



Weber County

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

Conditional Use Permit Application

A conditional use application is required for conditional uses listed in the Weber County Zoning Ordinance zone regulations. This Conditional Use application identifies submittal requirements and processes for each desired conditional use.

22C-2. Conditional Use Permit

A Conditional Use Permit shall be required for all uses listed as Conditional Uses in the zoning regulations.

The applicant of a conditional use proposal shall be the recorded owner(s) or an authorized agent. The applicant must demonstrate that the contemplated use is compatible with the zoning ordinance standards and that the use would be essential or desirable to the public convenience or welfare in that area, that it will not impair the integrity and character of the surrounding property, or that the use can be made compatible by imposing conditions. These conditions may include, but are not limited to, the size, shape, location and topography of the site, the hours and days of operation, how to minimize environmental impacts such as noise and air pollution, location of vehicle access points, outdoor lighting, landscaping standards, fencing, water and wildlife protection, etc.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: _____ Time: _____

- Staff member assigned to process application: _____

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



- A site plan showing details and other requirements as outlined in the Weber County Zoning Ordinance Chapter 22C (Conditional Uses) Chapter 36 (Design Review), Chapter 24 (Parking and Loading Spaces), Chapter 25 (Motor Vehicle Access) Chapter 18C (Architectural, Landscape and Screening Design Standards).
- Written information demonstrating how the proposed conditional use permit meets the criteria found in 22C-4 and other review criteria (see *Review Criteria*).
- Culinary water and waste water letter

Fee Schedule

Property Zoning AV-3 Fee Required 225.00

- Conditional Use Permit (Buildings less than 5,000 sq. ft.) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225
- Conditional Use Permit (Buildings 5,000 sq. ft. or greater) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225 + \$15 per 1,000 sq. ft.
- Conditional Use Permit for Planned Residential Unit Development (P.R.U.D.) \$500
- Conditional Use Amendments \$125

Purpose and Intent of Conditional Uses

The purpose and intent of Conditional Uses is to provide for additional review of uses to ensure compatible integration with the surrounding area.

Review Criteria

The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use based on findings of fact with respect to each of the following criteria found in the Weber County Zoning Ordinance 22C-5-1-5 as follows:

22C-4. Criteria for Issuance of Conditional Use Permit

The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. 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.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.



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Appeal Process

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the decision of the Planning Commission.

The County Commission may uphold or reverse the decision of the Planning Commission and impose any additional conditions that it may deem necessary in granting an appeal. The decision of the County Commission shall be final.

For Your Information

Other Weber County Zoning Ordinance chapter requirements may apply to this Conditional Use as determined in the pre-application meeting.

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Planning Commission.

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning. Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

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) Rulon Jones	Mailing Address of Property Owner(s) 122 S Main St Firth Idaho 83236
Phone (208) 346 0648	Fax
Email Address (required) rulon@utahRk hunt.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) Garet Jones	Mailing Address of Authorized Person 4904 E 2775 N Eden UT 84310
Phone (801) 814-6261	Fax
Email Address garet-jones@yahoo.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Prime Cuts Meat processing	Total Acreage 6.15	Current Zoning AU-3
Approximate Address 3800 E 4181 N Liberty UT 84310	Land Serial Number(s) 220100001	

Proposed Use
Custom Exempt Meat cutting

Project Narrative
Enclosed in an underground Building meat cutting will take place. There will be no noise or dust or smell caused at any time by this business. Carcasses will be recieved and packaged for consumption, then returned to owner.

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.

The Building is 3-4 Feet underground. The walls are 12" of reinforced concrete. The cutting process has relatively no noise or smell. Being that it is in this particular building there will be no noise, smoke, light, dust, odor or vibration.

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 parcel is on a collector Ad. The building is underground so there will be no outdoor storage. It is accessory to a dwelling.

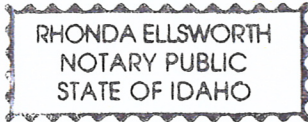
Property Owner Affidavit

I (We), _____, 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)

(Property Owner)

Subscribed and sworn to me this 10 day of July, 2012



[Signature]
4.6.13
(Notary)

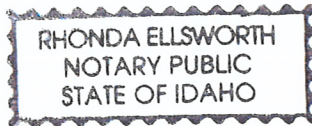
Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, 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)

(Property Owner)

Dated this 10 day of July, 2012, personally appeared before me Rulon K. Jones, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
4.6.13
(Notary)

N.E. 1/4
SECTION 20, T.7N., R.1E., S.L.B. & M.

