



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: 9/27/2011 Time: 12:50

- Staff member assigned to process application: Dev

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.



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- All applications for occupancy permits or building permits for all multi-family (over 8) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the Planning Commission with the exception that small buildings with a total footprint of less than 10,000 sq ft and a project area of less than one acre shall be reviewed and approved by the Planning Director after meeting the requirements of all applicable ordinances. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.

Other zoning ordinance chapter requirements may apply as determined in the pre application meeting

Fee Schedule

Property Zoning CV-2 Fee Required \$100.00

- Design Review \$225
- Design Review Over 5000 sq. ft. \$225 plus \$15 per 1000 sq. ft.
- Administratively approved over 1000 sq. ft. \$100 plus \$15 per 1000 sq. ft.
- Administratively approved less than 1000 sq. ft. \$100

Purpose and Intent of Design Review

The purpose and intent of design review by the Planning Commission is to secure the general purposes of this ordinance and the general plan and to insure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.

Approval Criteria

The Planning Commission and/or the Planning Director shall consider the following matters under The Weber County Zoning Ordinance Chapter 36-4 and others when applicable, in their review of applications and where the plan is found deficient, the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

1. Considerations relating to traffic safety and traffic congestion
2. Considerations relating to outdoor advertising
3. Considerations relating to landscaping
4. Considerations relating to buildings and site layout
5. Considerations relating to utility easements, drainage, and other engineering questions



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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 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

9/27/2011

Fees (Office Use)

\$100.00

Receipt Number (Office Use)

File Number (Office Use)

DR 2011-14

Property Owner Contact Information

Name of Property Owner(s)

Schneider Richard Sr.

Mailing Address of Property Owner(s)

P.O. Box 611

Phone

Fax

Eden, Utah 84310

Email Address

Preferred Method of Written Correspondence

Email Fax Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Richard G Schneider Jr.

Mailing Address of Authorized Person

P.O. 611

Phone

801-391-0985

Fax

Eden, UT 84310

Email Address

RG5JREA9@Hotmail.com

Preferred Method of Written Correspondence

Email Fax Mail

Property Information

EDEN PROFESSIONAL CENTER

Project Name

Pat's Place

Current Zoning

CV-2

Approximate Address

2580 N Hwy 162

Eden Utah 84310

Land Serial Number(s)

22-046-0036

Proposed Use

New Restaurant site

Project Narrative

Pat's Place

Sandwich Shop/Breakfast to go in Eden, UT.

Property Owner Affidavit

I (We), Richard G. Schneider Jr, 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.

Richard G. Schneider Jr
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 5th day of October, 20 11

(Notary)

Authorized Representative Affidavit

I (We), Richard G. Schneider Sr, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Richard G. Schneider Jr, 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.

Richard G. Schneider Jr
(Property Owner)

(Property Owner)

Dated this 5 day of October, 20 11, personally appeared before me Richard G. Schneider Sr, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

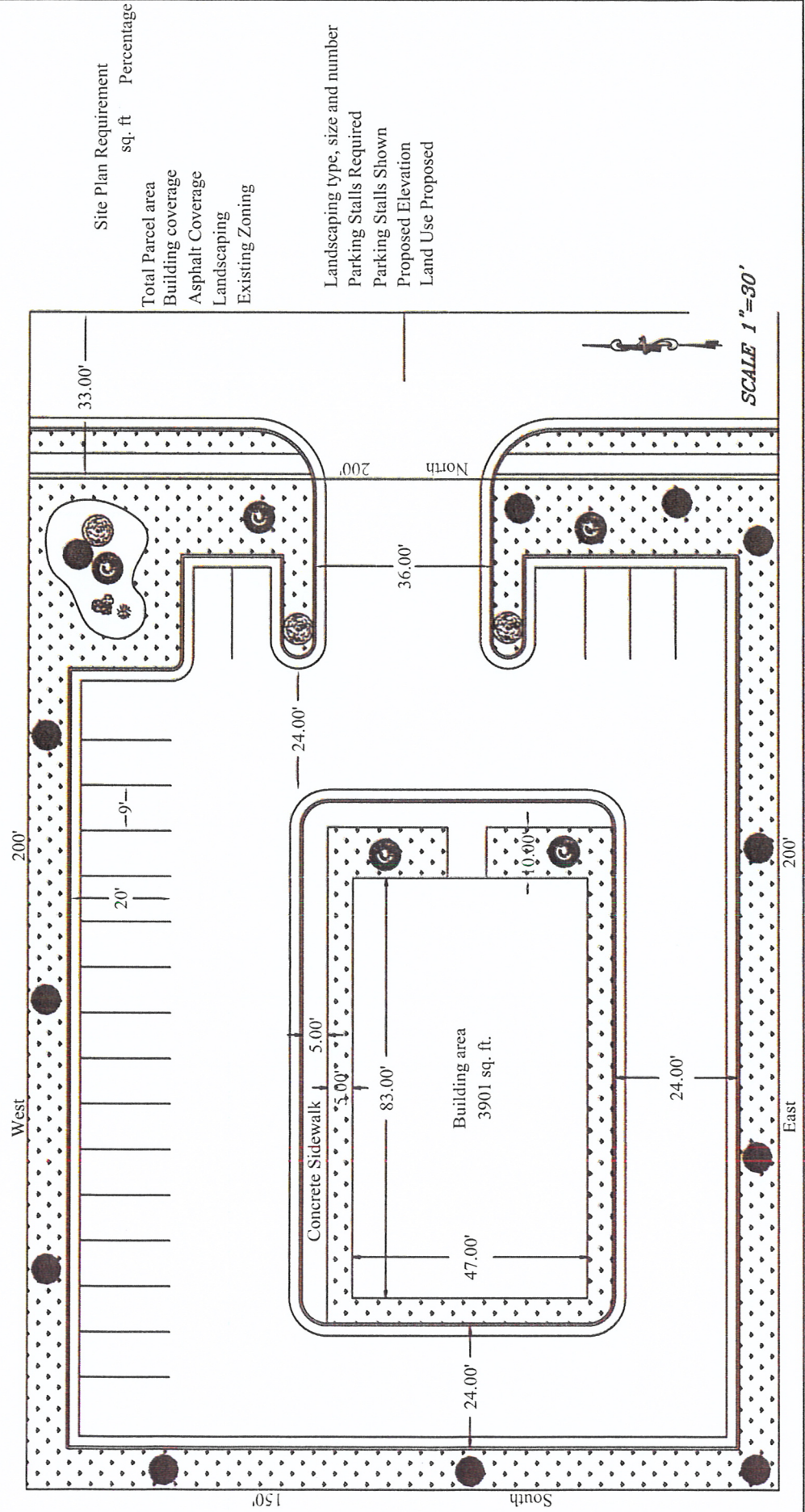
Angela Martin
(Notary)



