



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for design review approval of a shed and pergola for Maverik Country Stores in Eden.  
**Agenda Date:** Tuesday, March 24, 2015  
**Applicant:** Brad Morgan, agent On-Site Development; Neil Mantela, Maverik Country Stores  
**File Number:** DR 2014-08

### Property Information

**Approximate Address:** 2500 North Hwy 162, Eden  
**Project Area:** 1.33 acres  
**Zoning:** Commercial Valley CV-2  
**Existing Land Use:** Gas Station  
**Proposed Land Use:** Gas Station  
**Parcel ID:** 22-046-0083  
**Township, Range, Section:** T7N, R1E, Sec 34

### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8766  
**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 21 Commercial Valley (CV-2)
- Weber County Land Use Code Title 108 (Standards) Chapter 1 Design Review
- Weber County Land Use Code Title 108 (Standards) Chapter 2 Ogden Valley Architectural, Landscaping and Screening Design Standards
- Weber County Land Use Code Title 108 (Standards) Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations
- Weber County Land Use Code Title 108 (Standards) Chapter 9 Motor Vehicle Access
- Weber County Land Use Code Title 108 (Standards) Chapter 16 Ogden Valley Lighting
- Weber County Land Use Code Title 108 (Standards) Chapter 12 Non Complying Structures
- Weber County Land Use Code Title 110 (Signs) Chapter 2 Ogden Valley Signs

## Type of Decision

**Administrative Decisions:** 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 design reviews, flag lots, 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 upgrades to an existing gas station (Maverik Country Stores). The request is for a replacement of an outdoor storage shed, and a new pergola over a resting area with a picnic table.

The 14 foot by 14 foot Tuff Shed and pergola will match the recently repainted store with cream, tan, and brown colors, and will be made of metal and plastic materials which simulate wood. The shed will be located to the south side of the store on an existing concrete pad. The pergola and picnic area is on the north side of the store in a landscaped area. Parking spaces are adjacent; however parking guards are in place for protection.

The 1.33 acre property at 2500 North Hwy 162 in Eden is in the Commercial Valley (CV-2) Zone. Two separate parcels had existed on this site, with the store on one parcel and most of the tanks and pump canopy on the other. One requirement for approval was to combine these two parcels. A Special Warranty Deed (E#2717792) recorded January 14, 2015 combined the two properties.

As this is an existing site with significant infrastructure such as gas tanks, pumps, canopy, convenience store, signs, and accesses already in place, those items were not reviewed as part of this request.

## Summary of Planning Commission Considerations

- Are the project layout and setbacks consistent with applicable requirements of the Weber County Land Use Code?
- Would this project impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the commercial node?

## Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outlined permitted land uses of the zone in which it is located, and all of the applicable requirements of the Weber County Land Use Code.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Building Inspection Division

## Staff Recommendation

Staff recommends approval of the site plan upgrades for Maverik Country Stores at 2500 North Hwy 162 subject to staff and other review agency requirements. This recommendation is based on the project complying with applicable County Codes. The Planning Commission may base the approval on the following findings:

- The proposed use is allowed in the CV-2 Zone
- All development standards for the requested shed and pergola have been met.

