

# Weber County Design Review 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)

## Property Owner Contact Information

Name of Property Owner(s)

JOHN MORTENSEN

Mailing Address of Property Owner(s)

2429 N. HWY 158

Phone

801-710-4927

Fax

EDEN, UT 84310

Email Address

JOHN@DIAMONDPEAK.BIZ

Preferred Method of Written Correspondence

Email  Fax  Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

ELISSA LUDLUM

Mailing Address of Authorized Person

PO Box 241

Phone

801-686-8483

Fax

EDEN, UT 84310

Email Address

ogdenvalleyopenmarket@gmail.com

Preferred Method of Written Correspondence

Email  Fax  Mail

## Property Information

Project Name

PEAK PLAZA LLC

Current Zoning

CV2

Total Acreage

1.5

Approximate Address

2429 N. HWY 158

EDEN, UT 84310

Land Serial Number(s)

220986002

Proposed Use

FARMERS ARTISTS MARKET

Project Narrative

THE OGDEN VALLEY OPEN MARKET (OVOM) HAS BEEN OPERATING ON GAGE FROEDER'S LAND OF CENTURY 21 IN EDEN, UT. DUE TO UNFAVORABLE VENTURE CONDITIONS ON OUR CURRENT LOCATION (MAINLY THE POOR WEEDS AND LACK OF SHADE), WE ARE DESIROUS TO MOVE 50 YDS TO THE NORTH AND HAVE OUR OPEN MARKET IN THE PARKING LOT OF PEAK PLAZA LLC.

WE MEET ONLY ON THURSDAY EVENINGS FROM 5:30 - DUSK (VENDORS COME AS EARLY AS 4 PM TO SET UP), ~~JULY~~ FIRST THURSDAY IN JULY THROUGH THE 2<sup>ND</sup> THURSDAY IN SEPTEMBER.

OUR PLAN WOULD BE TO BLOCK OFF THE MAIN PARKING SO THAT THE VENDORS CAN SET UP ON THE PAVEMENT AND THE SIDEWALK OF THE PLAZA. WE PLAN ON TEMPORARILY SETTING UP A 12'x12' PERGOLA (SEE RED-MARKED LOCATION ON LANDSCAPE PLAN + SEE ATTACHED DOCUMENTS ON SPECS OF PERGOLA) FOR MUSICIANS TO PLAY LIVE MUSIC FROM DURING THE OVOM HOURS OF OPERATION.

GAGE FROEDER HAS GIVEN PERMISSION TO USE HIS ADJACENT PROPERTY FOR THE PARKING OF VEHICLES DURING THE OVOM HOURS. (SEE ATTACHED PERMISSION LETTER)

AT LEAST 1 OR MORE OF THE BUSINESSES IN PEAK PLAZA ARE GIVING PERMISSION FOR USE OF THEIR RESTROOM FACILITIES. (SEE ATTACHED "LETTERS OF PERMISSION")

OUR SIGN WILL STAY ~~IN~~ ITS CURRENT LOCATION ON GAGE FROEDER'S PROPERTY.

(OVER)

THE OPEN MARKET BEGAN AS OGDEN VALLEY FARMERS + ARTISTS MARKET AND WAS LOCATED ON THE POWDER MOUNTAIN PARK + RIDE LOT IN EDEN, UT FROM 2010-2011. IN 2012, THE MARKET MOVED TO THE CENTURY 21 PROPERTY IN EDEN, UT AND STAYED IN THE SAME LOCATION THROUGH 2017. IN 2015, THE MARKET CHANGED HANDS AND BEGAN TO BE RUN BY A COMMITTEE. IN THE SAME YEAR, THE NAME CHANGED AND THE HOURS OF OPERATION. CHANGED TO THURSDAY EVENINGS FROM SATURDAY MORNINGS.

WE LIKE TO HAVE 3 SPECIAL EVENTS AT THE OPEN MARKET IN A SEASON. IN JULY, WE LIKE TO HAVE A SPONSORED PUPPET SHOW PUT ON BY THE WORLD OF PUPPETRY MUSEUM FROM BRIGHAM CITY. IT IS FREE TO THE PUBLIC. IN AUGUST, WE HAVE "WHAT I WANT TO BE" NIGHT. IT IS AN EVENT FOR AGES 4-17. THE YOUTH COME AND TALK TO VOCATIONAL VOICES + WSVU. IN SEPT., WE HAVE OUR FIRST RESPONDERS APPRECIATION NIGHT. FIRST RESPONDERS COME TO THE OPEN MARKET AND THE COMMUNITY COMES OUT AND THANKS THEM. [www.ogdenvalleyopenmarket.com](http://www.ogdenvalleyopenmarket.com) FACEBOOK: OGDEN VALLEY OPEN MARKET.

THE OGDEN VALLEY OPEN MARKET EXISTS TO GIVE BACK TO THE COMMUNITY IN FIVE MAIN WAYS: 1.) PROVIDE A LOCATION FOR LOCAL FARMERS, CRAFTERS, AND SMALL BUSINESSES TO SET UP & SELL THEIR PRODUCE, ART, AND/OR SERVICES FOR A NOMINAL FEE; 2.) PROVIDE A NO-FEE LOCATION FOR LOCAL NON-PROFITS TO SHARE INFO WITH THE COMMUNITY ABOUT THEIR SERVICES; 3.) PROVIDE THE OPPORTUNITY FOR CHILDREN AGES 8-17 YEARS OLD TO LEARN WHAT IT TAKES TO BE A VENDOR/ENTREPRENEUR FOR A SMALL FEE OF \$1/EVENING; 4.) PROVIDE A STAGE FOR LOCAL MUSICIANS TO PERFORM; AND FINALLY 5.) TO PROVIDE A GREAT FAMILY ENVIRONMENT FOR OUR VALLEY LOCALS AND TOURISTS TO COME SHOP, EAT, LISTEN TO MUSIC, AND BUILD COMMUNITY RELATIONSHIPS.

ALL OF THIS WORK IS DONE BY FOUR WOMEN, WHO DON'T MAKE A PENNY OFF OF THE OPEN MARKET. WE DO IT BECAUSE WE LOVE OUR VALLEY AND ARE DEDICATED TO MAKING IT A BETTER PLACE!

**Property Owner Affidavit**

I (We), John P Montensen 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.

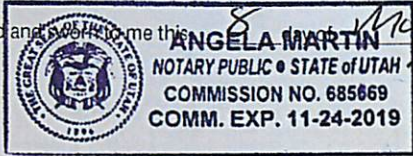
John P Montensen

(Property Owner)

John P Montensen

(Property Owner)

Subscribed and sworn to me this 8<sup>th</sup> May, 20 18,



Angela Martin

(Notary)

**Authorized Representative Affidavit**

I (We), ~~ELISSA LUDLUM~~ JOHN MONTENSEN, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), ELISSA LUDLUM, 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.

ELISSA LUDLUM

(Property Owner)

John P. Montensen

(Property Owner)

Dated this 8<sup>th</sup> day of MAY, 20 18, personally appeared before me Elissa Ludlum, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Angela Martin

(Notary)