Ryan Hobson

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2933 N 3500 E, Eden, UT 84310

801-602-8684

10/7/2023

Weber Count Zoning

2380 Washington Blvd, Ogden, UT 84401

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Dear Count Commissioners,

We formally request to update our current lot zone, located at 2933 N 3500 E, Eden, UT 84310, lot #2933, from FV-3 to Form-Based commercial mixed-use.

The plan for the lot is to convert the home to a nightly rental, given that it shares a property line with Nordic Valley Ski Resort. We have also received dozens of requests for weddings at the property. We feel this would be an obvious and beautiful venue for small weddings.

The wedding venue plan would not require any new structures, besides a gazebo. We will landscape the back acre for wedding ceremonies and update the existing barn to allow for indoor gathering space. We would add small parking lots in two locations, as seen in the lot plan.

The home would stay as it is for nightly rentals.

This plan will contribute beautifully to the surroundings. It will improve the current lot’s aesthetic while bringing minimal change to any structures. It will bring business to Nordic Valley Ski Resort in the winter and small wedding groups on some weekends. It will preserve the natural beauty of area and help initiate the move to form-based zoning for other lots to follow.

You will notice in the design plan that we have placed 3 yurts at the southwest corner of the lot. These could be used by guests for nightly rentals in the winter for skiing at the resort or in the summer for wedding guests and others. These would be high-end “glamping” yurts that would have space for a single car each. However, we did notice that the commercial mixed-use form says accessory dwelling units are not allowed. If this means no yurts, we can remove those from the plan.

Please let us know how we can further share the plan and vision for this amazing property next to Nordic Valley Ski Resort.

Best,

Ryan Hobson