



Weber County Planning Division  
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Western Weber County Planning Commission  
**NOTICE OF DECISION**

December 10, 2020

Dale McCrary  
2259 S 3750 W, Ogden, UT 84401

Case No.: Conditional Use Permit 2020-16

You are hereby notified that your CUP application for an accessory apartment at 2259 S 3750 W was heard by the Western Weber Planning Commission in a public meeting held on December 8, 2020.

Approval is subject to all review agency requirements and with the following conditions:

1. The applicant will need to submit an addendum to their open building permit for the single-family home and have it approved through the Building Department.
2. The accessory apartment shall have a separate electric panel with separate disconnect.
3. Either the principal dwelling or accessory apartment shall be occupied by the owner of the premises at all times, excepting reasonable vacation absences.
4. Upon receipt of a conditional use permit, and prior to issuance of a certificate of occupancy by the chief building official, the county zoning enforcement officer shall inspect the premises.
5. An issued conditional use permit shall be reviewed for renewal every two years.
6. Per Sec. 108-19-5 of the Land Use Code, and prior to the issuance of a certificate of occupancy, the owner shall provide a copy of the initial rental agreement indicating either the monthly or annual rent of the unit. Rental agreements shall be reviewed every two years with the CUP renewal in order to assure that the affordability of the accessory apartment is upheld and to keep records on numbers and availability of affordable housing.

This approval is based on the following findings:

1. The proposed use as proposed, will not be detrimental to public health, safety, or welfare.
2. The proposed use, as proposed complies with applicable County ordinances.
3. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. If you have further questions, please contact me at [spertes@co.weber.ut.us](mailto:spertes@co.weber.ut.us) or 801-399-8772. A formal Conditional Use Permit will be issued once staff has verified compliance has been met regarding these conditions.

Sincerely,

Scott Perkes, AICP  
Planner – Weber County Planning Division

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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 meeting.