## Exhibits

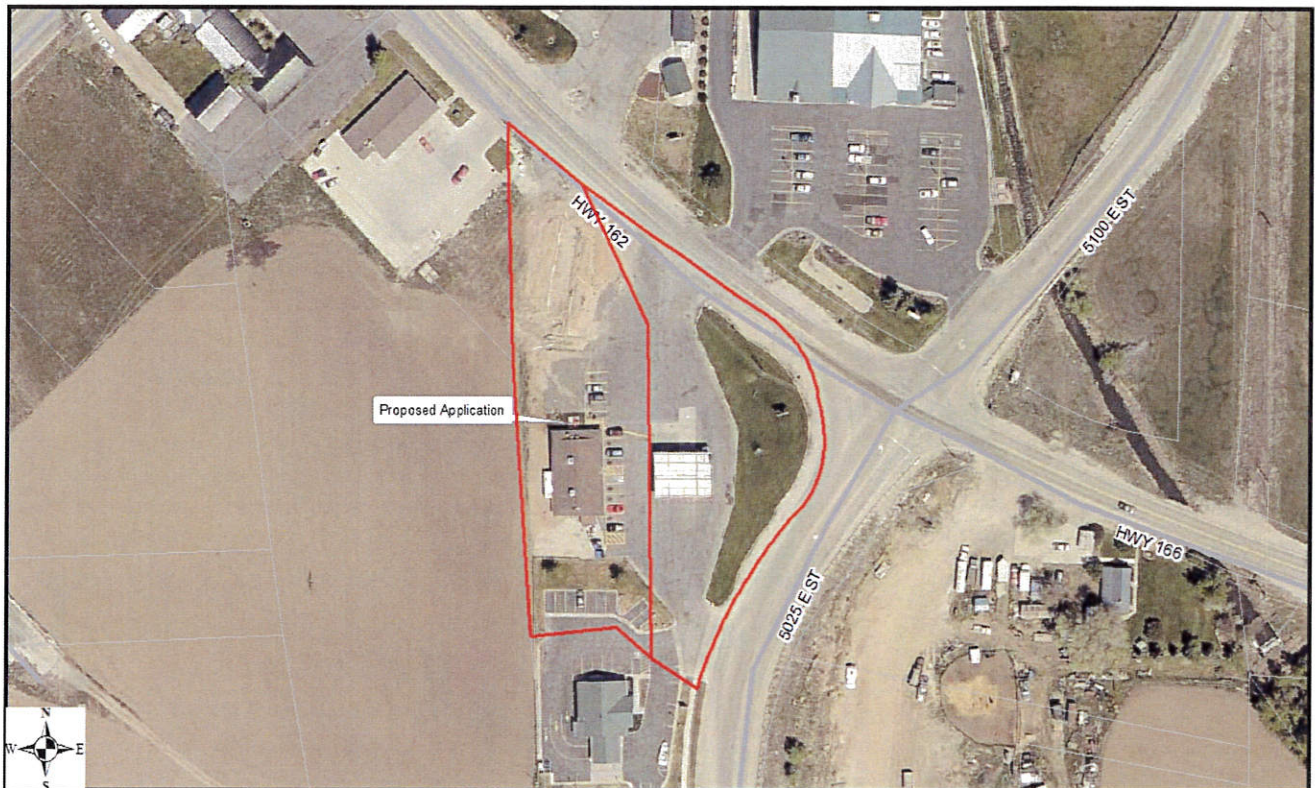
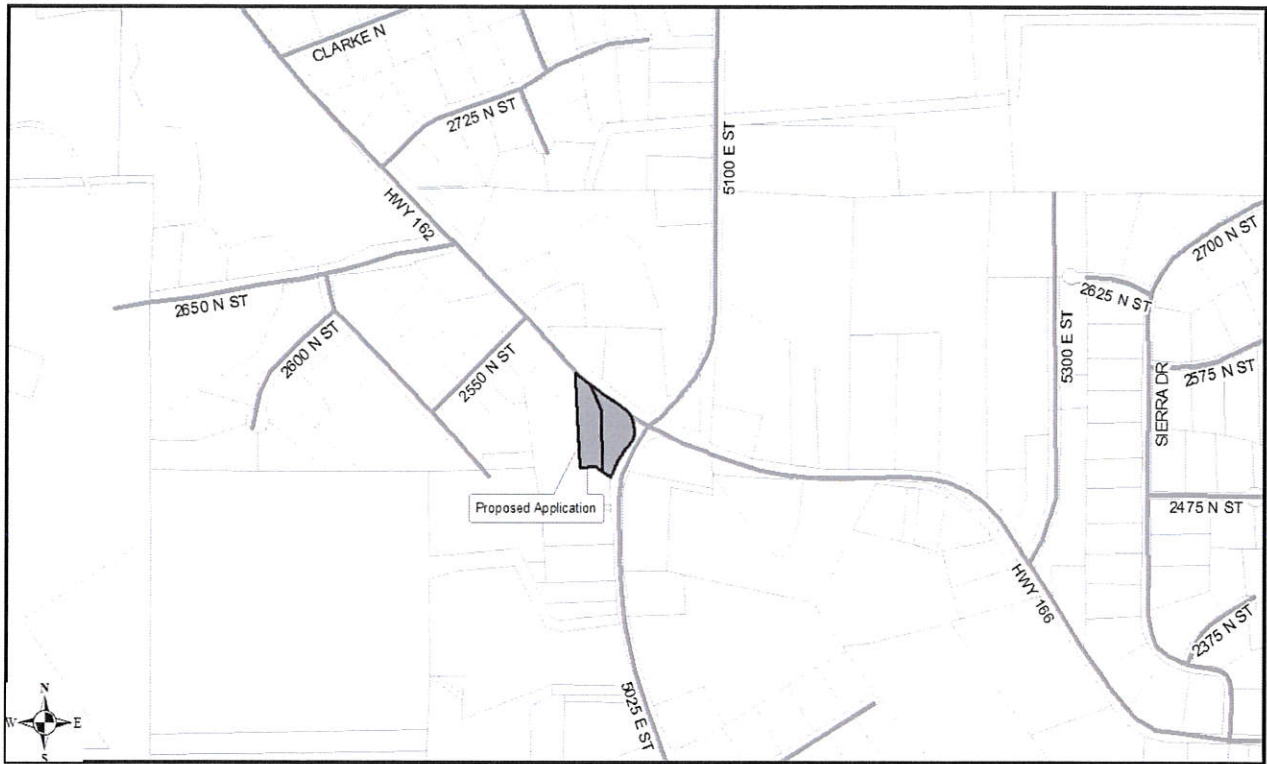
- A. Site Plans
- B. Building Plans

