

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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Pineview Investment LLC, a Nevada LLC		Mailing Address of Property Owner(s) 19 West 1600 North Centerville, UT 84014	
Phone (801)979-9963	Fax		
Email Address wskjar7@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) W. Scott Kjar		Mailing Address of Authorized Person 19 West 1600 North Centerville, UT 84014	
Phone (801)979-9963	Fax		
Email Address wskjar7@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Pineview Boat & RV Storage	Total Acreage 1.59 acres	Current Zoning CV-2
Approximate Address 650 South 7800 East Huntsville, UT 84317	Land Serial Number(s) 24-018-0003	

Proposed Use Self Storage Facility
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Project Narrative <p>The proposed project will consist of 2 buildings comprising 16 storage unit bays. The two buildings will measure approximately 224' x 50' and 224' x 50'. The project will have 20% of its area dedicated to landscaping as required by the development ordinances and will have access from 7800 East (State Highway 39).</p>
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Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community.

The proposed use will serve the needs of the Ogden Valley residents and many people who recreate on Pineview reservoir as well as the many people who snow mobile at the Monte Cristo / Hardware Ranch Snow Mobile recreational area. Currently there are very few large self storage units available that are able to accommodate large recreation vehicles, boats, trailers, and snow mobile trailers. Availability of these larger units will provide convenient access to the outdoor-minded citizens in Ogden Valley and will also serve to reduce the eye sore of outdoor storage of such recreational vehicles/units.

The extra large storage units that will be constructed on this parcel will have an extra wide center drive way that will allow ample space for the owners of one of these large recreational vehicles to drive in and out as well as providing convenient and quick access to Pineview reservoir activity area.

The Pineview Storage facility is less than a 3 minute drive to the launching areas at either Anderson Cove or Cemetary Point. It is also less than a 20 minute drive to the Monte Cristo/Logan Snow Mobile complex

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Construction of the project will follow county guidelines mitigating any harm to the community. The neighboring uses to the project are commercial and/or storage uses. The facilities will be accessed from 7800 East in accordance with UDOT approvals. Minimal impact to traffic and safety issues are foreseen. Buildings will be in colors that are complimentary to the surrounding area.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The project provides additional storage units next to an existing storage facility. The site will include the required landscaping and will include "dark skys" outdoor lighting for security purposes.

The site will also include landscaped area that will comprise approximately 20% of the total land area.

Land Use Ordinance Sec 101-21-5 allows storage units

The site plan provides for two (2) paved hard surface parking stalls

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

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That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

SWPP Plan and best management practices will be implemented on site during construction. It is anticipated that there will be no deterioration of the environment of the area or emission of pollutants in the area during the construction or ongoing operation of the project.

Property Owner Affidavit

I (We), Pineview Investment LLC, 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.

Pineview Investment LLC, a Nevada limited liability company

W. Scott Kjar
(Property Owner)

(Property Owner)

By: W. Scott Kjar, its Manager

Subscribed and sworn to me this 29th day of November, 2017



Notary Public
ERIC ROSE
Commission #680477
My Commission Expires
December 7, 2018
State of Utah

[Signature]
(Notary)

Authorized Representative Affidavit

I (We), Pineview Investment LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), W. Scott Kjar, 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.

W. Scott Kjar
(Property Owner)

(Property Owner)

Dated this 29th day of November, 2017, personally appeared before me W. Scott Kjar, the signor(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Notary Public
ERIC ROSE
Commission #680477
My Commission Expires
December 7, 2018
State of Utah

[Signature]
(Notary)



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	63400

Receipt Date
12/20/17

Received From:

W. SCOTT KJAR

Time: 14:02
Clerk: amartin

Description	Comment	Amount
ZONING FEES	CUP	\$1,430.00
ENG SUBDIV FEES	CUP	\$230.00

Payment Type	Quantity	Ref	Amount
CHECK		2098	

AMT TENDERED: \$1,660.00

AMT APPLIED: \$1,660.00

CHANGE: \$0.00