

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) \$225.00	Receipt Number (Office Use) 1635	File Number (Office Use) CUP 2013-07
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Property Owner Contact Information

Name of Property Owner(s) Dennis + Linda Spencer		Mailing Address of Property Owner(s) 3928 N. 3175 W. Plain City UT. 84404	
Phone	Fax		
Email Address (required)		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) Shauna J Gourley		Mailing Address of Authorized Person 2485 W. Pioneer Rd. M.S.C. UT. 84404	
Phone 415-488-7140	Fax		
Email Address redskybcs@yahoo.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Flock N Paws	Total Acreage 5.15	Current Zoning A-1
Approximate Address 3928 N. 3175 W. Plain City UT. 84404	Land Serial Number(s)	

Proposed Use Dog Training Facility and Kennel
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Project Narrative

See At

Property Owner Affidavit

I (We), Dennis V Spencer & Linda Spencer, 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)

Linda S Spencer
(Property Owner)

Subscribed and sworn to me this 26 day of February, 2013



Nadine Akiona (Notary)
NOTARY PUBLIC, SECOND JUDICIAL CIRCUIT
STATE OF HAWAII

COMMISSION EXPIRES 4-14-2014

Authorized Representative Affidavit

I (We), Dennis V Spencer & Linda Spencer, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Shauna Gounley, 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)

Linda S Spencer
(Property Owner)

Dated this 26 day of February, 2013, personally appeared before me NADINE AKIONA, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

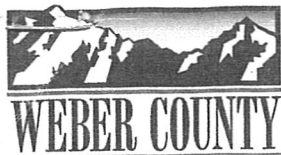


Nadine Akiona (Notary)
NOTARY PUBLIC, SECOND JUDICIAL CIRCUIT
STATE OF HAWAII

COMMISSION EXPIRES 4-14-2014



Notary Public Certification
Nadine Akiona, Second Judicial Circuit
Description: Property Owner
affidavit, authorized Representative
affidavit
No. of Pages: 1 Date of Doc. 2-26-13
Nadine Akiona 226-13
Signature Date



PLANNING DIVISION

Iris Hennon

Zoning Enforcement Officer

Weber Center
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
(801) 399-8762
FAX: (801) 399-8862
ihennon@co.weber.ut.us
<http://www.co.weber.ut.us/mediawiki/index.php/Planning>

Weber County Planning Division
www.co.weber.ut.us/planning
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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.



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- ☐ 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 _____	Fee Required _____
• <u>Conditional Use Permit</u> (Buildings less than 5,000 sq. ft.) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone	\$225
• <u>Conditional Use Permit</u> (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.
• <u>Conditional Use Permit</u> for Planned Residential Unit Development (P.R.U.D.)	\$500
• <u>Conditional Use Amendments</u>	\$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.

Proposed Usage: Dog Training Facility and kennel

Flock 'n Paws is a dog training facility currently based out of Marriott-Slaterville City. They train dogs and their owners for sheep herding, dog agility and obedience. Students bring their dogs to classes in order to learn everything from basic manners, with the goal of making a perfect companion, to competitive agility and sheep herding. Hours of operation are 8 am – 8 pm, with most classes scheduled in the late afternoon or early evening.

Shauna Gourley and Kristin Sittner started the company in 2011. Shauna has been training dogs in competitive sports for over 25 years; Kristin has trained for over 10 years. Both have had multiple dogs place in national and international level competitions in sheep herding, obedience and agility.

The primary service offered by Flock 'n Paws is in a class or private lesson setting. Most classes are comprised of 5-6 dogs and their handlers. The 60' x 100' indoor arena will be used as a training arena, primarily for agility, with an additional agility area outside on the north side of the property. The herding training pens and arena will be on the east edge of the property.

Flock 'n Paws also offers an intensive training option. In this case, the dog stays at Flock 'n Paws to be trained daily. Any dogs staying for intensive training would be kept in the barn at night. No dogs would be outside between 10 pm and 7 am. During the day, barking would also be kept to a minimum, with any barkers being kept in stalls. Our goal is to eventually have up to twenty dogs in training.

The stalls and outdoor runs allow the dogs to spend time in play groups. The perimeter of the outdoor runs will be 6 foot fencing with wire on the bottom in order to prevent digging. There is a fenced-in walkway from the barn into the outdoor runs to further prevent the possibility of escape. All stalls and yards will be cleaned daily, with waste to be double bagged and removed by a Waste Removal company once per week during the summer and every other week during the winter.

The entire perimeter of the property is fenced, with additional fencing around training areas. There is a row of mature trees along the north edge of the property, acting as a privacy block between the property and the neighbors to the north.



