



Land Use Development Application

Date: 02/01/2024

Applicant / Owner

Applicant Name:	Jason R. Westbroek & Jared H. Sewell	Same as Applicant:	<input type="checkbox"/>
Company:	North View Big O Tires	Owner Name:	Westbroek Properties LLC
Address:	1893 N 400 E	Address:	1893 N 400 E
City, State, Zip:	1893 N 400 E	City, State, Zip:	North Ogden, Utah 84414-7228
Phone:	(801)510-2263 / (801)389-6051	Phone:	(801)737-4781
Email:	store044261@bigostores.com	Email:	store044261@bigostores.com

Contractor Information

Contractor:	Phone:
Address:	Email:
City, State, Zip:	

Project

Project Name:	Zoning Parking Set Back	Acreage:	.94
Address:	1893 N 400 E	Current Zoning:	Commercial
City, State, Zip:	North Ogden, Utah 84414-7228	Proposed Zoning:	Commercial
Parcel:		# of lots:	
Subdivision:		Existing Sq.Ft.:	
Lot #:		Proposed Sq.Ft.:	
		Land Serial #:	

Project Description: [Description]

Application Type

Subdivision:	<input type="checkbox"/>	Variance:	<input type="checkbox"/>
Preliminary Approval:	<input type="checkbox"/>	Conditional Use Permit:	<input type="checkbox"/>
Final Approval:	<input type="checkbox"/>	City Fee (With Review):	<input type="checkbox"/>
Special Exception:	<input type="checkbox"/>	City Fee (No Review):	<input type="checkbox"/>
Minor Subdivision:	<input type="checkbox"/>	Planned Residential Unit:	<input type="checkbox"/>
Subdivision without Review:	<input type="checkbox"/>	Subdivision Extension:	<input type="checkbox"/>
Amendment or Vacation:	<input type="checkbox"/>	Fence:	<input type="checkbox"/>
Boundary Line Adjustment:	<input type="checkbox"/>	Fence Interior Lot:	<input type="checkbox"/>
Site Plan Review:	<input type="checkbox"/>	Fence Corner Lot:	<input type="checkbox"/>
With Technical Review:	<input type="checkbox"/>	Patio:	<input type="checkbox"/>
No Technical Review:	<input type="checkbox"/>	RV PADS/Expand Driveway:	<input type="checkbox"/>
Zoning Amendment:	<input type="checkbox"/>	New Structure:	<input type="checkbox"/>
Text:	<input checked="" type="checkbox"/>	Shed:	<input type="checkbox"/>
Map:	<input type="checkbox"/>	Other Structure under 200 sq. ft:	<input type="checkbox"/>
Annexation City:	<input type="checkbox"/>	Deck:	<input type="checkbox"/>
Hearing Officer:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

Vacation Request

Easement:	<input type="checkbox"/>	Subdivision:	<input type="checkbox"/>
Road:	<input type="checkbox"/>	Subdivision Lot:	<input type="checkbox"/>

Conditional Use Permit

Please explain the measures that will take place so that heavy traffic generated by the proposed use will not adversely affect the general traffic patterns of the area.

What measures are going to take place to assure that the building location will not create a pedestrian traffic hazard by causing approaches to sidewalks?

Please explain how the building design is compatible with, or complimentary to, already established adjacent structures.

If the development is adjacent to a residential zone or use, please explain how the building location, lighting, parking, or traffic circulation will not adversely affect the adjacent residential uses.

Please explain how the signage will be complementary to the development and overall aesthetic nature of the immediate area.

Please explain which proposed toxic materials and pollutants would be used in the proposed use and how such materials and pollutants will be handled, stored, and disposed of.

Please explain what measures will take place to avoid adverse effects on the adjacent residential, commercial, and manufacturing uses.

Residential Conditional Use Permit

What traffic will be generated by this proposed use?

Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.

What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?

How is the proposed structure and parking facilities complimentary to the aesthetics of the general area?

Please explain how the proposed sign(s) will not adversely affect the development itself or the overall aesthetics of the immediate area?

Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.

Special Exception

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

Zoning Ordinance Amendment

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

PROPOSED TEXT (attach additional sheets, if needed): Change section 11-19-3 C. 5. to six feet (6') away from property line instead of twenty feet (20'). Design. All areas of the parking lot, with the exception of necessary points of ingress and egress, shall be no closer than six feet (6') from the front property line. That unoccupied area shall be landscaped and maintained with trees, shrubs, ground cover, undisturbed natural growth, pedestrian walkways, and plazas.

Variance

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is peculiar to, or the special circumstances attached to the property that does not generally apply to other properties in the same district.

Explain how the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the variance will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

I do hereby certify that the information contained herein is true and correct.

Jason R. Westbroek

02/01/2024

Name

Date