mr. Nixon's plans.

The Commission participate in high level discussion regarding the site plan, focusing briefly upon landscaping improvements, fencing requirements, opportunities for improving Coldwater Creek, and storm water detention improvements.

Chairman Thomas opened the public hearing at 7:21 p.m.

Thomas Peterson, North Ogden resident, stated that he lives in a townhome just to the west of Mr. Nixon's property; he has a great view of the mountains, and he is concerned about how this project will impact his view given that it includes a two-story building.

City Manager/Attorney Call stated that he believes Mr. Peterson actually lives near the other storage unit facility in the City, but it is important for the Commission and the public to understand that any ordinance that is adopted regarding storage units will not just apply to Mr. Nixon's property, but to all storage units in the City. He stated that all residents living near a storage facility were notified of the potential to amend the ordinance.

Sue Van Allen, North Ogden resident, stated she lives directly across from Mr. Nixon's facility and the Cold Water Creek; she is concerned about the City's failure to maintain the area. She is concerned about the fish, ducks, and other birds whose habitat will be lost if the Creek is changed. She then noted that the improvements discussed by Mr. Nixon would actually be welcomes; she is quite impressed with the design, and she is pleased that outdoor RV storage will no longer be permitted because that is an eyesore for adjacent residents.

Stefanie Casey, North Ogden resident, stated that she is also pleased by the site plan and redesign of the area; her only concern is that storage units are 24-hour businesses and she asked how lighting of the business will impact surrounding properties. Chairman Thomas stated that the City has a dark-sky ordinance, and any new lighting will need to comply with that ordinance, which prohibits light shining across property lines and creating light pollution for neighbors. Mr. Nixon stated that he can observe dark-sky ordinances and he has done so in his other projects in the area. He specifically referenced his project in Bountiful and invited people to visit that area to get an idea of its appearance and his plans for North Ogden. He stated that customers are not permitted to access the property after 10:00 p.m. There will also be a sophisticated security system at the site.

Commissioner Webb asked Mr. Nixon his thoughts about Creek improvements and preserving the habitat for wildlife. Mr. Nixon stated he is aware that there are fish in the Creek and he initially wanted to open the Creek up near the corner of his office, but he cannot be permitted to do that because it is not for the betterment of the community. However, if someone can develop a project that can meet the definition of being for the betterment of the community, the Army Corps of Engineers will allow it. This would include creating an urban community park that would also preserve the wildlife habitat.

There were no additional persons appearing to be heard.

Chairman Thomas stated that the Commission cannot take an action on this item tonight. Commissioner Webb asked if residents will receive another notice when this item is rescheduled for continued discussion and/or action. Mr. Call stated that the notice that was initially mailed to residents was a courtesy notice and not one that the City is statutorily required to send; however, when the item is included on a future agenda, it will be publicly noticed at least five days before the meeting. Mr. Hess added that he expects the discussion and public hearing to take place during the October 6 meeting.

Chairman Thomas then stated that given there are no other members of the public present to discuss the other items listed on the agenda, the Commission will not discuss those items and they will also be continued to the October 6 agenda.

10. REMARKS - PLANNING COMMISSIONERS:

Chairman Thomas discussed an issue that has arisen in The Cove that has created some confusion regarding the manner in which building heights are measured. Mr. Hess stated that City staff is very aware of the issue and has initiated a text amendment intended to address the issue. In the meantime, the landowner impacted by the current text of the ordinance has been advised on the process for applying for a variance, which staff supports.

11. REPORT - PLANNING DIRECTOR:

Planning Director Hess reported the General Plan Advisory Committee will meet on September 22 and he encouraged Planning Commission attendance to be aware of the Committee's discussion.

12. REMARKS – CITY MANAGER/ATTORNEY

City Manager/Attorney Call reported on a recent directive of the City Council that staff consider developing an infill development ordinance; this would apply to small remnant parcels of ground that are surrounded by existing development and the intent of the ordinance would to apply similar development rules across the board.

13. ADJOURNMENT

Chairman Thomas declared the meeting adjourned at 7:30 pm

Eric Thomas
Planning Commission Chair

Joyce Pierson
Deputy City Recorder

Date Approved

Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Discussion, consideration, and action on a legislative amendment to create site development standards for storage units.

