



Weber County

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

December 3, 2015

Dog & Bone, LLC
c/o Kenny Watkins

Case No.: Conditional Use Permit 2015-21

You are hereby notified that your CUP application for "Motorcycle and motor scooters sales and service" and "Snowmobile, ATV sales and repair" located approximately 4930-4938 East 2550 North Eden, UT, was heard and approved by the Ogden Valley Township Planning Commission in a public meeting held on December 1, 2015, after due notice to the general public. The approval was granted subject to the following conditions:

1. Prior to the issuance of the requested conditional use permit, final occupancy will need to be obtained by the property owner in order to ensure that all site improvements from the previous approvals are adhered to.
2. All business operations will be in strict compliance with the applicant's approved proposal which includes the applicant's commitment for waste and recycling containers for the disposal of all oil and coolant waste; and an indoor exhaust system to allow for the small engines to be operated inside the building to mitigate possible outdoor noise and environmental pollution.
3. All small engine testing, maintenance, repairs and services will be conducted inside the commercial building with the exception of loading and unloading the small engines during delivery and pick up in order to mitigate the potential harmful impact that the noise may create for the adjacent businesses and property owners.
4. Adequate parking will be allocated for the business at a minimum of four client parking spaces and one parking space per employee.
5. Requirements of the Weber County Building Inspection Division.
6. Requirements and recommendations of the Weber Fire District.
7. Requirements of the Weber County Engineering Division.
8. Requirements of the Weber County Health Department.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use conform will not alter the previously approved commercial building and site plan that was reviewed against the Weber County Design Review Standards and the Ogden Valley Architectural, Landscape and Screening Design Standards.
3. The proposed use will provide a necessary service to the citizens of the Ogden Valley.
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.

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 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.