

Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Ben P Joone	Mailing Address of Property Owner(s) 5522 E 2200 N Eden, Utah 84310
Phone 801-455-8514	Fax
Email Address ben@oldtowneden.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Ben or Rock Toone	Mailing Address of Authorized Person 5522 E 2200 N Eden, Utah 84310
Phone 801-455-8514	Fax
Email Address ben@oldtowneden.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Cover Existing Courtyard	Current Zoning C-2
Approximate Address 5510 E 2200 N Eden Utah 84310	Land Serial Number(s)

Proposed Use
existing use restaurant

Project Narrative
To cover existing courtyard attached to building and install temporary windows in existing openings to be removed during summer season & replace existing entries.

Property Owner Affidavit

I (We), Ben P Joone, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Ben P Joone

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 2 day of Feb, 2013

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

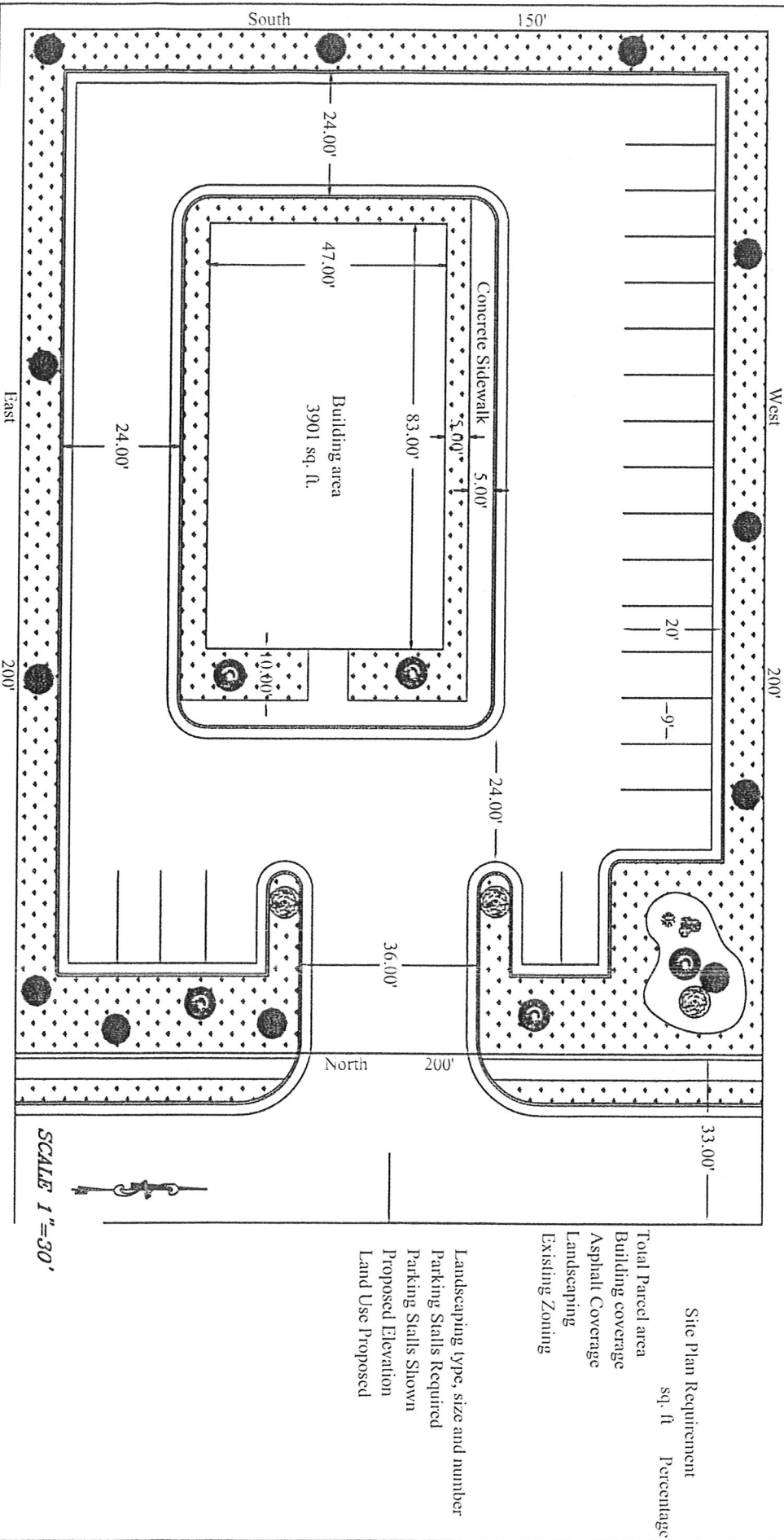
(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

