



Weber County Planning Division  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8371  
Fax: (801) 399-8862

Weber County Planning Division  
**NOTICE OF DECISION**

June 15, 2021

Val Sanders  
2900 S 3500 W  
Ogden, UT 84401

You are hereby notified that your application for approval of a conditional use permit for the Val Sanders PRUD (CUP2021-01) was heard and approved by the County Commission at a public meeting held on June 15, 2021. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. An architectural fence shall be provided along 3500 W and the private drives that surround the tot lot.
2. That all water access is thoroughly investigated.
3. The developer will be required to completely screen the dumpster from street or public view by a six foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials. The developer will need to show the enclosure or screening as part of a revised submittal prior to consideration of the county commission.
4. That the storage units have the same brick wainscot and colors as the townhomes and that the developer provide more detailed drawings of the storage units, prior to consideration by the County Commission.
5. The developer will be required to submit documentation showing the exact tree species and planting method, as well as street light design. This will be required to be submitted and approved by the Planning Department prior to approval from the County Commission.
6. Prior to approval by the County Commission, the developer will need to provide HOA covenants and by-laws that outline the maintenance of the private park area including the tot lot.

This recommendation is based on the following findings:

1. The proposed use conforms to the West Central Weber County General Plan.
2. The proposed use will protect and preserve agricultural property in Weber County.
3. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Sincerely,

Steve Burton  
Principal Planner  
Weber County Planning