Agenda Date: October 20, 2021

Applicant: Dan Nixon, Lock It Up Self Storage

File Number: ZTA 2021-04

PUBLIC NOTICE:

Mailed Notice: September 3, 2021

City Website: September 9, 2021

STAFF INFORMATION

Scott Hess
Planning Director
shess@nogden.org
801-737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-8-C Planned Manufacturing Zone MP-1

LEGISLATIVE DECISION

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storage units are not currently listed as a permitted use in the MP-1 zone. As written, the proposed ordinance would apply to new storage unit facilities.

ANALYSIS

Planning Commission held a Public Hearing on October 6, 2021, and provided Staff with direction on elements of the ordinance to consider. Staff has considered the proposed ordinance, reviewed the Discussion Guide (see Exhibit C), and has developed draft ordinance language for the Planning Commission to review (see Exhibit B). Staff is of the opinion that the meeting on October 20, 2021 should be looked at as a work session on the draft language, with a formal Ordinance written at an upcoming meeting. This allows the Planning Commission and applicant to discuss specific provisions that were only conceptually considered in the previous meeting.

a final version of this Code language can return to the Commission for their consideration.

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STAFF RECOMMENDATION

Staff recommends that the Planning Commission hold the public hearing, consider those factors that pertain to the best interest of the City related to existing storage unit facilities, and provide to Staff a list of issues to bring back options on, regarding these types of facilities.

EXHIBITS

- A. Application
- B. Proposed Ordinance
- C. Discussion Guide with Staff Responses

LAND USE DEVELOPMENT APPLICATION

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

*May be submitted by email to: lbexell@nogden.org (If you don't receive a response with confirmation of receipt - please call 801-737-2215)

APPLICANT INFORMATION		
Name: <u>Daniel Nixon</u>	Company: <u>Lock it Up Self Storage</u>	
Address: <u>895 Wall Avenue Ogden, UT 84404</u>		
Email: <u>dane@nixon1.com</u>	Phone: <u>801.726.8850</u>	
OWNER INFORMATION		
Name:		
Address:	<u>SAAME</u>	
Email:	Phone:	
PROJECT INFORMATION		
Project Name: <u>Lock it Up Self Storage addition</u>		
Project Address: <u>305 West 2000 North North Ogden 84414</u>		
Parcel #: <u>17068-0045,0089</u>	Subdivision: <u>NA</u>	Lot #:
Acreage: <u>7.59</u>	Current Zoning: <u>MP-1</u>	
APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):		
☐ Subdivision: # of lots _____ ☐ Preliminary Approval - \$800 plus \$50 per lot ☐ Final Approval - \$1000 plus \$30 per lot ☐ Special Exception Application - \$835	☒ Zoning Amendment: ☒ Text - \$350 ☐ Map - \$875 ☐ Annexation City - \$800 plus actual cost of postage and publication	
☐ Minor Subdivision - \$750 ☐ Minor Subdivision without Technical Review - \$580 ☐ Amendment or Vacation of Subdivision - \$695 ☐ Boundary Line Adjustment - \$675	☐ Hearing Officer ☐ Variance - \$565 ☐ Appeal - \$565	
☐ Site Plan Review: ☐ With Technical Review - \$1,390 ☐ No Technical Review - \$730	☐ Conditional Use Permit: ☐ City Fee (with technical review) - \$1,550 ☐ City Fee (no technical review) - \$730	
	☐ Planned Residential Unit Development (PRUD) - \$1,695 ☐ Subdivision Extension/Expired Subdivision renewal - \$200	

Applicant's Signature

08-10-21

Date

Owner's Signature

08-10-21

Date

Date Received 8-17-21

To be filled out by North Ogden City

Received by SCOTT HERS

☐ Fees paid: 8-23-2021



ZONING ORDINANCE AMENDMENT APPLICATION

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

☐ MAP AMENDMENT

☒ TEXT AMENDMENT*

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

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

CURRENT ZONING CLASSIFICATION(S): _____

PROPOSED ZONING CLASSIFICATION: _____

*PROPOSED TEXT (attach additional sheets, if needed): See Attached

*If the Master Planned Community Zone is being applied for, then the information listed in 11-7K-3 Process and Application requirements shall also be submitted.

Updated April 2017

PLEASE ATTACH TWO (2) PAPER COPIES AND ONE ELECTRONIC COPY OF A MAP PREPARED BY A UTAH REGISTERED LAND SURVEYOR SHOWING THE FOLLOWING:

1. A 24" X 36" map showing the particular property or properties for which the change of zoning is requested and substantially the adjoining properties and the public streets and ways within a radius of three hundred (300) feet of the exterior boundaries thereof.

