



The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews.

## Analysis

***General Plan:*** As a conditional use, this operation is allowed in the CVR-1 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

***Zoning:*** The subject property is located within the Commercial Valley Resort Recreation (CVR-1) Zone. The purpose of the CVR-1 Zone can be further described in LUC §104-11-1 as follows:

*“The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.”*

***Conditional Use Review:*** A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Thus far, the applicant has received approval from the County Engineering Division, for the proposal.

The following is an analysis of the proposal reviewed against the conditional use standards:

(1) ***Standards relating to safety for persons and property.*** The proposal is not anticipated or expected to negatively impact this property, surrounding properties, or persons.

(2) ***Standards relating to infrastructure, amenities, and services:*** The proposal is part of the existing development, and is not anticipated or expected to negatively impact any existing infrastructure, amenities, or services in the area.

(3) ***Standards relating to the environment.*** The proposal is not anticipated or expected to negatively impact the environment.

(4) ***Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan.*** The proposal complies with and supports the intent of the general plan.

***Design Review:*** The CVR-1 zone and the proposed conditional use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The submitted proposal, including exterior finishes/additional screening, similar to existing infrastructure within this development. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

***Considerations relating to traffic safety and traffic congestion.*** The proposal includes a site plan that identifies the location of the existing building(s), outdoor storage of recreational equipment, including the necessary screening storage and loading zone(s), as well as identification of required parking. The existing site is located adjacent to a Weber County Access Road. Weber County Land Use Code 108-17-2(b)(1) Pathways shall be located and designed for public use on currently existing public rights-of-way.

***Considerations relating to landscaping.*** The existing landscaping meets the ordinance and no changes are required at this time.

***Considerations relating to buildings and site layout.*** The existing buildings meet the site development standards of the CVR-1 Zone.

## Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. All outdoor recreational equipment shall be stored in designated, screened areas, when not in use.
2. Parking shall not be allowed east of the Weber County access road, per LUC 108-8-7.
3. The northeast area, adjacent to proposed pathway easement, shall be used for loading purposes only.
4. The dumpster shall not be located in the right-of-way, and shall be screened from public view.
5. All outdoor lighting shall be brought into compliance with LUC 108-16 (Dark Sky Lighting Ordinance).
6. All sign additions shall comply with Ogden Valley Sign Code (LUC 110-2).
7. Any required/additional screening shall match the existing screening on site and shall be reviewed and approved by the Planning staff prior to installation.

This recommendation is based on the following findings:

- The proposed use is allowed in the CVR-1 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

## Exhibits

- A. Application and Project Narrative
- B. Detailed Site Plan and Sign Materials

Map 1



## Exhibit A – Application and Project Narrative

<b>Weber County Conditional Use Permit Application</b>			
<b>Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd, Suite 240, Ogden, UT 84401</b>			
Date Submitted / Completed 5/12/2020	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) ML Resorts, LLC		Mailing Address of Property Owner(s) 435 Ogden Canyon Ogden UT 84401	
Phone 801-621-8600	Fax		
Email Address (required) manager@alaskaninn.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) Roy Gabbay		Mailing Address of Authorized Person 435 Ogden Canyon Ogden UT 84401	
Phone 8016218600	Fax		
Email Address manager@alaskaninn.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Project Name 9 Table / Equipment rentals		Total Acreage	Current Zoning CVR-1
Approximate Address 429 Ogden Canyon 435 Ogden Canyon		Land Serial Number(s) 20-025-0018 20-025-0005	
Proposed Use CVR-1			
<b>Project Narrative</b> Alaskan Inn would like to expand its services to include a 9 table restaurant and recreational vehicle/ watercraft equipment rental within the existing buildings and parking provisions. The 9 table restaurant will include both indoor and outdoor seating using the existing Kitchen, Lobby and outdoor seating. The recreational vehicle watercraft equipment rental will be using the existing sheds for storage and a small portion of the lobby (less than 200sf) for rental agreements and safety briefings. To meet Parking requirements Alaskan Inn currently has 33 spots, the hotel portion is required to have 1 per unit room which equates to 23 spots, that leaves 10 spots for the additional services. Existing signage will be used.			

**Basis for Issuance of Conditional Use Permit**

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise. Expanding services to our community.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use. Alaskan inn will comply with regulations as it relates to the CVR-1 zone. The Restaurant and equipment rental does meet the criteria for the CVR-1 zone and we currently already have paved parking spaces to comply with the regulations.


**Property Owner Affidavit**

I (We), Roy Gulderson, 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.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 18 day of May, 2020

 NOTARY PUBLIC  
DALTON JONES  
COMM. # 700138  
COMMISSION EXPIRES  
APRIL 30, 2022  
STATE OF UTAH

[Signature]  
(Notary)

Exhibits B – Detailed Site Plan and Sign Materials