## Map 1

### Adjacent Land Use

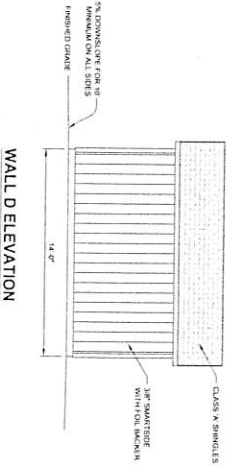
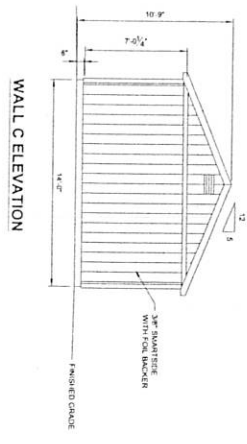
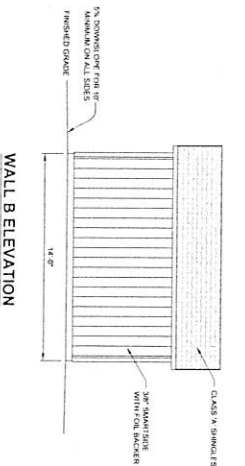
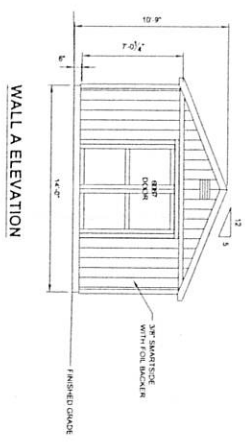
**North:** Commercial  
**East:** Agricultural

**South:** Commercial  
**West:** Agricultural



**ACCESSORY BUILDING**  
14' X 14' = 196 SQ. FT.

**DRAWING INDEX**  
A1 - PROJECT NOTES, ELEVATIONS  
A2 - PLANS, SHEAR WALL SCHEDULE  
A3 - SECTIONS, DETAILS



**PROJECT NOTES**

1. GENERAL NOTES
  - A. ALL WALL FINISHING SHALL BE TO THE GRADE OR WITH FINISH GRADE.
  - B. FINISH GRADE SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
  - C. FINISH GRADE SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
  - D. FINISH GRADE SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
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  - A. ALL MATERIALS SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
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  - H. FINISHING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.