2. A tentative development plan that shall show the following:

Colby a. Topographical description showing existing and proposed grades and drainage systems, and natural and manmade features with an indication as to which are to be retained and which are to be removed or altered.

Colby b. Proposed street system.

11 c. Proposed block layouts.

11 d. Proposed reservation for parks, parkways, playgrounds, recreation areas, and other open space.

11 e. Off-street parking spaces.

11 f. Types of uses of structures.

Colby/Ariel g. Location of structures, garages, and/or parking spaces.

Colby h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed structures.

Ariel i. Preliminary plans and elevations of the structure types. Single-family residential subdivisions are exempt from the requirement.

~~3~~ Dan 3. Reasons justifying the petition for rezoning.

Dan 4. A true statement revealing any conditions or restrictions of record (if any) which would affect the permitted uses of the property if rezoned as requested and the date, or dates (if any), of expiration thereof.

Colby/Ariel 5. Such photographs, drawings, and other supporting documents (if any) as the applicant desires to present.

Dan 6. Please provide a list of names and addresses of surrounding property owners within 300 feet.

Under certain circumstances where the Planning Director finds that the nature of the rezoning request is such that it would be unnecessary or unfeasible for the applicant to prepare a plan in accordance with the above stated requirements, the Planning Director may waive certain items of the above requirements, but in all cases the applicant will be required to prepare and submit some type of site plan drawn to scale.

PROPERTY OWNER'S PERMISSION FOR REZONING REQUEST:

I (we) authorize _____ to request a change in the Zoning classification of my (our) property from _____ to _____.

Property Owner

Property Owner

Applicant's Signature: _____ Date: _____

Updated April 2017



North Ogden City
165 E Lomond View Dr
North Ogden, UT 84414
(801) 782-8111

XBP Confirmation Number: 105157972

▶ Transaction detail for payment to North Ogden City.			Date: 08/23/2021 - 4:19:58 PM MT
Transaction Number: 155179321PT Visa — XXXX-XXXX-XXXX-4215 Status: Successful			
Account #	Item	Quantity	Item Amount
	ZONING SUB FEES	1	\$350.00
Notes: Zoning Text Amendment			

TOTAL: \$350.00

▶ Transaction detail for payment to North Ogden City.			Date: 08/23/2021 - 4:19:59 PM MT
Transaction Number: 155179326PT Visa — XXXX-XXXX-XXXX-4215 Status: Successful			
Account #	Item	Quantity	Item Amount
	Service Fee	1	\$5.25

TOTAL: \$5.25

Billing Information
Daniel Nixon
, 84414

Transaction taken by: Colleen

11-8C-2: PERMITTED USES

Class A Self-Storage existing prior to November 1, 2021,

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CLASS A SELF-STORAGE UPGRADE STANDARDS:

Self-storage facilities existing before November 1, 2021 may be updated based on the standards below and within the MP-1 Zoning Code. Class A self-storage is a type of self-storage that requires maximum design standards. Class A self-storage may only be allowed in the MP-1 zone per these requirements. Applications for class A self-storage shall be submitted and reviewed according to the requirements of this ____ Ordinance.

A. Purpose: The purposes of this section and any rules, regulations, standards and specifications adopted pursuant hereto are:

1. Minimal Impact: To accommodate such self-storage with minimal impact in commercial and mixed-use areas in terms of compatible infill, scale, design and appearance of buildings.

B. Standards: The following standards and conditions shall apply to new and/or addition class A self-storage developments:

~~1. Location: The perimeter or edge of the property for class A self-storage shall be located within 1,000 feet of an arterial street according to the City's Transportation Master Plan. The purpose is to minimize additional traffic on local streets.~~

Commented [SH1]: Code relates to existing storage facilities only.

Class A self-storage shall not prevent the development of or displacement of more intense commercial uses typically found on primary sites adjacent to high traffic major streets on visible and accessible building lots. This may include mixed-use development, large scale or big box commercial development, mid-rise apartments/condos and manufacturing.

Commented [SH2]: May or may not be necessary in the Code, again as this only relates to existing storage facilities.

2. Frontage: Class A self-storage shall have an office fronting onto an arterial street. The frontage of the property facing the Arterial street shall be no wider than 200'.

