



Weber County

Weber County Planning Division
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Ogden Valley Township Planning Commission
NOTICE OF DECISION

January 7, 2015

Horseshoe, LLC
c/o Shawn Clegg

Case No.: Conditional Use Permit 2014-34

You are hereby notified that your CUP application for a classic/vintage car dealership known as Blacksmith Garage in the Blacksmith Village located at 2143 North 5500 East Eden, UT, was heard and approved by the Ogden Valley Township Planning Commission in a public meeting held on January 6, 2015, after due notice to the general public. The approval was granted subject to the following conditions:

1. 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 sign does not exceed five percent of the unit.
2. The required parking for the classic/vintage car dealership will be a minimum of one space per employee and one space for clientele.
3. Requirements of the Weber County Building Inspection Division.
4. Requirements and recommendations of the Weber Fire District.
5. Requirements of the Weber County Engineering Division.
6. Requirements of the Weber County Health Department.
7. Screening of the property as required in the Zoning Development Agreement will be installed per the agreement.
8. A maximum of one vehicle may be displayed outdoors, in front of Building "B" during regular business hours.

The approval is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will not be detrimental to the public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
5. The proposed use will not generate additional parking needs and can be modified by the Planning Commission for unique circumstances.

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.