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
- 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



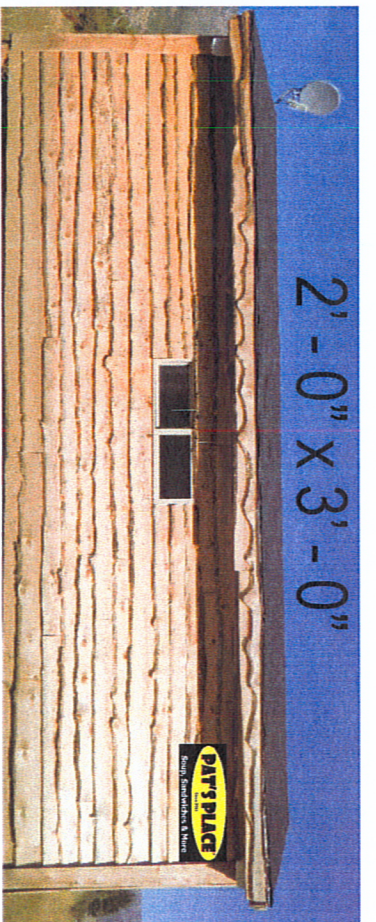
Site Plan Requirement
sq. ft Percentage

Total Parcel area
Building coverage
Asphalt Coverage
Landscaping
Existing Zoning

Landscaping type, size and number
Parking Stalls Required
Parking Stalls Shown
Proposed Elevation
Land Use Proposed

* Does not apply to Home Occupation Conditional Use Applications

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





Public Works Department Receipts Retrieval

INSP190

Enter Receipt Nbr:

Press Up or Down Arrow to Retrieve Next or Prior Receipt

Receipt Nbr:	21229	Receipt Date:	27-Sep-2011
Employee ID:	AM	ANGELA MARTIN	
Received From:	PATS PLACE		
Description:	DESIGN REVIEW		

Check Nbr:

Check:	\$100.00
Currency:	
Coin:	
Credit Card:	
Total Amount Received:	\$100.00
Receipt Amount:	\$100.00

***** Account Number *****						Description	Amount
2011	-	01	3419	-	4181	ZONING FEES	\$100.00
						Accounts Total	\$100.00

Date Deposited:



448 SF
New

Fax 476 1883

Final Approval Letter

ATTN: BLAW

RE: EDEN DENTAL OFFICE
Boyer Const. Corp.

Name Shelburne
Address 2550 W. Hwy 162
Permit # 71241

To Contractor/Owner:

This letter must be filled out completely before final occupancy will be approved. When completed, this document needs to be given to the Weber County Building Inspection Department at time of final inspection. The agencies listed below must sign this document. By signing this document the agency shows their approval for occupancy to be issued by the building inspection department. Please sign on the appropriate line.

OK - No
CHANGE IN
USE

Weber County Planning and Zoning

Troy R. Kuhl

Date 10-20-97

Weber County Health Department

Mary L. Lazenby

Date 12-10-97

(in any @ Weber County)

Weber Fire District

David L. Austin

Date 10/17/97

Weber County Engineering Department

Robert R. Schubert

Date 12/2/97

Thank you for your cooperation.

Weber County
Building Inspection Department