3. Architectural: Management Office: Class A self-storage shall include a professionally designed office for on site management purposes. The office should have a retail sales area. It should blend in with the design of the project and neighboring business. The office building must have distinguished architectural features, including commercial building rooflines, building and color variation. The office building shall have a minimum of 25% glass for sides facing the streets between the heights of 2' and 10' on exterior elevations. The building shall have a minimum of 25% brick or stone masonry on street facing walls. New self-storage buildings shall be located behind the office building and setback more than 100 feet from the Arterial street.

A. General Building Design

a. All projects must be designed to a quality standard, incorporating the following:-

i. Building Height

1. Building height is per ~~Manufacturing zone~~ MP-1 Zone, maximum thirty five feet (35').

ii. Massing

1. Horizontal planes or walls are limited to a continuous 40 feet in length, however may continue after a 4 ft minimum offset in-between max.

2. Maximum vertical planes are limited to 20 feet in height and may continue with 2 ft minimum vertical (depth) offsets.
3. Building parapets are limited to 40 ft in horizontal length without height or depth offsets.

iii. Colors and Materials

1. 1. Exposed fronts and street sides of buildings shall be constructed of non reflective materials and shall include, but not be limited to: extured concrete (split face or honed block), brick, stone and/or considered wood/wood like materials.
- b. Brick
- c. Stone
- d. Wood/wood like materials
- e. High quality retail grade metal panels, smooth or corrugated.
- f. The planning commission shall review all siding and stucco proposals (samples must be submitted).
- g. Vision (clear) solar tinted glass at vision areas.
- e. Spandrel (opaque) glass at wall faces not requiring clear glass.
1. White may be used as an accent color only.
2. The planning commission may allow contrasting accent colors.

iv. Building Orientation

1. Self-storage unit doors may not open onto a public street or right-of way, and must be accessed internally within the site.

4. Perimeter Fencing. The entire area that includes storage use, with the exception of the office or caretaker residence and its customer and employee parking and the access driveways shall be enclosed by a fence.

Acceptable fencing materials include architecturally designed brick, stone, wrought iron or pre-cast color stamped concrete. Wrought iron fencing maybe combined with the other materials listed in this ordinance. Fencing shall be 6 feet tall unless adjacent to a residential zone in which case fencing shall be 8 feet tall.

5. Outside Storage:

Outdoor Storage. RVs, or vehicles shall not be allowed for greater than 10% of the total class A self-storage site. Outside storage shall be located more than 150' from the nearest ROW and shall be screened behind buildings, landscaping or opaque fencing.

6. Landscaping: A minimum of Ten percent (10%) of the gross area of the site shall be landscaped. The Ten percent (10%) landscaping requirement should blend well with the fencing and solid masonry walls that may surround the project. Special attention should be given to landscaping in the high traffic and publicly visible areas of the project as well as covering large and fencing areas. Stormwater basins may count towards the landscaping requirements if they're fully landscaped and contain less than 25% rock or gravel areas. If the property is adjacent to a creek or stream that area may be included as part of the minimum requirement.

The landscape shall have a minimum of 15 trees per acre and 50 shrubs per acre. Two perennials or ornamental grasses shall equal one shrub. A maximum of 40% of the landscaped

Commented [SH5]: This section could be made consistent with North Ogden Code 11-8D-5 Landscaping from the Commercial Zone areas.

Commented [SH6]: This is not clear to Staff. Does this only include areas adjacent to a stream that are owned and maintained by the Storage Unit company? Or adjacent to any stream? If the property is not owned and maintained by the Storage Company, then Staff will have a difficult time supporting this language. It is vague and will be difficult to interpret in the future.

area shall be grass. The planting areas shall have drip irrigation and the total site managed by a Smart Irrigation controller or one with an EPA water sense label. Planting shall be varied in height, color and plant texture. Plantings shall be designed to complement the architectural building façade.

Landscaping on Public Right-of-Way. Where a development is adjacent to a public right-of-way, a permanent open space shall be required along any front, side, or rear yard adjacent to said right-of-way. This area shall be kept free of buildings and structures, permanently maintained with street trees and other landscaping, screened or protected by natural features. If such areas are the result of double frontage lot designs with inadequate access to the street, such areas shall be landscaped with a minimum of a five foot landscaped area next to the public ROW. Fences shall not be located within this five foot landscaped area. Aesthetic entrance features are encouraged. Additional landscape treatments or buffers may also be required with width and landscaping specifications. ROW landscaping shall have a maximum of 50% grass. ROW landscaping shall be located with an average of one tree per every 40 feet and one shrub every 10 feet to screen approximately 50% or greater of the fencing and storage areas. Grass is not permitted in areas with a width less than 8 feet.

