



Conditional Use Permit

Weber County Planning Commission

2380 Washington Blvd. STE 240

Ogden, UT 84401

Phone: (801) 399-8791 FAX: (801) 399-8862

webercountyutah.gov/planning

Permit Number: CUP 2021-08

Permit Type: Conditional Use

Permit Date: 09/17/2021

Purpose of Conditional Use:

Short-Term Rental of the residential property.

Applicant

Name: Stephanie Haymond
Business:
Address: 4941 E Wolf Lodge Dr.
Eden, UT 84310
Phone: 801-866-5608

Owner

Name: Same as Applicant
Business:
Address: , UT
Phone:

Parcel

Parcel: 223700023

Zoning: FR-3 **Area:** .0301 **Sq Ft:** **Lot(s):** 85

Address: 4941 E WOLF LODGE DR EDEN, UT 84310

Subdivision: The Village at Wolf Creek

T - R - S - QS: 7N - 1E - 22 - SW

Site/Use Information

Adjacent Site Use: Residential
Eliminated Parking: **Existing Parking:** 1 **Proposed Parking:** 1
Other Parking Provisions: Guest Parking Stalls Within Develop
Existing Floor Space: 1617 **Proposed Floor Space:** 1617
Property Dimesions: See Attached Plat **Hours:** 24/7
Construction Date: 17-SEP-21 **Residents-Workers:**

Short Description:

Short-Term Rental of Property. On-site parking only. No parking in ROW.

Comments

This conditional use permit is subject to the following:

1. There is a ten person limit in non-sprinklered dwelling units. Please provide a fire extinguisher left in plain sight, CO and smoke detectors required.
2. This short-term rental must be operated with a Weber County Business License.
3. The dwelling's attached garage shall be made available to renting parties. Any additional parking shall occur only in designated areas within the development. Parking in the right-of-way is prohibited.



Conditional Use Permit

NOTICE FOR APPLICANT (Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by Weber County Health Department prior to installation.

Scott Perkes

09/17/2021

Planning Dept. Signature of Approval

Date

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

Contractor/Owner Signature of Approval

Date



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

June 8, 2021

Stephanie Haymond
4941 East Wolf Lodge Dr.
Eden, UT, 84310

Case No.: Conditional Use Permit 2021-08

You are hereby notified that your CUP application to operate a short-term rental at 4941 East Wolf Lodge Dr., Eden, was heard by the Ogden Valley Planning Commission in a public meeting held on June 8, 2021. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions listed in the staff report:

1. There is a ten person limit in non-sprinklered dwelling units. Please provide a fire extinguisher left in plain sight, CO and smoke detectors required.
2. Installation of "No Parking" signs along community streets must be completed prior to the issuance of a conditional use permit.
3. A business license shall be obtained prior to issuance of this conditional use permit.
4. The dwelling's attached garage shall be made available to renting parties. Any additional parking shall occur only in designated areas within the development. Parking in the right-of-way is prohibited.

This recommendation is based on the following findings:

1. The proposed use is allowed in the FR-3 Zone and meets the appropriate site development standards.
2. The criteria for issuance of a conditional use permit have been met because mitigation of reasonably anticipated detrimental effects can be accomplished.

The next step in the process is to ensure complete compliance with the above listed conditions of approval and any other review agency requirements. A conditional use permit will be issued by the Planning Division, once all conditions have been met. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at sperkes@webercountyutah.gov or 801-399-8772.

Sincerely,

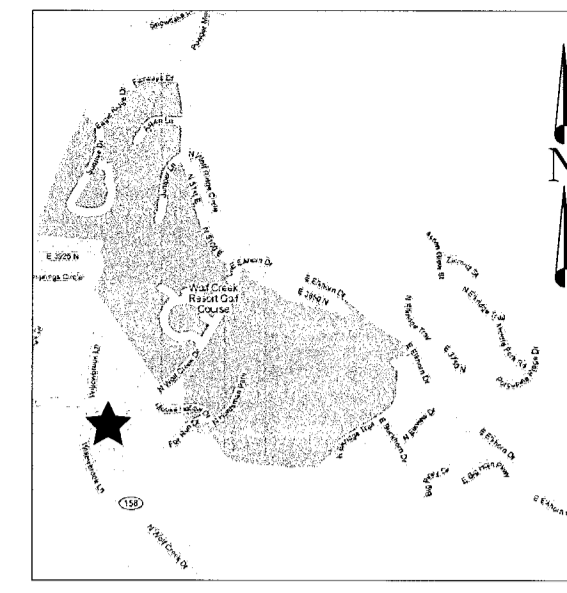
Scott Perkes, AICP
Planner III – Weber County Planning Division

