



**Weber County**

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

October 26, 2017

Kerry Wangsgard  
1322 E 2400 N  
North Ogden, Utah 84414

Case No.: CUP2017-06

You are hereby notified that your conditional use permit for 50 self-storage units located at approximately 601 S 7800 E, Huntsville, UT, was heard and approved by the Ogden Valley Planning Commission in a public meeting held on October 24, 2017. After due notice to the general public, approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. All State, Federal, and County standards, including UDOT's standards, must be met prior to issuance of a certificate of occupancy for all phases.
2. The applicant will be required to install the screening, fencing, landscaping and irrigation plan, as shown on the revised site/landscaping plan prior to issuance of a certificate of occupancy for Phase 1.
3. The applicant will be required to submit a landscape maintenance plan to ensure that the existing field grass is maintained in good condition so as to provide a neat and orderly appearance, free from weeds, as stated in LUC §108-2-5(i).
4. The proposed fencing must not exceed 6 ft in height, as outlined in LUC §108-7-3.
5. Prior to the issuance of a conditional use permit, the existing outdoor storage of boats, trailers, and any other outdoor storage must be removed from the parcel used to access the property.
6. The applicant must obtain an approved building permit for the project prior to commencement of the project.
7. The proposed lighting will be required to have light shielding and be in compliance with LUC Title 108 Chapter 16.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply 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.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. The procedure for appeals of the decision of the land use authority regarding conditional use permits is outlined in LUC §108-4-6. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [sburton@co.weber.us.ut](mailto:sburton@co.weber.us.ut) or 801-399-8766.

Respectfully,  
Steve Burton  
Weber County  
Planner II