**STRUCTURAL DRAWINGS BY:**  
TUFF SHED  
IN HOUSE DRAFTING DEPARTMENT  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-TUFF

Inv. No. 878966  
Customer BRAD MORGAN  
ON-SITE DEVELOPMENT  
ACCESSORY BUILDING  
14' X 14' = 196 SQ FT  
5100 EAST 2500 NORTH  
EDEN, UT 84310

**TUFF SHED**  
Storage Buildings & Garages  
TUFF SHED, INC.  
1000 S. HARRISON STREET  
DENVER, CO 80210  
(303) 753-TUFF

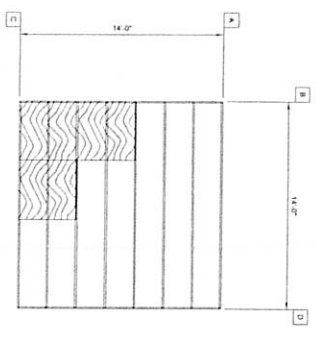
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED, INC.

Drawn By: PK  
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Checked By:  
Reviewed:  
Date:

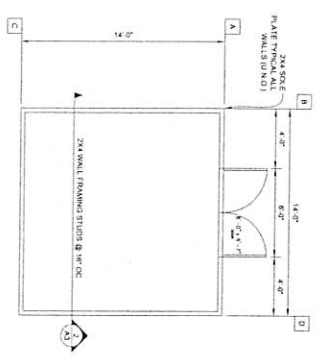
**A1**  
Sheet 1 of 3

NAILING SCHEDULE		SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE	
DESCRIPTION	CALC. ALLOW. LOAD (kips)	DESCRIPTION	CALC. ALLOW. LOAD (kips)	DESCRIPTION	CALC. ALLOW. LOAD (kips)
CHORD BRUCE NAILING: 4 - 16d NAILS EACH SIDE OF BRUCE		2X4 FRAMING SHEATH EXTERIOR WITH 3/8" SMARTSIDE WITH FOIL BACKING 14'-0" LONG TOTAL, 14" USED FOR SHEAR NAILING. EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWS REQUIRED.	230	2X4 FRAMING SHEATH EXTERIOR WITH 3/8" SMARTSIDE WITH FOIL BACKING 14'-0" LONG TOTAL, 14" USED FOR SHEAR NAILING. EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWS REQUIRED.	230
FRAMING NAILING (1) - 16d (TOE NAIL)		2X4 FRAMING SHEATH EXTERIOR WITH 3/8" SMARTSIDE WITH FOIL BACKING 14'-0" LONG TOTAL, 14" USED FOR SHEAR NAILING. EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWS REQUIRED.	230	TOE NAIL BLOCKING TO TOP PLATE: 3-8d BLOCK	150
STUD TO TOP PLATE: 2-16d END NAIL					
DRILL HEADER 16d @ 1" OC ALONG EACH EDGE					
DOUBLE TOP PLATES: 16d @ 1" FACE NAIL					
UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2012 IRC TABLE R602.3(1).					
UP-RIFT TRANSFER: PROVIDE SMIPSON 1/2 SA AT EACH END OF TRUSSES.					
PROVIDE 2X4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLUMBWOOD ON SHEAR WALLS.					
UNBLOCKED ROOF DIAPHRAGM					
ROOF SHEATHING NAILING:					
EDGE: 8d COMMON @ 6" OC					
FIELD: 8d COMMON @ 12" OC					
CALC. ALLOW. LOAD (kips)					
197					

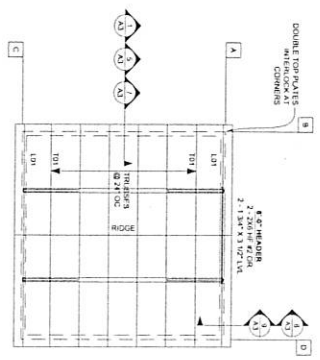
WHEN PERFORMED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS. REFERENCE 2012 IRC TABLE 2303.2.8.2



