

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Kerry Wangsgard		Mailing Address of Property Owner(s) 1322 E. 2400 N. North Ogden, Ut. 84414	
Phone 801-388-3114	Fax		
Email Address		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Nate Reeve, Reeve & Associates Inc.		Mailing Address of Authorized Person 5160 S. 1500 W. Riverdale, Ut. 84405	
Phone 801-621-3100	Fax		
Email Address nreeve@reeve-assoc.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Wangsgard Property	Total Acreage 2.12	Current Zoning CV-2
Approximate Address 601 S. 7800 E. Huntsville, Ut.	Land Serial Number(s) 24-018-0006, 24-018-0007, 24-018-0008	

Proposed Use Storage Units

Project Narrative The proposed project will be a 50 unit storage facility with 20% openspace with landscape and will have access from 7800 E. (Hwy 39)

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

The proposed location is next to an existing facility already used for storage adjacent to 7800 E. (Hwy 39) and is generally well away from existing residential homes and adjacent to other commercial uses.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Construction of the project will follow county guidelines mitigating any harm to the community. Use of the facilities will be accessed from 7800 E., an approved access. Minimal impact to traffic and safety issues are foreseen. Buildings will be colors that are complimentary to the surrounding area.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The project provides additional storage buildings next to existing storage structures. The site will be enclosed with a 6' vinyl fence and landscape buffers that will provide security and a site barrier. Land use ordinance Sec. 101-21-5 allows storage units.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

The project conforms to the goals, policies and governing principles and land use of the General Plan for Weber County.

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

SWPP pland and BMP's will be implemented on site during construction. It is anticipated that no detioration of the enviroment of the area or emit pollutants in the area during construction or during operation of the project.

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____,

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

Property Owner Affidavit

I (We), Kenny Wangsgard, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Kenny Wangsgard
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 21st day of March, 2017.



Katie Jane Stryker
(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)