



**Weber County**

Weber County Planning Division  
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**Ogden Valley Planning Commission  
NOTICE OF DECISION**

May 25, 2017

SMHG Phase 1, LLC  
Case No.: UVV050417

You are hereby notified that your subdivision application final approval of the plat amendment of the Village Nests at Powder Mountain PRUD previously platted as Village Nests at Powder Mountain, A Condominium Plat. The proposed amendment includes the vacation of a 10' PUE that will be relocated in the private right of way known as Daybreak Ridge, a 10' drainage easement, an access/grading easement recorded as entry# 2774940 and a water/sewer line easement recorded as entry# 2672955, was heard and received a positive recommendation from the Ogden Valley Planning Commission in a public meeting held on May 23, 2017, after due notice to the general public. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. All the recommendations outlined in the geologic and geotechnical report are adhered to during the development of the Village Nests at Powder Mountain PRUD
2. The required Natural Hazards Disclosure will be recorded with the final Mylar to notify future property owners that the required reports are on record with the Weber County Planning Division.
3. A note is added to the subdivision plat identifying the parking reduction for Village Nests at Powder Mountain PRUD.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

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](mailto:rkippen@co.weber.us.ut) or 801-399-8768.

Respectfully,

*Ronda Kippen*

*Weber County Principal Planner*

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