26-58

THE VILLAGE AT WOLF CREEK 1ST AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH MARCH 2019

VICINITY MAP



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON CORNER OF THE SOUTHWEST CORNER OF LOT 36, THE VILLAGE AT WOLF CREEK P.R.U.D., AND THE COMMON AREA OF SAID P.R.U.D. BEING LOCATED SOUTH 89°07'34" EAST 2660.79 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 246.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, RUNNING THENCE ALONG SAID COMMON AREA THE FOLLOWING TWO (2) COURSES: (1) SOUTH 18°50'18" EAST 20.45 FEET, (2) SOUTH 69°14'05" WEST 25.01 FEET, (3) NORTH 18°50'18" WEST 38.43 FEET, (4) NORTH 2°18'39" WEST 49.10 FEET, (5) NORTH 9°00'21" WEST 23.16 FEET, (6) NORTH 11°53'57" WEST 28.63 FEET, (7) NORTH 14°18'32" WEST 35.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WOLF LODGE DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 79°30'29" EAST 130.92 FEET, (2) ALONG THE ARC OF A CURVE TO THE LEFT 84.05 FEET, HAVING A RADIUS OF 647.78 FEET, A CENTRAL ANGLE OF 7°26'04", AND WHICH CHORD BEARS NORTH 75°47'27" EAST 83.99 FEET TO THE NORTH BOUNDARY LINE OF SAID COMMON AREA; THENCE ALONG SAID COMMON AREA BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) SOUTH 13°34'39" EAST 7.14 FEET, (2) ALONG THE ARC OF A CURVE TO THE RIGHT 12.06 FEET, HAVING A RADIUS OF 654.81 FEET, A CENTRAL ANGLE OF 1°03'19", AND WHICH CHORD BEARS NORTH 70°27'09" EAST 12.06 FEET, (3) ALONG THE ARC OF A CURVE TO THE RIGHT 128.84 FEET, HAVING A RADIUS OF 247.92 FEET, A CENTRAL ANGLE OF 29°18'49", AND WHICH CHORD BEARS NORTH 85°43'44" EAST 125.46 FEET, (4) SOUTH 0°30'28" WEST 33.18 FEET, (5) ALONG THE ARC OF A CURVE TO THE LEFT 62.02 FEET, HAVING A RADIUS OF 972.40 FEET, A CENTRAL ANGLE OF 3°39'16", AND WHICH CHORD BEARS SOUTH 31°14'18" WEST 62.02 FEET, (6) NORTH 71°38'56" WEST 25.05 FEET, (7) ALONG THE ARC OF A CURVE TO THE LEFT 9.17 FEET, HAVING A RADIUS OF 3.00 FEET, A CENTRAL ANGLE OF 175°10'58", AND WHICH CHORD BEARS SOUTH 20°47'34" WEST 5.99 FEET, (8) SOUTH 66°47'59" EAST 23.86 FEET, (9) ALONG THE ARC OF A CURVE TO THE LEFT 169.80 FEET, HAVING A RADIUS OF 972.40 FEET, A CENTRAL ANGLE OF 10°00'18", AND WHICH CHORD BEARS SOUTH 23°55'46" WEST 169.80 FEET, (10) ALONG THE ARC OF A CURVE TO THE LEFT 56.89 FEET, HAVING A RADIUS OF 1264.60 FEET, A CENTRAL ANGLE OF 2°34'39", AND WHICH CHORD BEARS SOUTH 17°37'27" WEST 56.89 FEET TO THE POINT OF BEGINNING. CONTAINING 63,679 SQ. FT. OR 1.46 AC, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE VILLAGE AT WOLF CREEK 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 15th DAY OF MAY 2019.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY YACATE AND REPLACE THE PRIVATE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON DEDICATION ENTRY #1841069 AND SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT: THE VILLAGE AT WOLF CREEK 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAN AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A (LOT) (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS.

SIGNED THIS 15th DAY OF JULY 2019, I, MICHAEL BRENNY, MANAGER OF THE VILLAGES AT WOLF CREEK UNIT OWNERS ASSOCIATION, DO HEREBY DEDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAN AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A (LOT) (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS.

STATE OF UTAH, COUNTY OF WEBER, I, SUSAN J. COFANO, MANAGER OF THE VILLAGES AT WOLF CREEK LLC, DO HEREBY ACKNOWLEDGE THE DEDICATION OF THE VILLAGES AT WOLF CREEK 1ST AMENDMENT.

DESIREE MCKIBBEN, NOTARY PUBLIC, STATE OF COLORADO, NOTARY NO. 102164022360, My Commission Expires June 13, 2020.

