

Conditional Use Permit Narrative – Nightly Rental

Property Address: 3750 N. Willow Creek Lane, Eden, UT 84310

Applicant: Andrew Johnson

Parcel Number: 22-192-0021

I am requesting a Conditional Use Permit to operate a short-term vacation rental at 3750 N. Willow Creek Lane in Eden, Utah. The home is a 5-bedroom, 5-bathroom single-family residence with sufficient on-site parking and no planned structural changes. The rental will be available year-round and cater to visitors enjoying the local ski resorts, Pineview Reservoir, and other outdoor attractions in Ogden Valley.

The property will be limited to a maximum of 16 overnight guests, and house rules will be strictly enforced. These include quiet hours, no parties, designated parking, and proper trash disposal. A local contact will be available at all times to respond to any issues, and guests will be required to agree to all terms in writing before arrival.

The use is compatible with the surrounding neighborhood and meets county standards for health, safety, and community character. We are committed to responsible management and to maintaining a quiet, clean, and respectful environment.

Thank you for your consideration.

Andrew Johnson

801-870-4827