



**Weber County**

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

June 28, 2018

SMHG, LLC  
c/o Don Guerra

Case No.: ZDA 2018-01

You are hereby notified that your Zoning Development Agreement application for the Powder Mountain Development was heard during an open and public hearing and received a positive recommendation from the Ogden Planning Commission on June 28, 2018. This recommendation for approval is subject to the following:

1. Language must be added to the agreement that will obligate the developer to report to the County on a "Bi-Annual" basis, the status, location and amount of regional trails that are open to the public in development boundaries.

This recommendation is based on the following findings:

1. A request to amend the "Concept Development Plan" is allowed per the previously approved Zoning Development Agreement.
2. It is in the best interests of both the applicant and the County to have a "Concept Development Plan" that is viable and harmonious with the Ogden Valley General Plan.
3. The amendment to the conceptual design will facilitate the required site improvements in a manner that will coincide with the vision of the area and will be more desirable for future residents.
4. The amendment is not detrimental to the public health, safety, or welfare.
5. The proposal will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

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

Respectfully,

*Ronda Kippen*

Weber County Principal Planner