



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

**Ogden Valley Township Planning Commission
NOTICE OF DECISION**

October 29, 2014

Rachel Nielsen
3778 North Willowbrook Lane
Eden, UT 84310

Case No.: Conditional Use Permit 2014-22

You are hereby notified that your CUP application for an accessory apartment located at 3778 North Willowbrook Lane Eden, UT 84310, identified as Parcel # 22-056-0011, was heard and approved by the Ogden Valley Township Planning Commission in a public meeting held on October 28, 2014, after due notice to the general public. The approval was granted subject to the following conditions:

1. There shall be no separate address, mailbox or utilities.
2. The owner will occupy the premises at all times, excepting reasonable vacation absence.
3. The owner will obtain a Certificate of Occupancy for the principal dwelling and the accessory apartment.
4. The owner will apply for and receive approval for one of the following options regarding the access to the accessory apartment:
 - o Apply for and receive approval for a building permit for a separate external door access along the side or rear of the principal dwelling; or
 - o Apply for and receive approval for a variance from the Board of Appeals for the current location of the separate external access; or
 - o Apply for and receive approval to amend the County Ordinance to allow for the one separate external door access for the principal dwelling to be located on the front of the principal dwelling.
5. At no time shall more than one family unit reside in the principal dwelling and one family unit reside in the accessory apartment.
6. The conditional use permit will be reviewed and renewed every two years to ensure compliance with the Weber County Codes.
7. Any home occupation operated within the principal dwelling or accessory apartment will receive approval for a business license and any additional required permits from Weber County prior to any operations commencing on site.
8. Requirements of the Weber County Building Inspection Division
9. Requirements and recommendations of the Weber Fire District
10. Requirements of the Weber County Engineering Division
11. Requirements of the Weber County Health Department

The approval is based on the following findings:

1. The proposed use provides for affordable housing for the citizens of the County.
2. The proposed use conforms to the Ogden Valley General Plan.
3. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use 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 rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.