



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Weber County Planning Division
NOTICE OF DECISION

June 17, 2021

Shawn Clegg & Alan Vause
2103 N 5500 E
Eden, UT 84310

Case Number: Design Review (DR 2021-06)

You are hereby notified that your Design Review application for a proposed Butcher Shop located at 2103 N 5500 E, Eden, was conditionally approved by the Weber County Planning Division in a public meeting held on June 16, 2021. This approval was made subject to the following conditions:

1. The proposed 4x12' vinyl banner signs are not permitted. If temporary signage is to be employed, the applicant will need to utilize the Temporary Sign Uses listed in LUC Sec. 110-2-11 to allow for temporary short-term vendor signs and follow the requirements listed in LUC Sec. 110-2-11(c).
2. The applicant shall submit a landscaping plan for review and approval that incorporates at least a 20-foot wide planting area along the front property line in addition to the native vegetation area already provided.
3. The applicant shall submit a compliant outdoor lighting plan for review and approval.
4. The applicant shall work with the Building Official to ensure the existing structure meets the applicable building code requirements required to convert the existing structure into a retail butcher shop, including the application and approval for a building permit.
5. Trash dumpsters shall be completely screened from the street or public view either by being located to the rear of the building, or screened by a six foot screening device on four sides if visible from a public right-of-way.
6. All Weber-Morgan Health Department requirements must be met, including the provision of a septic permit and department review approval for the proposed use.
7. A final will-serve letter shall be provided by Eden Water Works verifying the availability and service of culinary water for the proposed use.
8. The Applicant shall obtain a valid Weber County Business License for the proposed operation.
9. On-site slaughtering shall be prohibited.

This notice serves as the final decision on this design review application. These conditions of approval must be satisfied prior to the issuance of a Land Use Permit.

Sincerely,

Scott Perkes, AICP
Planner III - Weber County Planning Division
801-399-8772
sperkes@webercountyutah.gov

The decision of the Planning Division may be appealed to the Board of Adjustment by filing such appeal within 15 days after the issuance of this written decision.