



Conditional Use Permit

Weber County Planning Commission

2380 Washington Blvd. STE 240
Ogden, UT 84401
Phone: (801) 399-8791 FAX: (801) 399-8862
webercountyutah.gov/planning

Permit Number: CUP 2016-02

Permit Type: Conditional Use
Permit Date: 11/19/2018

Purpose of Conditional Use:

conditional use amendment for a temporary park and ride lot in Eden to provide parking for up to 100 cars and shuttle service to Powder Mountain Ski Resort.

Applicant

Name:
Business:SMHG, LLC
Address: 6965 E. Hwy 158
Eden, UT 84310
Phone: 8017453772

Owner

Name:
Business:Terry Phillips Properties, LLC
Address:
, UT
Phone:

Parcel

Parcel: 221540002
Zoning: CV-2 **Area:** .9224 **Sq Ft:** **Lot(s):** 2 **Subdivision:** Little Bear Subdivision
Address: 2628 N HWY 162 EDEN, UT 84310 **T - R - S - QS:** 7N - 1E - 34 - NW

Site/Use Information

Adjacent Site Use: Commercial
Eliminated Parking: 0 **Existing Parking:** 100 **Proposed Parking:** 100
Other Parking Provisions: 0
Existing Floor Space: N/A **Proposed Floor Space:**
Property Dimesions: 0.92 acres **Hours:**
Construction Date: 19-NOV-18 **Residents-Workers:**

Short Description:

Temporary Use Permit for a park and ride lot for shuttle service to Powder Mountain Ski Resort

Comments

See attached Notice of Decision dated October 23, 2018 for all conditions of the approval of the conditional use amendment for a temporary park and ride lot in Eden to provide parking for up to 100 cars and shuttle service to Powder Mountain Ski Resort.



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NOTICE FOR APPLICANT (Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by Weber County Health Department prior to installation.

Ronda Kippen

11/19/2018

Planning Dept. Signature of Approval

Date

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

11/20/2018

Contractor/Owner Signature of Approval

Date



Weber County

Weber County Planning Division
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Ogden, Utah 84401-1473
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**Ogden Valley Planning Commission
NOTICE OF DECISION**

October 23, 2018

Terry Philips Properties, LLC
C/O Anne Winston (SMHG, LLC)

Case No.: Conditional Use 2016-02

You are hereby notified that your conditional use amendment for a temporary park and ride lot in Eden to provide parking for up to 100 cars and shuttle service to Powder Mountain Ski Resort was heard and approved by the Ogden Valley Planning Commission in a public meeting held on October 23, 2018, after due notice to the general public. The approval is subject to all review agency requirements and based on the following conditions:

1. Prior to June 30, 2019, eight drought resistant evergreens be maintained in good condition as condition of the CUP will be planted along the frontage of Hwy 162.
2. The temporary use permit will be renewed every five years.
3. A copy of the executed lease agreement between Terry Phillips Properties, LLC and SMHG, LLC must be provided prior to the CUP being issued.
4. All state and county ordinances regarding noxious weeds be observed on the property; as well as property being maintained in good and reasonable condition.
5. There is no requirement for a parking lot attendant.
6. To clarify, there will be no free shuttle service as a condition of the CUP.

And based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed amendment complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the amended conceptual drawings.
4. The proposed master planned development amendment is in conformance with the approved Zoning Development Master Planned.
5. The proposed development will not be detrimental to the public health, safety, or welfare.
6. The proposed development 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. The decision of the Ogden Valley Planning Commission may be appealed to the Board of Adjustments by filing such appeal within 15 days after the date of the meeting. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Principal Planner