FOUNDATION PLAN

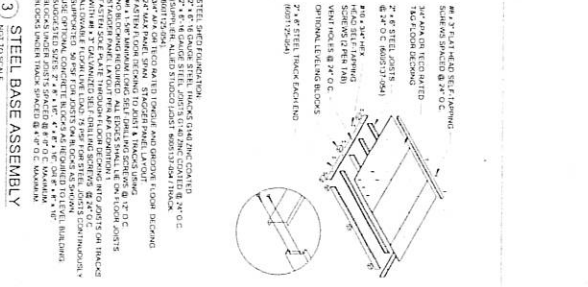
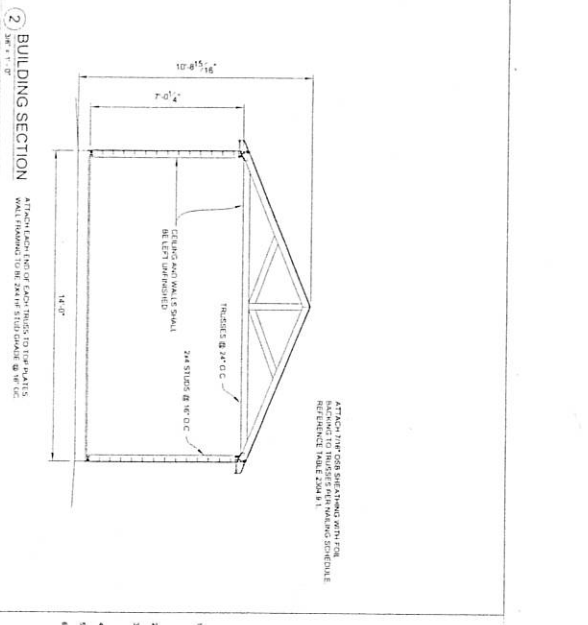
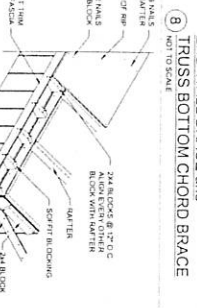
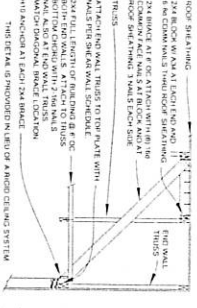
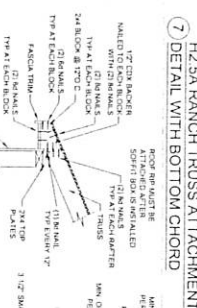
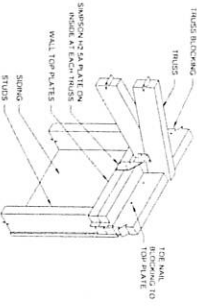
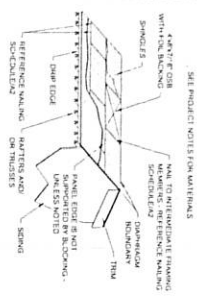


FLOOR PLAN



ROOF FRAMING PLAN

A2	<b>TUFF SHED</b> Storage Buildings & Garages TUFF SHED, INC. <small>8801 SOUTH DEER WEST          BAYTOWN CITY, UT 84133          (801) 225-8888          CONTRACTORS LICENSE #01781881          COPYRIGHT © 2014 TUFF SHED, INC.          PROPRIETARY. ALL RIGHTS RESERVED. 81066 DEX</small>	PO No. Iny No. 876966 Customer: BRAD MORGAN ON-SITE DEVELOPMENT Description: ACCESSORY BUILDING 14' X 14' = 196 SQ FT Site Address: 5100 EAST 2500 NORTH EDEN, UT 84310	STRUCTURAL DRAWINGS BY: TUFF SHED IN-HOUSE DRAFTING DEPARTMENT 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 755-TUFF	
	THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED, INC.	DRAWN BY: PK DATE: 3/27/15 CHECKED BY: DATE: REVISION: APPROVED: DATE:	PLANS SHEAR WALL SCHEDULE NAILING SCHEDULE Scale: 1/4" = 1'-0"	SHEET 2 OF 3
	<b>PRELIMINARY</b>			



