



Weber County Planning Commission
Conditional Use Permit

Date: 12/28/2015
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Index No: CU INDX38-2015 Conditional Use approved on: 12/8/2015 CUP Permit No.: CUP2015-20

Purpose of Conditional Use: "Private Park and Recreation Grounds"

Applicant

Owner

Name: Utah Adventure Center
 Address: 145 W 21st Street
 Ogden, UT 84401
 Phone: 801-244-2677

Name: TR Guest Ranch, LLC
 Address: 145 W 21st Street
 Ogden, UT 84401
 Phone: 801-244-2677

Parcel

Zoning: F-40

Parcel Number: 050010001

Address: 05-001-0001, 05-001-0003 & 14-109-0002

Total Area: 1440 Acres

Section: 1,2/35 Township: 5N/6W Range: 1W
 Subdivision: Lot(s):

Site/Use Information:

Adjacent Site Use: Recreational
 Eliminated Parking: 0 Existing Parking: 0 Proposed Parking: 0
 Other Parking Provisions: Currently parking is being facilitated at the local trailheads located at 22nd, 27th, 29th, and 36th ST.
 Existing Floor Space: 0 Proposed Floor Space: 0
 Property Dimesions: 1,440 Acres Hours:
 Construction Date: Residents-Workers:
 Short Description: A CUP for Utah Adventure Center, a private park & recreation grounds

Comments/Conditions:

- Conditions of Approval:
1. All operations will be in strict compliance with the applicant's approved proposal.
 2. At such a time that the parking needs of paying guests start to have a negative impact on the parking needs of the general public using the public parking areas, the applicant will need to work with the county to establish additional parking.
 3. At such a time that additional wastewater or drinking water is deemed necessary by the Weber-Morgan Health Department due to the increased guided private park uses, the applicant will need to work with the county to establish additional restroom facilities.
 4. Requirements and recommendations of the Weber Fire District.
 5. Requirements of the Weber County Engineering Division.
 6. Requirements of the Weber County Health Department.

Purpose of Conditional Use:

NOTICE FOR APPLICANT:

(Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

 P. Dondokippe 12/28/15
 Planning Dept. Signature of Approval Date

This permit becomes null and void if use or construction authorized has not commenced within one year, if the use is discontinued for one year, or if there is a zone change affecting this property. Any change to the permit or approved site plan must be submitted to the Planning Commission for approval.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

 C. Peterson 21 Jan 2016
 Contractor/Owner Signature of Approval Date