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February 4, 2015

Shane Phelps
5761 E. 2300 N.
Eden, UT 84310

RE: CONDITIONAL USE PERMIT 2014-16

Dear Shane,


During the Tuesday, December 9, 2014 County Commission meeting, the Weber County Commission ("Commission") considered the appeal of conditional use permit 2014-16 for a dog kennel in the agricultural AV3 zone. After hearing input from the appellants and other interested persons, the Commission determined that they would uphold the Planning Commission's recommendation in whole. That decision included a twenty dog limitation.

Subsequent to that meeting both planning and legal asked for further clarification as both offices felt that the Commission may have not been fully briefed on the decision of Utah State Property Rights Ombudsman and the ramifications of that decision.


Having been individually fully briefed on those issues, the Commission has determined to still uphold the conditional use permit decision of the Planning Commission except to amend the twenty dog limitation to ten dogs. Although we believe the interpretation of the planning staff and decision of the Planning Commission is correct, we believe there are other more efficient avenues for addressing this issue.

We direct the planning staff to send this letter to interested parties and trust that it will be considered the final decision on this matter.

Respectfully,


Kerry W. Gibson


Matthew G Bell


C. James Ebert

Weber County Commissioners



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