THE PURPOSE OF THIS SURVEY WAS TO AMEND A PORTION OF THE VILLAGE AT WOLF CREEK P.R.U.D. TO CHANGE THE ROADWAY AREA AND AMEND THE PUBLIC UTILITY EASEMENTS. THE SURVEY WAS ORDERED BY THE VILLAGES AT WOLF CREEK LLC. THE PLAN OF THE VILLAGES AT WOLF CREEK P.R.U.D. WAS USED TO ESTABLISH THE BOUNDARY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°07'34" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

DEVELOPER: VILLAGES AT WOLF CREEK LLC
COUNTY RECORDER: S1 1
ENTRY NO. 2991526 FEE PAID \$106.00
FILED FOR AND RECORDED 17-JUL-2019
AT 11:30 AM BOOK 85 OF OFFICIAL RECORDS, PAGE 92 RECORDED
FOR VILLAGES AT WOLF CREEK LLC
CLAREN H. KLITS
COUNTY RECORDER
BY: [Signature]

Scale in Feet 1" = 20'

LEGEND

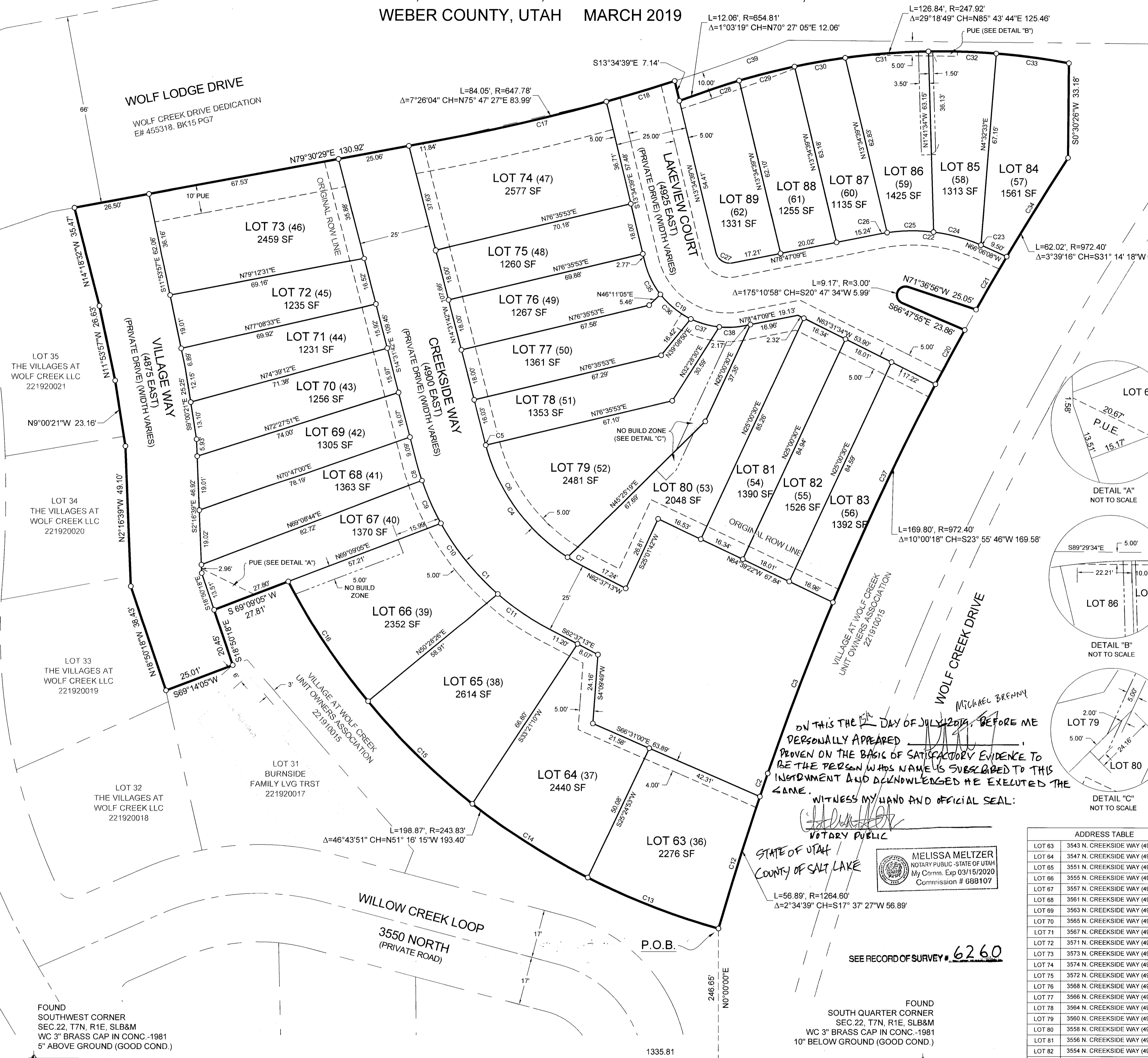
- WEBER COUNTY MONUMENT AS NOTED
- SET 2" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT (PUE)
- NO BUILD ZONE
- (53) ORIGINAL LOT NUMBER

