



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**

February 25, 2015

Dog & Bone, LLC
c/o Justin Pack

Case No.: Conditional Use Permit 2015-04

You are hereby notified that your CUP application for an an auto repair and service shop, including the required design review for a new commercial building at approximately 4930-4938 East 2550 North Eden, UT, was heard and approved by the Ogden Valley Township Planning Commission in a public meeting held on February 24, 2015, after due notice to the general public. The approval was granted subject to the following conditions:

1. A building parcel designation approval is required prior to the issuance of the conditional use permit
2. Proof of a culinary connection prior to the issuance of the conditional use permit
3. Actual dimensions for all signage will be provided for review and approval prior to the issuance of the conditional use permit to ensure that the proposed signs do not exceed five percent of each unit
4. Requirements of the Weber County Building Inspection Division
5. Requirements and recommendations of the Weber Fire District
6. Requirements of the Weber County Engineering Division
7. Requirements of the Weber County Health Department

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide a necessary service to the citizens of the Ogden Valley.
3. The "Complete Street" design will provide safe mobility for all users.
4. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
5. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
6. The proposed design and use, including the option to have overhead doors in each unit or every other unit, 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.