



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

July 26, 2019
Curtis Campbell, Eric Malmberg
P.O. Box 1111
Ogden, UT 84402-9961

Case No.: Design Review Permit 2019-05

You are hereby notified that your Design Review application for a new construction project of Golden West Credit Union, located at 2461 North Highway 158, Eden, UT 84310, was administratively approved by the Weber County Planning Division on July 17, 2019.

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 all review agency requirements and the following conditions:

1. All proposed lighting must comply with the Ogden Valley Lighting requirements, as outlined in LUC§ 108-16, and will be verified at building permit review and prior to issuance of C of O.
2. Any proposed signage must comply with the Ogden Valley Sign Ordinance in LUC § 110-2, and will be reviewed at building permit review.
3. The paved pedestrian path to the east of the project site must remain undisturbed.
4. Adjacent Valley Junction Drive segment, which is proposed neat the proposed site plan, shall be dedicated to the county and approved by the County Commission.
5. Pedestrians' consideration will be given when doing construction across the pathway; and that pathway will not be permanently closed for more than one day at a time. There will be signage when it is closed that says 'pathway closed', with a timeframe of when it will be closed. If, for some reason, you have to bump out on the pathway and route people around there, mark appropriately with eye-post and construction tape, so as to allow continual, uninterrupted travel, while notifying public of construction activity.
6. Installation of improvements will be done by the owner/applicant. An escrow will be required for any unfinished improvements and landscaping shall be received by the County Engineer prior to issuance of C of O.



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

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.