



Weber County Planning Division
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Ogden Valley Planning Commission
NOTICE OF DECISION

October 28, 2020

Jeff Allan/Lance Anderson
2545 Valley Junction Drive
Eden Utah, 84310

Case No.: Conditional Use Permit 2020-13

You are hereby notified that your CUP application for self-storage units at 2550 North and Valley Junction Drive was heard by the Ogden Valley Township Planning Commission in a public meeting held on October 28, 2020.

The Township Planning Commission finds that sufficient evidence was presented to establish:

1. Two dedicated parking spaces be located on the site.
2. All street-facing facades shall be composed of colored and textured CMU's.
3. Landscaping must either be installed or escrowed for, prior to issuance of a conditional use permit.
4. All proposed signage will adhere to sign regulation as outlined in LUC §110-2.
5. A lighting plan, as part of the complete street design, must be reviewed and approved by Planning prior to issuance of a conditional use permit, per regulations as set forth in LUC §108-16.
6. The complete street design shall include pedestrian crossings on Valley Junction Drive and 2550 North Street.
7. A perpetual building maintenance agreement is required per §104-21-4, for all shared property boundaries where buildings are located closer than 10' to the property boundary.

Therefore, the Ogden Valley Planning Commission renders the following decision:

Approved with the following conditions:

- A business license is obtained prior to opening to the public.
- No visitor parking allowed on the public right-of-way (2550 North St and Valley Junction Drive).

Sincerely,

Tammy Aydelotte
Planner II
Weber County Planning Division

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.