Check List for Site Plan Review.

- Name of the proposed development
 - Name and address of the owner of property
 - Name and address of the preparer of the site plan
 - Statement describing the intended use of the development
 - A north arrow and scale not less than 1:50
 - The tax ID number of the development site
 - The land use and zoning of the development site
 - Adjacent land use and zoning
 - * Identify the percentage of the property covered by buildings and hard surface
-
- Adjacent streets shall be shown and identified, along with distance from centerline to property
 - Building setbacks and distances
 - Easement on property and on abutting property, that could be affected
 - A letter from the Water and Sewer company serving the project or a septic tank approval letter
 - * Elevation drawings depicting architectural theme, building features, materials and colors is required
 - * A grading and drainage plan is required
 - Landscaping plan
-
- * Lighting plan
 - Detailed sign information including color and material
 - Fire hydrant location
 - Parking information - size and number of stalls
 - The geometric layout and dimensions of proposed building, driveways, parking areas, loading areas, signs and other features of the development
 - Existing structures
 - Storm water management plan



* Does not apply to Home Occupation Conditional Use Applications

Note: This is not a substitution for reading the Weber County Zoning Ordinance.



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Design Review (Commercial, Manufacturing, and other Main Uses)

Design review allows the Planning Division an opportunity to review specified proposed developments, with the goals established by the General Plan and standards listed in county ordinances, which implement the goals of the General Plan.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: _____ Time: _____

- Staff member assigned to process application: Ben Hadfield

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

First Determination

- Is this a small building with a total footprint of less than 10,000 sq ft and a project area of less than one acre

If **Yes**, the application can be approved administratively without Planning Commission review.

If **No**, the application will be reviewed by the Planning Commission.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (see *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.
- Culinary water and waste water letter



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6. Considerations relating to prior development concept plan approval associated with any Rezoning Agreement, Planned Commercial or Manufacturing Rezoning or Planned Residential Unit Development Approval.

Appeal Process

Appeals of Staff administrative approvals are made to the Planning Commission within 15 days of the decision.

Appeals of the Planning Commission decision are made to the County Commission within 15 days of the decision.

For Your Information

If construction of any development for which design approval has been granted has not been commenced within eighteen months from date of Design Review approval, the approval shall be deemed automatically revoked. Upon application, the Planning Commission may grant an extension of time.

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.



Weber County Planning Division

Amended Site Plan Administrative Approval

Site Plan Name: Patio Cover for a courtyard at the General Store DR-05-2012
Prior Commercial Site include CSP 6-2006 and CSP 3-1997

Date Submitted: April 6, 2012

Land Serial Number: 22-051-0079

Approximate Address: 2200 North 5500 East

Planning Division Staff Review: Jim Gentry

Background

The General Store is proposing to put a cover over the courtyard that is used for outside seating by the restaurant. As part of the additions to the General Store and site, walls were built around the courtyard for the future cover. The walls were designed and engineered to support the proposed cover structure. The cover structure is 27 feet by 39 feet for 1053 square feet.