1. STEEL SHEET PILING  
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PO No. Inv No. 875966  
Customer: BRAD MORGAN  
ON-SITE DEVELOPMENT  
Description: ACCESSORY BUILDING  
14' X 14' = 196 SQ FT  
Site Address: 5100 EAST 2500 NORTH  
EDEN, UT 84310

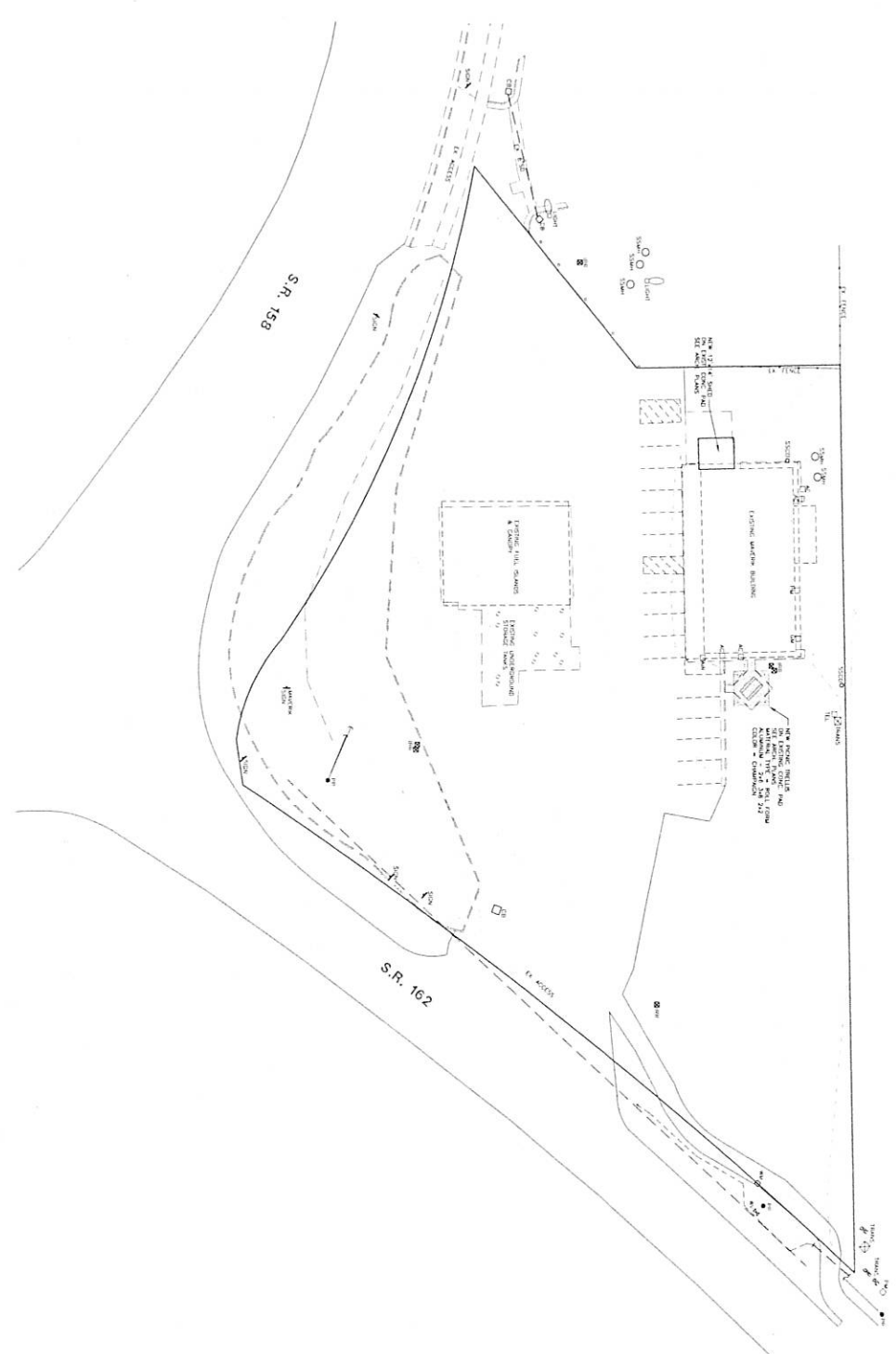
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TUFF SHED  
Storage Buildings & Garages  
TUFF SHED, INC.  
100 SOUTH 300 WEST  
SALT LAKE CITY, UT 84143  
801-224-5555  
CONTRACTOR'S USE ONLY  
REVISED PER PERMITS

