

## Weber County Conditional Use Permit Application

**Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401**

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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### Property Owner Contact Information

Name of Property Owner(s) Lindsay Wilson and John R. Wilson III		Mailing Address of Property Owner(s) 1081 S. 1300 E. Salt Lake City, UT 84105	
Phone 307-690-8875	Fax		
Email Address (required) lindsaylewicki@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Property Information

Project Name 3563 N Lakeview Ct. Nightly Rental	Total Acreage .05	Current Zoning FR-3
Approximate Address 3563 N Lakeview Ct Eden, UT 84310	Land Serial Number(s) 22-370-0018	

Proposed Use  
Short-Term Vacation Rental

**Project Narrative**  
I, Lindsay Wilson am the Managing Member for JL Wilson Holdings LLC and would like to respectfully request approval of a short-term vacation rental conditional use permit for 3563 N. Lakeview Ct, tax parcel number 22-370-0018. This property is located across from the Wolf Creek Golf Course, is a 13-minute drive to Powder Mountain, a 24-minute drive to Snowbasin, and has easy access to both the major business area of Eden as well as Pineview Reservoir. The ideal location will make it a popular destination for tourists looking to spend time in Eden. The townhome was built in 2020, it is 1704 sf with 3 bedrooms and 4 baths. The home has CO2 detectors, smoke alarms, and fire extinguishers. It sits on .05 acres and is nicely maintained by the HOA. The yard areas and common space are well cared for with no debris visible and will continue to be properly maintained. This property has a one car garage and attached driveway that will readily accommodate two vehicles at any given time. The home is accessed from UT 158 N and has quick access to nearby amenities. Traffic in this area is consistent with a downtown residential area and we anticipate no additional impact due to the usage change. This request is in line with the existing neighborhood and Eden's current development plan. It will offer guests easy access to downtown, ski resorts, golf, restaurants, stores, community events, and local attractions. Please feel free to reach out to me with any questions or concerns, 307-690-8875. Thank you in advance for consideration of a conditional use permit. Sincerely, Lindsay Wilson

**Basis for Issuance of Conditional Use Permit**

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

As property owners within Weber County we take the duty of ensuring compliance with applicable standards for the neighborhood very seriously. The property will be rented out as a whole unit to one party at a time and the property does not have any shared interior space. This should help ensure that vacation renters do not negatively impact the community with noise. The property has a garage and a driveway that will reasonably accommodate two vehicles. A requirement of the listing will be to have no greater than two vehicles present on site at any given time. The property is a new build, and as such will not require any renovations that would cause any disturbances with dust or noise. We will not be allowing pets or smoking on property so that we maintain cleanliness and air quality for all of those within the development. As property manager I will be available at any time to respond to any and all complaints or concerns proposed by renters or neighbors within an appropriate timeframe.


That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Being a part of the FR-3 zoning means that the development was created to accommodate the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts. Our property meets all of the standards and requirements set forth in the Weber County Municipal Code for this zone, and we are taking all of the steps necessary to comply with the regulations set forth by the conditional permit.

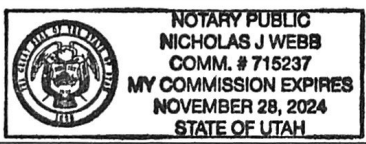
**Property Owner Affidavit**


I (We), LINDSAY WILSON & JOHN R. WILSON III, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

  
\_\_\_\_\_  
(Property Owner)

  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 12<sup>th</sup> day of OCTOBER, 20 21



  
\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)