



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

August 9, 2018

Maverik Inc
185 South State Street
STE 800
Salt Lake City, UT 84111

You are hereby notified that your application for design review approval of the Eden Maverik rebuild was heard and approved by the Ogden Valley Planning Commission on August 7, 2018. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. All outdoor lighting including signage lighting must be in compliance with the Ogden Valley Outdoor Lighting Standards as described in Title 108, Chapter 16 of the Weber County Land Use Code. The applicant will be required to demonstrate compliance prior to issuance of a certificate of occupancy for the proposed structures.
2. Construction of the pathway and the continuation of the pathway shall be completed as shown on the site plan and as approved by Weber County and UDOT.
3. As required by LUC §108-2-6(b)(3), the total combined height of earthen berms and plant materials within the 15' planting strip, excluding trees, shall not exceed 48 inches. This standard will require that the applicant maintain the landscaping on a regular basis to ensure that landscaping within the 15' strips remains under 48 inches.
4. The trash enclosure must be non reflective and must match the color of the building.
5. All windows and metal must be non reflective, as required by LUC §108-2-4.
6. The landscaping must be installed or escrowed for prior to issuance of a certificate of occupancy for the new building.

Approval is based on the following findings:

1. With the recommended conditions, the proposed project complies with applicable County codes.
2. With the recommended conditions, the proposed project conforms to the Ogden Valley General Plan.
3. With the recommended conditions, the proposed project will not negatively affect public health, safety, or welfare.
4. With the recommended conditions, the proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at sburton@co.weber.ut.us or 801-399-8766.

Sincerely,

Steve Burton
Planner III
Weber County