

# Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 3/23/16	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) EDEN VILLAGE LLC		Mailing Address of Property Owner(s) 5200 S. HIGHLAND DR #101 SLC, UT 84117	
Phone 801 673 5630	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) RUSS @ WATSENTERPRISES.COM			

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) RICK EVERSON		Mailing Address of Authorized Person 5200 S. HIGHLAND DR #101 SLC, UT 84117	
Phone 801 897 4890	Fax N/A	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address RICK @ WATSENTERPRISES.COM			

## Property Information

Project Name TRAPPERS RIDGE PHASE 8	Total Acreage 8.5 ACRES	Current Zoning RE-15
Approximate Address 5800 E BIG HORN PKWY EDEN, UT 84310	Land Serial Number(s) 22-020-0034	

Proposed Use  
SINGLE FAMILY

Project Narrative  
18 LOT SINGLE FAMILY SUBDIVISION PHASE 8 OF TRAPPERS RIDGE AT WOLF CREEK. PHASES 1-6 ARE PLATED WITH ROADS & UTILITIES CONSTRUCTED AND APPROXIMATELY 90% OF THE 129 HOMES ARE CONSTRUCTED, PHASE 7 IS A FUTURE PHASE THAT IS CURRENTLY UN-PLATED. TRAPPERS RIDGE AT WOLF CREEK PRUD HAS HOMES RANGING FROM 1,700 - 4,600SF SOME WITH BASEMENTS AND SOME PATIO HOMES.

### Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

TRAPPERS RIDGE AT WOLF CREEK PRUD IS A MASTER PLANNED COMMUNITY WITH A ZONING DEVELOPMENT AGREEMENT IN PLACE. THE CONDITIONAL USE REQUEST IS TO MOVE 5 UNITS FROM FAIRWAYS TO TRAPPERS WHICH IS NOT AN OVERALL INCREASE. IT INCREASES TRAPPERS BY 3% BUT THAT IS SUBTRACTED FROM FAIRWAYS.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

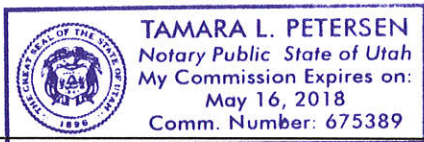
THE PROPOSED USE WILL COMPLY WITH THE RE-15 ZONE AND THE RIGHTS/RESTRICTIONS OF A PRUD.

**Property Owner Affidavit**

I (We), RUSSELL WATTS, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature] (Property Owner) MANAGER, EDEN VILLAGE LLC (Property Owner)

Subscribed and sworn to me this 23 day of March, 20 16



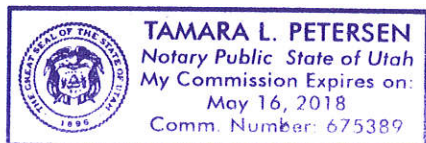
[Signature] (Notary)

**Authorized Representative Affidavit**

I (We), RUSSELL WATTS, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), RICK EVERSON, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature] (Property Owner) MANAGER, EDEN VILLAGE LLC (Property Owner)

Dated this 23 day of March, 20 16, personally appeared before me Russell Watts, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature] (Notary)