

To whom it may concern,

Project Introduction: Eden Automotive Repair

Automotive Innovations LLC is requesting a conditional use permit for a general automotive repair facility at the address of 4930 E 2550 N Suite A in Eden, UT 84310. We believe it brings great value to the Ogden Valley as well as giving the Ogden Valley the opportunity for local jobs. Dog and Bone LLC (owner of the property) has given us permission to make this request. The name of the repair facility will be called Eden Automotive Repair.

The building will not be modified and will have no effect or change on the current property. There are 9 parking spots out front and there is handicap parking available. There is also parking for roughly 20 cars in the back of the building. To be clear, Eden Automotive does not have plans for and will not be utilizing all of that space or anything near it. We just want to express that the area has plenty of space and will not be crowded with vehicles or people. We expect to have no more than 12 cars at a time for servicing and repairs which will be contained inside of the building. When customers drop the cars off, we will pull them behind the building and park them so as to keep the street and front parking clear. At the end of the day we will pull the vehicles inside for overnight. There will be no long term storage or outside storage of vehicles or equipment/ tires. Everything will be contained inside of the building including vehicles to retain the nicety of the building and area. Customers will have 24 hours to pick up the completed vehicle to prevent vehicle storage. Eden Automotive will be using the suite on the west side of the building which is approx 4800 sq ft. No additional signs or advertising are in the plans currently outside of a modification to the sign currently mounted to the buildings south west side. Lighting will not change as it is built into the building and will not be modified. The only addition to the exterior will be usage of the current waste bin in the back of the building which is not seen by the public.

The usage of the permit is to complete general automotive repair on light duty vehicles including cars and trucks. The type of repairs would include steering, suspension, engines, transmissions, brakes, alignments, oil changes, tires etc.

The only hazardous materials used would be batteries, waste oil, waste coolant and waste tires. Waste oil and coolant will be placed in separate 100- 200 gallon metal containers disposed of by disposal companies such as Tri State Oil. Batteries have cores on them and will go back to the manufacturer to be disposed of properly. Tires will be picked up by a local company to be disposed of, the company has not been determined yet however we do wish to keep it local to Weber County if possible.

Conditional Use Standards:

- Standards relating to safety for persons and property

- There should be no additional demand on fire fighting agencies with Eden Automotive due to multiple AAA fire certified extinguishers located within quick access of any point inside

the building. There will also be sealed, combustion proof containers used for used rags so as to avoid spontaneous combustion. Eden Automotive also does not have plans to have use of a welder or a torch so therefore will not have risks with sealed combustible gasses that carry risk. All equipment purchased for usage on this project are brand new units with the newest safety standards.

-There should be no additional demand for medical services for the same reasons listed above but also due to ongoing training and safety standards set forth by Eden Automotive. All employees are required to wear slip resistant foot wear. Required to wear eye protection when working with grinder or other rotary devices. Required to wear all applicable safety equipment including special gloves etc when working on high voltage systems. Employees will have consistent safety training and implement new procedures based on manufacturer information for equipment and vehicles.

-There will be no additional need for peace keeping activities. I personally have not seen a need for peace keeping in the 8 years I have been working and owning a repair facility. Automotive repair is a service that the valley will be grateful for vs something that creates problems.

-There will be no geological hazard or flood hazard due to the property not being changed in any way from its current state and building.

-There will be no additional traffic concerns or right of way conflicts as customers and delivery vehicles will be using the current 9 parking spaces out front as well as the roughly 20 out back. No cars will be parked on the road creating hazards or other concerns. Delivery vehicles are standard passenger vehicles with the rare box truck (again able to park out back).

Standards relating to infrastructure, amenities and services:

-There will be change to the following

- Undesirable vehicle or pedestrian traffic patterns or volumes

- Degradation or the level of service of any street, storm water drainage.

- Culinary and secondary/ irrigation water facility or infrastructure

- Sewer system

- Utility Systems

- Recreational facilities, functionality, capacity or usability of current open spaces and public features or government services.

This is due to change being made to property or existing structures. The building was previously and currently being used as an automotive facility therefore no changes need to be made.

Standards relating to the environment:

-There will be no change to the environment. As noted in the introduction, all waste items and hazardous materials will be disposed of properly so as to have no effect on the surrounding environment including ground water, wildlife, air quality, water quality, natural resources, natural vegetation. Batteries will go back to the manufacturer to be disposed of properly. Waste oil and coolant will be placed in large tanks picked up by recyclers. Tires will be picked up and disposed of by a company designed to do so.

Standards relating to current qualities and characteristics of the surrounding area and compliance with the intent of the general plan:

- Hours of operation will be posted from 8 am to 6 pm M-F
- Eden Automotive will provide buffering or fencing of area as needed. Currently there do not seem to be any needs at this time as the building and landscaping will not be changed.
- Eden Automotive will provide cleanup and beautification of the site as use evolves and in the case of permit termination will restore back to initial looks.
- Eden Automotive will limit nuisance factors used in operation of automotive repair. The air compressor which creates the largest noise will have sound deadening material to limit the noise that neighbors and employees will hear. Most equipment is powered through handheld electric tools so as to create minimum noise. If issues do arise Eden Automotive is committed to helping the valley however needed.

Standards relating to Performance:

- Eden Automotive is dedicated to staying in compliance with local, state and federal regulations. We will keep required licenses, bonds and insurance needed to comply with all regulations. We will use outside sources as needed to keep up with compliance requirements.
- The only other mitigation required for detrimental effects is training of our employees to place old used parts into the appropriate waste container. Waste Management is the company we plan to use to pick up the trash including old parts. Parts will be cleaned before placing them into the waste bin.

Landscaping Plan:

- No landscaping will be performed as there is currently no landscape on property front. There is some in the rear but that is managed by the building owner.

Lightning and Signage Plan:

- No change to current lighting or signage. Building currently has front and rear lights. Eden Automotive will be using the existing lighting. Also noted there is one sign above the suite, Eden Automotive will just be changing the current sign which is mounted to the south side of the building. Current sign mounted is roughly 3x8 feet. The new sign will be the same size and blend in with other signs on the building.

If you have any questions or need further detail please don't hesitate to reach out. Thank you.

Sincerely,

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