Google earth

Google earth

feet
meters

2000
600





Google earth

feet
meters

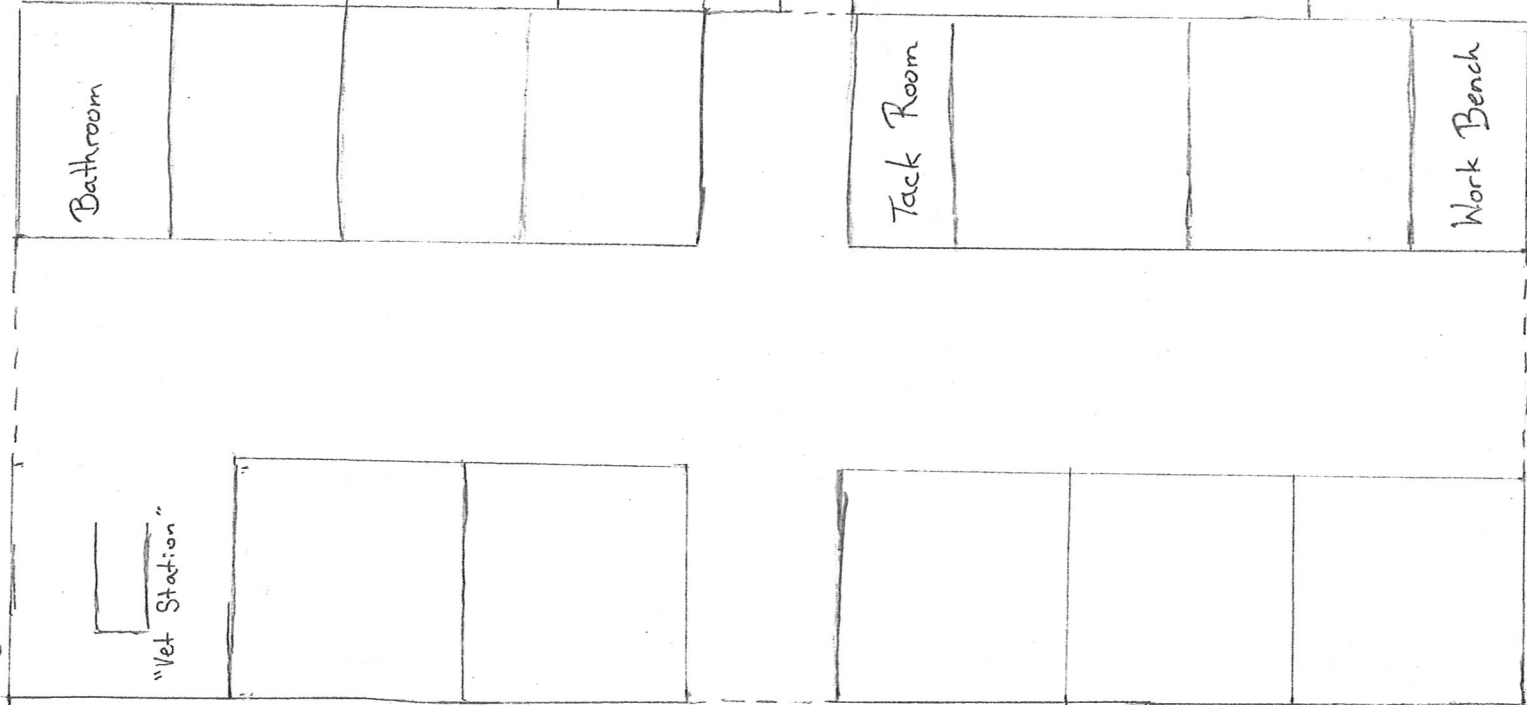
1000

500

Google earth

Parking

60' x 100' Arena



Stalls:

15' x 15'

filled w/ shavings

PAVED AREA

Tack Room

Work Bench

Outdoor Runs:

6' x 30'

wire around perimeter to prevent digging

6' high fencing

No dogs outdoors 10 PM - 7 AM

Waste Management:

All stalls: yards will be cleaned daily

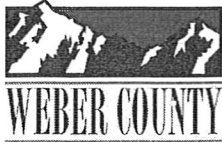
Waste will be double bagged

Removal by a WM service 1x per week during summer

every other week in the winter

HOUSE

→



WEBER COUNTY CMS RECEIPTING SYSTEM OFFICIAL RECEIPT

cms314a
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*** REPRINT ***

Date: 04-MAR-2013

Receipt Nbr: 1635

ID# 10064

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: FLOCK N PAWS
Template: PUBLIC WORKS
Description: CONDITIONAL USE PERMIT KENNEL

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

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

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		225.00
TOTAL \$			225.00

Check Amounts

225.00

Total Checks: 1

Total Check Amounts: \$ 225.00

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