



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

**Ogden Valley Township Planning Commission
NOTICE OF DECISION**

March 25, 2015

Skyline Mountain Base, LLC
c/o Josh Richards
3567 North Nordic Valley Way
Eden, UT 84310

Case No.: Conditional Use Permit 2014-29

You are hereby notified that your conditional use permit application for a 54 unit condominium with 54 lockout rooms and an average building height of 46 feet located at 3567 E Nordic Valley Way, Eden, was heard and approved by the Ogden Valley Township Planning Commission in a public meeting held on March 24, 2015, after due notice to the general public. The approval was granted subject to the following conditions:

1. The conditional use permit will be contingent on the approval and recordation of a condominium subdivision plat.
2. The maximum average height as measured from the natural existing grade to the highest point on the roof line shall not exceed 46'.
3. All windows, glass store fronts and metal roof areas will consist of non-reflective material.
4. Adequate shielding of all outdoor lighting will be provided in order to conform to LUC §108-16 pertaining to the Ogden Valley Lighting requirements.
5. Minor site plan alterations may be approved by the Planning Director but none so much that will surpass the approvals made by the Planning Commission.
6. Requirements of the Weber County Building Division.
7. Requirements and recommendations of the Weber Fire District.
8. Requirements of the Weber County Engineering Division.
9. Requirements of the Weber-Morgan Health Department.

This recommendation is based on the following findings:

1. The proposed use conforms to the goals, objectives and policies of the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
3. The proposed building and uses are proportionately sized to the recreational amenities for which they provide goods and services.
4. The additional building height will allow for a smaller building footprint, reducing storm runoff and overall soil disturbance.
5. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.