

## Wild Turkey Lodge Bed and Breakfast

### Conditional Use Permit Application Narrative

This summer, my wife and I would like to open our Ogden Valley home as a bed and breakfast lodge developed within established guidelines of the Weber County Planning Commission. We are applying for a permit, in the belief that our property will qualify for this status once we complete the application process for a conditional approval permit and obtain a business license.

We are proposing a year-round bed and breakfast called "Wild Turkey Lodge" located on the SE corner of Hwy 39 and 6525 E, also named 932 Ski Lake Drive, Huntsville, Utah, 84317, in the unincorporated Ogden Valley region of Weber County. The current zoning for this 1.47-acre property is FV-3 (Forest Valley). Geographical features:

- a) Mature trees and shrubs surround this home on three sides, providing privacy and a buffer for neighboring homes. On the fourth side, this prime property is located on Hwy 39 across from Pineview Reservoir's Anderson Cove National Campground.
- b) long term stability of neighboring properties-no zoning changes and/or property splits are allowed.
- c) St. Florence Catholic Church is on the opposite corner of Ski Lake Drive,
- d) adequate off-street parking for three spaces in garage facilities. Three off-street parking spaces are available for guests and 200+ feet of private driveway.

Wild Turkey Lodge will consist of our four bedroom/three bath home, and a one bedroom/one bath cottage providing several options to accommodate the two "spaces per night" bed and breakfast limit regulations. For nightly rentals, we hope to have three options available with only two bookings per night allowed by code.

- 1) Option #1 One or two bedrooms on the second story level with a private full bath for a single-family unit (with or without children).
- 2) Option #2 An entire walkout basement space with a full private bath, seating area with fireplace, dining table with six chairs, and a limited use kitchenette (no oven or stove) with a refrigerator. Although this is a basement level space, there are four large daylight windows ensuring egress to the outside.
- 3) Option #3 A detached one-bedroom cottage with a living room, full private bath, dining area, and a limited use kitchenette (no oven or stove) with a small refrigerator.

Again, not more than two bookings will be scheduled per night consisting of one of the above options by one family unit (with or without children.) Our proposal is that an extended family unit may book one or two available spaces on the same night. All persons must be from the same family unit to constitute one booking. No pets, no smoking, and/or illegal activities will be permitted. Strict enforcement of noise levels will be upheld with nightly silence between 10:00 pm and 8:00 am, the same standard used at Anderson Cove Campground.

**Breakfast or other meals and snacks will only be offered to guests. We, the property owners will be resident managers of the property and will be present whenever lodge guests are scheduled.**

**Water through Lakeview Water Corporation and wastewater/sewer through Mountain Sewer Corporation have been contracted to provide the needed services.**