Alternative Landscaping Options:

A. The planning director may approve a modification of these requirements if:

1. The proposed alternative meets the purpose of this article; and
2. The landscaping better accommodates the existing physical conditions of the property or provides significant elements for wind protection, solar access and shading, and the proposed landscaping represents an equal or superior result than would be achieved if the requirements of this article were strictly followed; or
3. The proposed alternative incorporates a distinct coloring scheme utilizing the planting or annuals in areas of high visibility.

The city council may authorize the city's participation in the installation of landscaping and landscaping improvements required by this article when it is in the city's best interest.

8. Other:

A. Facilities are encouraged to include climate control units, and offer multiple services to its tenants. Limited access hours shall be required to reduce late night noise from 10:00 PM to 6:00 AM.)

A.B. On-site Manager is required to be available and on-site during regular business hours.

9. Lighting: New construction shall have dark skies lighting compatible fixtures and signs. Light fixtures shall have a 50% cut off fixture with extruding light only projecting down and to the sides. Light from light fixtures shall not project upwards towards the sky. Also lighting adjacent to residential areas shall not project into neighboring residential properties.

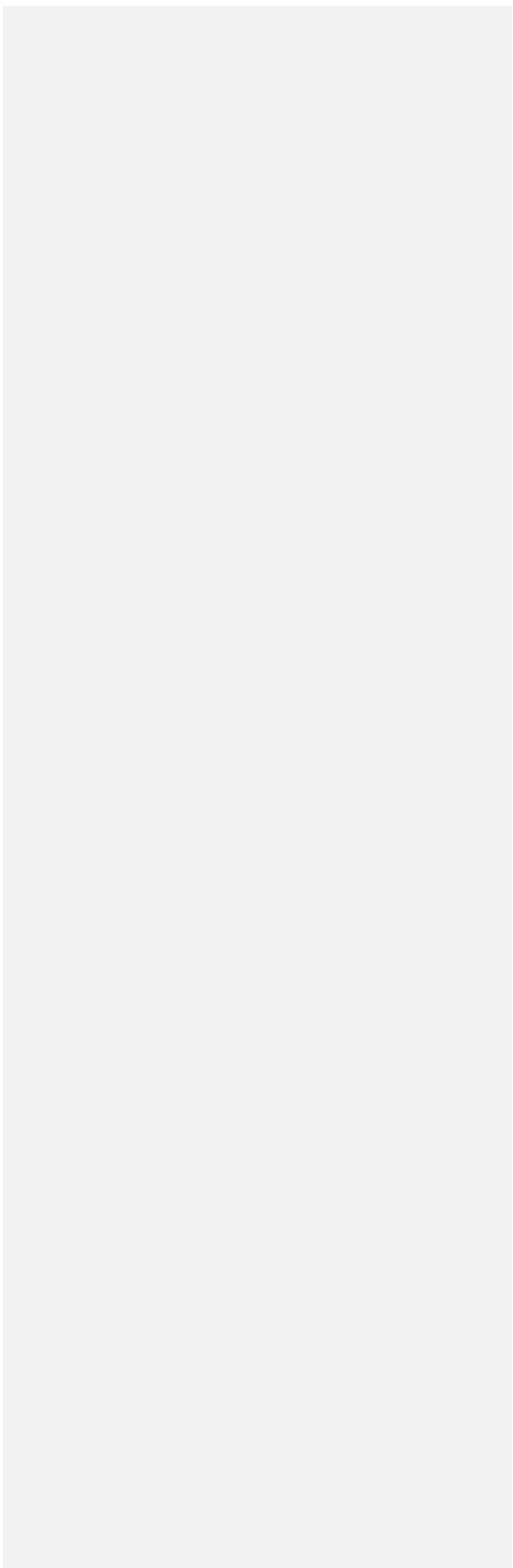
10. Drive Aisles and Access:

A. Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site. Minimum width of required drive aisles and access shall be determined by the Fire Marshall.

11. Low Impact Development techniques: Refer to City Ordinance 11-10-39

12. Signs: Refer to City Ordinance 11-22

Commented [SH8]: These standards are adopted from the Commercial Code.



