



**Weber County**

Weber County Planning Division  
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**Ogden Valley Township Planning Commission  
NOTICE OF DECISION**

December 5, 2014

Dog and Bone, LLC  
c/o Justin Pack

Case No.: Conditional Use Permit 2014-25

You are hereby notified that your CUP application for auto repair and service shop to be located at approximately 4022 North 3500 East Liberty, UT, was heard and approved by the Ogden Valley Township Planning Commission in a public meeting held on November 25, 2014, after due notice to the general public. The approval was granted subject to the following conditions:

1. The conditional use permit will be contingent on the approval of the proposed amendment to the Zoning Development Agreement.
2. A deed will be recorded to combine parcel numbers 22-010-0064 and 22-010-0065 to create one parcel prior to issuance of the conditional use permit.
3. Adequate dedication of the public right of way that abuts the subject property will take place prior to the issuance of the conditional use permit.
4. A separate irrigation plan will be provided for review and approval prior to the issuance of the conditional use permit to ensure adequate irrigation for the required landscaping.
5. Actual dimensions for all signage will be provided for review and approval prior to the issuance of the conditional use permit to ensure that the proposed signs do not exceed five percent of each unit.
6. Requirements of the Weber County Building Inspection Division
7. Requirements and recommendations of the Weber Fire District
8. Requirements of the Weber County Engineering Division
9. Requirements of the Weber County Health Department
10. Trees will be added to the sidewalk in front of the building utilizing tree grates.
11. The hours of operation will be Monday through Saturday from 7:00 am to 7:00 pm and closed on Sunday.

The approval is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide a necessary service to the citizens of the Ogden Valley.
3. The "Complete Street" design will provide safe mobility for all users.
4. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
5. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
6. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [rkippen@co.weber.us.ut](mailto:rkippen@co.weber.us.ut) or 801-399-8768.

Respectfully,

*Ronda Kippen*

*Weber County Planner II*

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.