Planning Division Review

▪ **Are the applicable requirements of the Weber County Zoning Ordinance complete?**

Staff has determined that Chapter 18B (CV-2 Zone) and Chapter 18C (Ogden Valley Architectural, Landscaping, and Screening Standards) apply to this site plan amendment. These ordinances have been complied with in the following ways:

- The CV-2 Zone allows for accessory buildings and uses which are customarily incidental to other permitted uses in the zone. The General Store has a restaurant inside the store which is a permitted use in the CV-2 Zone. The courtyard is existing provides outdoor seating for the restaurant and is accessory and incidental to the main use. The applicant wants to put a cover over the courtyard to provide shade.
- The location of the courtyard cover structure conforms to the setback requirements of the CV-2 Zone. The structure needs to be located at least 20 feet from 5100 East Street.
- The patio cover will not be used as a sign, and the design, colors, and materials proposed for the structure meet the requirements of Chapter 18-C.

▪ **Are review agency conditions and requirements complete?**

The Building Inspection Division is requesting a copy of the engineering report for the walls. A copy of the report was given to the Building Official on April 11, 2012. The Building Official approved with the following requirements:

1. Building Permits will be required.
2. A completed permit application will need to be submitted.
3. Two copies of the plans need to be submitted bearing the original wet stamp of the engineer.
4. Will need a plan showing square footage of the building the addition will be attaching to.

The code enforcement officer is requesting the A-frame and banner signs, which are not permitted be removed.

Engineering approved with the following requirements:

1. As Craig Browne noted, a building permit will be required for the construction. Some of the items that will need to be addressed for the building permit are:
 - The calculations in the application state that the fence was designed with 70mph exposure B winds. I believe that the wind speed in this area of the county is 90mph Exposure C (3 second gust).
 - The calculations state that they were done using the 1997 UBC, and the 1997 NDS. Neither of these are current codes.
2. A Storm Water Construction Activity Permit is required for any construction that:
 - disturbs more than 5000 square feet of land surface area, or
 - consist of the excavation and/or fill of more than 200 cubic yards of material, or
 - requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.
3. The site plan is not very descriptive as to where things are going to be located. It's my understanding that the "Courtyard" on the site plan with the red "X" is what is going to be covered with trusses. If this is not the case the Engineering Department must be notified. A better site plan needs to be submitted with the building permit application.

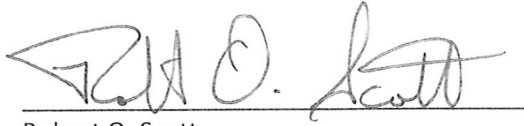
Planning Division Findings

- The application was called on April 6, 2012 an informed an application for design review for amended site plan needed to be submitted. The applicant was informed the A-frame signs were not permitted and need to be removed. The applicant was also reminded that the Building officials have requested a copy of the engineering report for the walls. The application was submitted and deemed complete on April 11, 2012.
- The requirements of Chapters 18B and 18C have been complied with as described above.
- This amendment is consistent with the existing site plan.
- The code enforcement officer has cleared the sign violations.

Based upon the findings listed above, the site plan amendment for the Eden Store to add a patio cover structure is hereby approved.

Date of Administrative Approval April 20, 2012

Administrative Approval (Patio Cover, General Store)
April 17, 2012



Robert O. Scott
Weber County Planning Director

Exhibits

- A. Pictures of structure
- B. Site plan show location

The exhibits are considered the approved documents associated with this Design Review Amendment.







CARLOS AND HARRY

Green 7 Day
11:00 - 5:00









WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** Save this receipt for your records ***

Date: 01-FEB-2013

Receipt Nbr: 1571

ID# 9435

Employee / Department: MIKE - 4181 - PLANNING
Monies Received From: BEN TOONE
Template: PUBLIC WORKS
Description: DESIGN REVIEW FEES

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	100.00
Total Coin	\$.00
Total Debit/Credit Card	\$.00
Pre-deposit	\$.00
Total Checks	\$.00
Grand Total	\$	100.00

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		100.00
TOTAL \$			100.00

Check Amounts

Total Checks: Total Check Amounts: \$.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***