Storage Units Discussion Guide – Updated for October 20, 2021 PC Meeting

Summary of Past Planning Commission Discussions:

- Conclusion of the Planning Commission was to limit storage unit facilities to a manufacturing zone (MP-1 or MP-2 zone). **DONE**
- Storage units were proposed to be considered to be added as a permitted use within a manufacturing zone, with additional development standards required for this specific use, in order to be approved. This is similar to, and accomplishes the same goals as a conditional use, but without the label 'conditional use.' **Storage Units added as Permitted Use "Class A Self-Storage existing prior to November 1, 2021"**.
- Conditional uses have evolved in state law towards being more similar to permitted uses; if specific additional conditions are met, and are not able to be denied approval arbitrarily. Identifying the use as permitted with additional development standards (as opposed to a conditional use), simply reflects, more closely, the requirements of state law.
- A primary requirement for approval of storage units for a specific site, would be for that site to be deemed appropriate for the manufacturing zone, based on the vision and standards set forth in the General Plan, and hence receive approval of a zone change to the manufacturing zone. **No new storage sites are permitted.**
- As has been done with zone changes historically, at the time a property is considered for rezone to the manufacturing zone, that zone change request would be evaluated to determine if the rezone is consistent with the General Plan. **Even under a rezone, no new storage sites are permitted.**

Development Standards to Consider for Storage Units:

Location Standards: **No new storage sites are permitted, so locations are determined by existing sites only.**

- Within a manufacturing zone. **DONE**
- Do storage-units need to be a specified number of feet from another existing or permitted self-storage facility?
- West of Washington Boulevard only? Not along, adjacent to or within 300 feet of Washington Blvd ?
- Consider not allowing on or within specified distance of prominent corners or intersections?
- Storage units to the west of 300 East (if extended southward) is one option with commercial to the east?
- Development agreement could be required for this particular use.

- Additional standards could be applied for properties being brought into the City through annexation.
- Location requirements would not apply to existing storage unit facilities.
- How to apply/adapt design standards to expansion of existing storage units?

General & Site Design Standards

- Require Site Plan review by the Planning Commission per City Ordinance to ensure all standards in this ordinance are met. **DONE**
- One standard for a perimeter fence: “The entire area that includes storage use, with the exception of the office or caretaker residence and its customer and employee parking and the access driveways shall be enclosed by a ___ foot fence.” **DONE**
- One standard for access aisle: “Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site. Minimum width of ___ or as determined by the Fire Marshall.” **DONE**
- Should rear of storage units face directly onto site boundary without a drive aisle in between the units and a residential area (or other use), if there is a landscape buffer of ___ feet’ in width, with landscape area to be maintained at all times? **Buildings may operate as a barrier to the site built on property line.**
- Should storage unit doors not face a street without a perimeter wall in place? Allow an exception at an approved gate? Should units not directly face gate? **No storage unit doors may face a public street.**
- Do storage units need to be screened by masonry fencing or other storage buildings on site such that the outside storage items are not directly viewed from any public street? **YES**
- Should a drive aisle be required around the perimeter of the storage units as an additional buffer? **Not required by this ordinance.**

Landscaping Buffer/Treatment Consideration: Landscaping is required at 10% by current draft code

- Should there be a required landscape buffer from the public right of way (for wall and building, including office building and dwelling unit)? What distance? **For PC Consideration. Due to this being for existing sites, Staff feels that flexibility in landscaping will be important.**
- What should the plant requirements be?
 - One standard: “The landscape buffer shall include a minimum of one two-inch caliper canopy shade tree, and five, five-gallon shrubs planted for every 30/

40 / 50 feet of linear feet of frontage, rounded up to the nearest whole number.”

- Should sod or other horizontal ground cover, be required to be a certain percentage of the landscape buffer?
- Should rock have a maximum percentage allowed to be used in the landscape buffer? Should it be allowed to be used as a ground cover at all?
 - One example: “Landscape buffer must be covered with sod, or other vegetative ground cover. If sod is not used as ground cover, 1 plant per every 20 – 50 square feet. “
- If wrought iron fence is allowed and used, should additional landscape buffer be required behind fence as opposed to solid fence.

Berm No Berm Considered

Should a berm (or increase in elevation within the landscape buffer be required to assist in shielding the view of the property, in cooperation with the fence)?

- One example: “A __ foot tall berm, measured from the curb may also be required, to increase the visual screening of the facility provided by a perimeter fence.”