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LEN.
C1	76.79	91.50	48°05'20"	S38°35'07"E	74.56
C2	8.56	1264.60	0°23'17"	N18°43'08"E	8.56
C3	64.01	972.40	3°46'18"	N20°48'46"E	64.00
C4	55.83	66.50	48°05'50"	N38°33'45"W	54.20
C5	0.31	66.50	0°16'06"	S14°38'53"E	0.31
C6	49.64	66.50	42°46'13"	S36°10'03"E	48.50
C7	5.89	66.50	5°04'36"	S60°05'27"E	5.89
C8	6.78	91.50	4°14'45"	N10°39'50"W	6.78
C9	16.36	91.50	10°14'40"	N23°54'32"W	16.34
C10	31.92	91.50	19°59'15"	N39°01'30"W	31.76
C11	21.74	91.50	13°36'39"	N55°49'27"W	21.68
C12	48.23	1264.60	2°11'23"	N17°25'48"E	48.33
C13	49.21	243.83	11°33'50"	S68°51'16"E	49.13
C14	48.07	243.83	11°17'43"	S57°25'29"E	47.99
C15	51.17	243.83	12°01'30"	S45°45'53"E	51.08
C16	50.41	243.83	11°50'47"	S33°49'44"E	50.32
C17	59.01	647.78	5°13'10"	S78°53'54"W	58.99
C18	25.04	647.78	2°12'54"	S73°10'52"W	25.04
C19	13.78	30.00	26°18'57"	N51°17'33"W	13.66
C20	21.52	972.40	1°16'05"	N28°17'52"E	21.52
C21	21.44	972.40	1°15'48"	N30°02'33"E	21.44
C22	36.78	60.00	35°07'13"	N83°39'03"W	36.20
C23	0.42	60.00	0°23'48"	N66°17'20"W	0.42
C24	17.23	60.00	16°27'21"	S74°42'55"E	17.17
C25	16.36	60.00	15°37'22"	N89°14'44"E	16.31
C26	2.78	60.00	2°39'05"	N80°06'31"E	2.78
C27	7.64	5.00	87°34'38"	N57°23'45"W	6.92
C28	10.03	247.92	2°19'05"	S72°13'53"W	10.03
C29	20.01	247.92	4°37'28"	S75°42'09"W	20.00
C30	18.04	247.92	4°10'11"	S80°05'59"W	18.04
C31	29.30	247.92	6°46'14"	S85°34'11"W	29.28
C32	23.77	247.92	5°29'55"	N88°17'54"W	23.76
C33	25.69	247.92	5°56'15"	S82°34'59"E	25.68
C34	40.58	972.40	2°23'28"	S31°52'11"W	40.58
C35	12.86	30.00	24°33'26"	N25°51'22"W	12.76
C36	13.78	30.00	26°18'57"	N51°17'33"W	13.66
C37	10.41	30.00	19°52'55"	N74°23'29"W	10.36
C38	84.27	972.40	4°57'55"	N25°10'52"E	84.24
C39	8.84	30.00	16°53'28"	S87°13'19"W	8.81
C40	42.24	647.78	3°44'11"	N70°12'19"E	42.24

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.



WEBER COUNTY SURVEYOR: I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL... SIGNED THIS 27th DAY OF MAY 2019.

WEBER COUNTY ATTORNEY: I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION... SIGNED THIS ___ DAY OF ___ 2019.

WEBER COUNTY ENGINEER: I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS... SIGNED THIS 30th DAY OF MAY 2019.

WEBER COUNTY COMMISSION ACCEPTANCE: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION WERE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS 31st DAY OF MAY 2019.

WEBER COUNTY PLANNING COMMISSION APPROVAL: THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 31st DAY OF MAY 2019.

WEBER - MORGAN HEALTH DEPARTMENT: I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS ___ DAY OF ___ 2019.

NOTARY PUBLIC: MELISSA MELTZER, NOTARY PUBLIC - STATE OF UTAH, My Comm. Exp 03/15/2020, Commission # 68B107. SIGNED THIS 15th DAY OF JULY 2019.