Drawn By: PK  
Checked By: JRM  
Date: 3/27/15  
Scale: AS SHOWN  
SECTION DETAILS  
SCALE: NONE  
Sheet: A3 of 3

PRELIMINARY



RAV Recovery of Associates, Inc.  
 702.444.1111  
 702.444.1112  
 www.ravrecovery.com

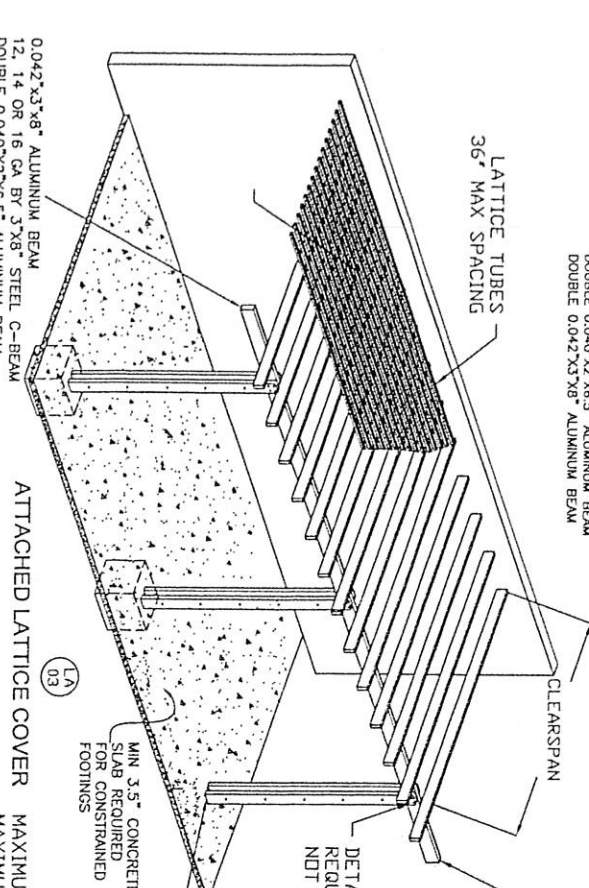
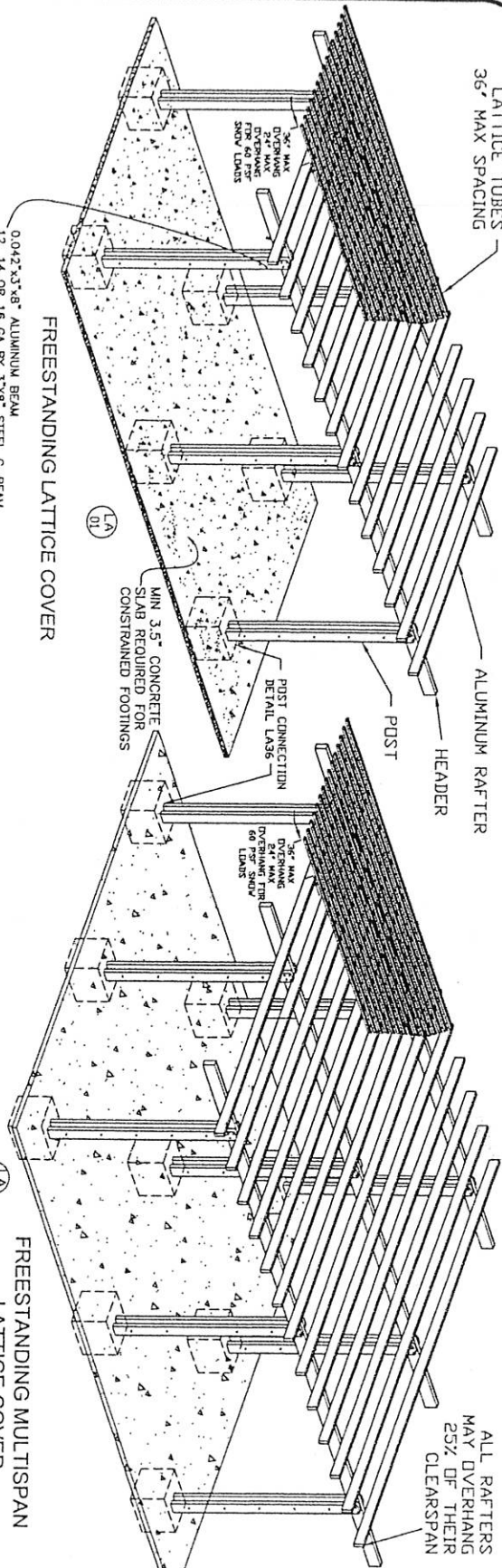
MAVERIK STORE #250  
 5100 East &  
 2500 North  
 Eden, Utah

