Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Bivd. Suite 240, Ogdan, UT 84401						
ate Submitted / Completed	Fees (Office Uso)	Receipt Number (Office Use)	File Number (Office Use)			
Property Owner Contact Infe	ormation					
ame of Property Owner(s)		Mailing Address of Property Owner(s)				
Pineview Investment	LLC, a Nevada LLC	19 West 1600 North				
tione (801)979-9963	Faox	Centerville, UT 84014				
mail Address wskjar7@gmail.co	om.	Preferred Method of Written Correspondence  K Emsti Fax Mail				
Authorized Representative (	Contact Information					
arne of Person Authorized to Repres	ent the Property Owner(s)	Mailing Address of Authorized Person				
W. Scott Kjar	• • •	19 West 1600 No				
hone (801)979-9963	Fax	Centerville, UT				
mail Address Wskjar7@gmail.com		Preferred Method of Written Correspo	ndence			
Property Information						
roject Name Pineview Boa	at & RV Storage	Total Acreage 1.59 acres	Current Zoning CV-2			
pproximate Address		Land Serial Number(s)				
650 South 7800 East						
Huntsville, UT	* *	24-018-0003				
oposed Use Self Stora	age Facility					
two buildings will me have 20% of its area	easure approximately dedicated to landsc	uildings comprising 16 st y 224' x 50' and 224' x 50' caping as required by the 300 East (State Highway 3	'. The project will development			

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## 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 use will serve the needs of the Ogden Valley residents and many people who recreate on Pineview reservoir as well as the many people who snow mobile at the Monte Cristo / Hardware Ranch Snow Mobile recreational area. Currently there are very few large self storage units available that are able to accommodate large recreation vehicles, boats, trailers, and snow mobile trailers. Availability of these larger units will provided convenient access to the outdoor-minded citizens in Ogden Valley and will also serve to reduce the eye sore of outdoor storage of such recreational vehicles/units.

The extra large storage units that will be constructed on this parcel will have an extra wide center drive way that will allow ample space for the owners of one of these large recreational vehicles to drive in and out as well as providing convenient and quick access to Pineview reservoir activity area.

The Pineview Storage facility is less than a 3 minute drive to the launching areas at either Anderson Cove or Cemetary Point. It is also less than a 20 minute drive to the Monte Cristo/Logan Snow Mobile complex

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, parting, building design and location, landscaping and signs.

Construction of the project will follow county guidelines mitigating any harm to the community. The neighboring uses to the project are commercial and/or storage uses. The facilities will be accessed from 7800 East in accordance with UDOT approvals. Minimal impact to traffic and safety issues are foreseen. Buildings will be in colors that are complimentary to the surrounding area.

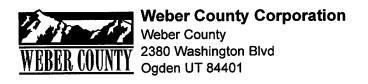
	That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:					
	The project provides additional storage units next to an existing storage facility.  The site will include the required landscaping and will include "dark skys" outdoor lighting for security purposes.					
The site will also include landscaped area that will comprise approximately of the total land area.						
	Land Use Ordinance Sec 101-21-5 allows storage units					
	The site plan provides for two (2) paved hard surface parking stalls					
	That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:					
	were and brockers and connection and dozen until burnches and raid rest of the centers with tot Mediat Cortists.					
	The conforms to the goals, policies, and governing principles and land use of the General Plan for Weber County.					
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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 Plan and best management practices will be implemented on site during construction. It is anticipated that there will be no deterioration of the environment of the area or emission of pollutants in the area during the construction or ongoing operation of the project.

Property Owner Affidavit						
I (Wa), Pineview Investment LLC 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.  Pineview Investment LLC, a Nevada limited liability company						
(Property Owner) By: W. Scott Kjar, its Manager						
Subscribed and sworn to me this 29 day of ANN whole, 20 17.  Notary Public ERIC ROSE  Commission #080477 My Commission Expires December 7, 2018 State of Utah  (Notary)						
Notary Public ERIC ROSE Commission #680477 My Commission Expires December 7, 2018						
Authorized Representative Affidavit  I (We), Pineview Investment LLC the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s). W. Scott Kjar 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)						
Dated this 29th day of November, 20 17, personally appeared before me						
Notary Public ERIC ROSE Commission #680477 Vy Commission Expires Decamber 7, 2018 State of Utah						



**Customer Receipt** Receipt 63400

**Receipt Date** 

Number

12/20/17

Received From:

W. SCOTT KJAR

Time: 14:02

Clerk: amartin

			· · · · · · · ·	
Description	Co	Comment		Amount
ZONING FEES	CUP			\$1,430.00
ENG SUBDIV FEES	CL	IP		\$230.00
	Payment Type	Quantity	Ref	Amount
	CHECK		2098	
	AA	IT TENDERED:	\$1,660.00	
	AMT APPĹIED:		\$1,660.00	
	CH	IANGE:	\$0.00	