



Weber County Planning Division

Amended Site Plan Administrative Approval

Site Plan Name: Amendment to Enclosed Patio Cover for the Courtyard at the General Store DR-05-2012 to include windows and doors
Prior Commercial Site include CSP 6-2006 and CSP 3-1997

Date Submitted: 01 FEB 2013

Land Serial Number: 22-051-0079

Approximate Address: 2200 North 5500 East

Planning Division Staff Review: Ben Hatfield

Background

The General Store is proposing to put an Enclosure around the existing 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 with doors for the future cover. The walls were designed and engineered to support the proposed cover structure. In addition temporary windows will be used to cover openings during the winter season and will be removed for the summer seasons. 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 an enclosure with temporary windows and permanent doors to provide shade and protection from the seasonal elements over the courtyard.
- The location of the courtyard enclosure 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?**

Engineering approved with the following requirements:

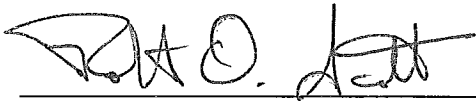
1. As Craig Browne noted, a building permit will be required for the construction. Some of the items that will need to be addressed for the building permit are:
2. A Storm Water Construction Activity Permit is required for any construction that:
 - disturbs more than 5000 square feet of land surface 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.

Planning Division Findings

- The applicant was called on 01 FEB 2013 and informed an application for design review for amended site plan needed to be submitted. The application was submitted and deemed complete on 05 MARCH 2013.
- The requirements of Chapters 18B and 18C have been complied with as described above.
- This amendment is consistent with the existing site plan.

Based upon the findings listed above, the site plan amendment for the Eden Store to add an enclosed patio structure including doors and windows is hereby approved.

Date of Administrative Approval 05 March 2013



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.