ADVENTURE'S FIRST STOP  
**MAVERIK**

MAVERIK, Inc.  
 5100 East &  
 2500 North  
 Eden, Utah

#	DATE	DESC.

ISSUE: SITE PLAN  
 PROJECT NO: 250  
 DRAWN BY: JMS  
 CHECKED BY: JMS  
 SHEET TITLE: Site Plan



0.042"x3"x8" ALUMINUM BEAM  
 12, 14 OR 16 GA BY 3"x8" STEEL C-BEAM  
 DOUBLE 0.040"x2"x6.5" ALUMINUM BEAM  
 DOUBLE 0.042"x3"x8" ALUMINUM BEAM

ATTACHED LATTICE COVER

LA 03

MIN 3.5" CONCRETE  
 SLAB REQUIRED  
 FOR CONSTRAINED  
 FOOTINGS

MAXIMUM HEIGHT FOR PATIO COVERS IS 12',  
 AND CARPORTS IS 15'.

ALL LATTICE STRUCTURES W/  
 SURFACE MOUNTED POSTS MUST  
 CHECK TABLES L1 AND L2 ON  
 SHEET MS

DETAIL LA24, LA25 OR LA26  
 REQUIRED IF DETAIL LA36 IS  
 NOT USED.

SINGLE SPAN ATTACHED  
 PATIO COVER DOES NOT  
 REQUIRE FOOTINGS

ALL HEADERS MAY  
 OVERHANG 25% OF  
 POST SPACING

0.042"x3"x8" ALUMINUM BEAM  
 12, 14 OR 16 GA BY 3"x8" STEEL C-BEAM  
 DOUBLE 0.040"x2"x6.5" ALUMINUM BEAM  
 DOUBLE 0.042"x3"x8" ALUMINUM BEAM

FREESTANDING LATTICE COVER

LA 01

MIN 3.5" CONCRETE  
 SLAB REQUIRED FOR  
 CONSTRAINED FOOTINGS

36" MAX  
 OVERHANG  
 OVER 66"  
 POST  
 SPACING

LA 02

FREESTANDING MULTISPAN  
 LATTICE COVER

ALL RAFTERS  
 MAY OVERHANG  
 25% OF THEIR  
 CLEARSPAN

- COMPONENT DETAILS  
 LATTICE LA21
- RAFTERS: LA04, LA05, LA21(X3 ONLY)
  - HEADERS: LA04, LA05, LA06, LA25, LA26
  - POSTS: LA15, LA17, LA19, LA20, LA22
  - CONNECTION DETAILS  
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  - HEADER/POST LA24, LA25, LA26, LA28
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  - NONSTRUCTURAL LA37, LA41

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<p style="font-size: small;">METALS BUILDING PRODUCTS          5005 VETERANS MEMORIAL HWY          HCLBROOK, NY 11741          (631) 563-4000</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Revisions</td> </tr> <tr> <td style="height: 40px;"> </td> </tr> <tr> <td style="height: 40px;"> </td> </tr> </table>	Revisions		
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