Fence/Perimeter Wall:

One example of ordinance language:

“ Self-storage facilities adjacent to residential uses shall screen all loading bays, docks, storage unit doors, and similar from the view of adjacent residences and public streets [by means of a perimeter wall which meets the requirements described in this ordinance];

Height:

- 6’ Minimum? 8’ Minimum? 6’ tall unless adjacent to residential, then 8’.
- 8’ Maximum ?
- 2 additional feet allowed for electric fence? No electric fencing.

Permitted & Prohibited Materials:

- Solid Masonry?
- Decorative Block?
 - Should the City require multiple colors of materials, as part of a consistent, harmonious design/pattern?
- Vinyl? No vinyl
- Wrought Iron?

- If wrought iron is used, require an additional landscape buffer behind fence?
 - Wrought Iron allows visibility into facility. Would additional landscape behind the fence soften the view of the site? **No additional landscaping currently considered behind wrought iron. For PC to consider.**
- **Stamped and colored concrete**, imitating, **at least partially natural stone**, at the discretion and approval of the Planning Commission,
 - Require the applicant to provide a clear, realistic rendering of the proposed wall with this type of material?
- Other material 'determined to be the same or higher quality appearance by the Planning Commission'?
- Should the rear of storage units be allowed to serve in lieu of the perimeter fence where property does not face a street, with additional conditions? **Yes**
 - With additional setback and landscape buffer? **Wall fenestration with landscaping as buffer.**
 - Require similar building materials and aesthetic standards on rear wall of storage units as perimeter wall? **Yes**
- One example of language prohibiting certain materials: "Fences/walls shall be constructed of decorative block or vinyl. Chain-link, barbed, and razor wire fences are strictly prohibited."

Aesthetic Standards for Perimeter Walls/Fences

- Should **decorative features** or **patterns** be required on fences as approved by the Planning Commission? **Not considered**
- One standard: " No wall adjacent to or visible from public streets or abutting property shall exceed 40/ 50/60 100 feet in length without visual relief by means of a ~~vertical reveal~~ horizontal relief [change in depth/location of the fence] at least one foot in depth and ten feet in width, a perceptible change in wall angle or a corner." **40 foot wall fenestration required**
- An additional standard: "Masonry or concrete walls shall not be painted. Color shall be integral to the masonry material." **Yes**

Office & On-Site Manager:

- Should Storage Units be no closer to street than rear of site office along the street (side away from public right-of-way)? **Buildings shorter than 35 feet may be built on property line in the MP-1 Zone.**
- On-Site Manager Required During Business Hours? **Yes**

- Office is typically required for manager, and business.
- Full-time live-in Manager, and 1 residence allowed for that purpose **Not Considered**

On-Site Manager Residence **No on-site dwelling required at this time.**

- Dwelling Unit is frequently present for On-Site Manager – Cap at one dwelling unit per facility? Allow 2 residences?
- Require 1 or 2 dedicated parking stalls per residence?
- Maximum square footage of residence(s)?

Gate

- Sample Language: “Entry gates shall be constructed of decorative metal or vinyl materials” No vinyl permitted – **PC to consider decorative metal gates vs. standard wrought iron.**

Storage Unit Exterior Colors

- Sample Ordinance Language: Building Wall, roof and door colors shall be earth tone colors, (soft, light to medium browns, tans, taupe, light to medium greys, etc.) “Colors apply.... regardless of corporate standards and corporate color schemes.” **Language was used from the existin**

Design of Units / Configuration

Outdoor Storage Areas

- Allow at all? **Not to exceed 10% of site, 150’ from nearest ROW and screened.**
- Allow exclusively for private storage of vehicles?
- Additional Uses?
- Not to exceed more than 15% / 25% / 30% of site?
- Trailers or other vehicles above height of perimeter wall or fence must be a certain distance from edge of property?

Impervious Surfacing **Not considered at this time. Leave any areas that are not drive-aisles or access areas as pervious surface to benefit LID requirements.**

Ordinance Language Example:

“10. Impervious surfacing (concrete, asphaltic concrete, or asphalt) shall be provided in all areas of established or anticipated traffic flows surrounding the building(s) and throughout the entire site, except where landscaping is required; and

11. All areas not required to either be landscaped or surfaced with impervious surfacing shall be surfaced with a hard material such as road base or gravel, and maintained free of weeds and other debris;"