

**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 Renee, 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



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