IN WEBER COUNTY

SCALE 1" = 200'

SEE PAGE 7

TAXING UNIT: 36

ELK RIDGE ESTATES
CLUSTER SUB
SEE PAGE 269

RICHARD RALPH JONES
& RULON KENT JONES
220100001
6.15 AC±

220100067
5.48 AC±
JEFFREY L SMITH
& MARGARET E SMITH

220100016
5.33 AC±
RICHARD W RHODE &
WF GEORGIA W

220100020
2.13 AC±
58953E

220100015
2.91 AC±

220100039
1 AC±

220100021
39.621 SOFT.

220100017
1.21 AC±

220100038

220100057
1 AC±
58717W

220100047
575 SQ FT

RIVERS EDGE
CLUSTER SUB
SEE P. 270 & 271

SADIE WAY

SEE PAGE 13

SEE PAGE 11

SEE P. 15-4

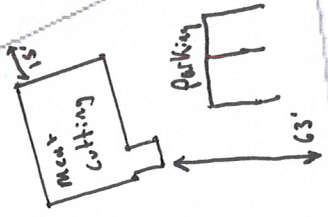
SEE P. 303

SEE P. 136

SEE P. 136

4221 BARRY 220100012

222690009
LK RIDGE LAND LLC



Additional
Parking
if needed

3788 JONES 220100001



Truck Access →

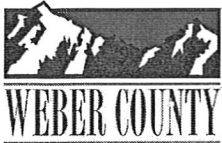
3800 E ST



STATE RO

3011

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WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 16-JUL-2012

Receipt Nbr: 918

ID# 5342

Employee / Department: ANGELA MARTIN - 4181 - PLANNING
Monies Received From: GARRETT JONES
Template: PUBLIC WORKS
Description: CONDITIONAL USE APPLICATION

The following amount of money has been received and allocated to the various accounts listed below:

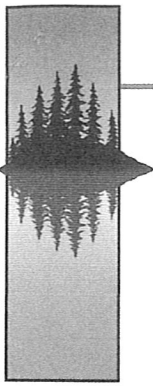
Total Currency	\$	<u>225.00</u>
Total Coin	\$	<u>.00</u>
Total Debit/Credit Card	\$	<u>.00</u>
Pre-deposit	\$	<u>.00</u>
Total Checks	\$	<u>.00</u>
Grand Total	\$	<u><u>225.00</u></u>

Account Number	Account Name	Comments	Total
2012-01-4181-4549-0000-000	SPECIAL PROJECTS		225.00
TOTAL \$			<u>225.00</u>

Check Amounts

Total Checks: Total Check Amounts: \$.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***



WEBER BASIN WATER CONSERVANCY DISTRICT

2837 East Highway 193 • Layton, Utah 84040 • Phone (801) 771-1677 • (SLC) 359-4494 • Fax (801) 544-0103

Tage I. Flint
General Manager/CEO

December 23, 2011

Board of Trustees:

Scott F. Peterson
President
Morgan County

Karen W. Fairbanks
Weber County

Wayne B. Gibson
Weber County

Robert L. Hensley
Weber County

Jewel Lee Kenley
Davis County

Charlene M. McConkie
Davis County

Kyle R. Stephens
Davis County

Eric B. Storey
Weber County

Dave Ure
Summit County

Richard & Rulon Jones
c/o Garet Jones
4904 E Clarke Street
Eden, Utah 84310

Dear Mr. Jones:

Enclosed for your records, please find a copy of your fully executed replacement water contract with Weber Basin Water Conservancy District.

If you have any questions, please contact Colette Edwards of our office.

Sincerely,

For
Sherrie A. Mobley
Administration Manager

SAM/ce

R-10

ORDER ON PETITION

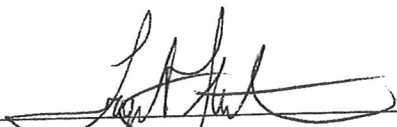
DUE NOTICE having been given and hearing had, IT IS ORDERED that the foregoing petition of Richard R. Jones and Rulon K. Jones be granted and an allotment of 1.0 acre-feet of water is hereby made to the lands therein described, upon the terms, at the rates, and payable in the manner as in said petition set forth.

DATED this 30th day of September 2011.

WEBER BASIN WATER CONSERVANCY
DISTRICT

BY Scott Peterson
Scott F. Peterson, Chairman

ATTEST:


Tage I. Flint, Secretary

(SEAL)









