



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

**Ogden Valley Township Planning Commission
NOTICE OF DECISION**

December 3, 2015

Dog & Bone, LLC
c/o Shawn Tuttle

Case No.: Conditional Use Permit 2015-22

You are hereby notified that your CUP application for "Automobile, new or used sales/service" 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 including all vehicles being stored indoors with the exception of outdoor displays on special occasions and only during regular business hours. All vehicles that will be displayed outdoors stored inside nightly.
3. The required parking for the classic/vintage car dealership will be a minimum of one space per employee and one space for clientele.
4. Requirements of the Weber County Building Inspection Division.
5. Requirements and recommendations of the Weber Fire District.
6. Requirements of the Weber County Engineering Division.
7. 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 will not be detrimental to the public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use 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.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
6. The proposed use will not generate additional parking needs and can be modified by the Planning Commission for unique circumstances.

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.