



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:

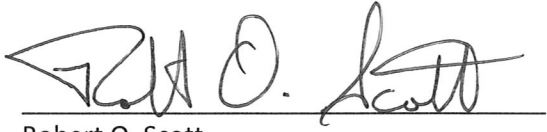
1. As Craig Browne noted, a building permit will be required for the construction. Some of the items that will need to be addressed for the building permit are:
 - The calculations in the application state that the fence was designed with 70mph exposure B winds. I believe that the wind speed in this 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



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.