



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Weber County Planning Division
NOTICE OF DECISION

May 8, 2018
John Mortensen.Michael Sequin, Agent
2429 N Highway 158
Eden, UT 84310

Case No.: Design Review Permit 2018-02

You are hereby notified that your Design Review application for de minimus changes to the Mad Moose Café, located at 2429 N Highway 158, Eden, UT 84310, was administratively approved by the Weber County Planning Division.

The Weber County Planning Division finds that sufficient evidence was presented to establish:

1. 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, and
2. 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, and
3. That the proposed use will comply with the regulations and conditions specified in the Weber County Zoning Ordinance for such use, and
4. That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Ogden Valley
5. 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

Therefore, the Weber County Planning Division renders the following decision:

Granted Subject to:

1. The pergola shall be predominantly a natural, muted earth tone. White may be used as an accent color only (LUC §108-2-4 (1)).
2. A minimum of 18 parking spaces (LUC§108-8-4) shall be designated not further than 500 feet from the establishment (LUC§108-8-7 (a)).

This recommendation is based on the following findings:

1. The existing use conforms to the Ogden Valley General Plan.
2. The existing use will not cause harm to the natural surroundings.
3. The existing use, if conditions are imposed, will comply with applicable County ordinances.
4. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The decision of the Planning Division may be appealed to the Board of Adjustment by filing such appeal within 15 days after the date of the meeting.