



Weber County

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

February 24, 2016

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

Case No.: Conditional Use Permit 2014-29

You are hereby notified that the Planning Division approved the request for a six month time extension of file# CUP 2014-29, for the approved conditional use permit for a condominium project (Pine Canyon Lodge) in the CVR-1 Zone, including lockout rooms and an average building height of 46 feet for the property located at 3567 E Nordic Valley Way, Eden. This recommendation for approval is subject to all review agency requirements and with the following condition:

1. All conditions of approval for the 54 unit condominium with 54 lockout rooms and an average building height of 46 feet heard by the Ogden Valley Planning Commission on March 24, 2015, will be in place and adhered to, on or before September 24, 2016 or the conditional use permit will permanently expire per LUC §108-4-8.

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 prior to September 24, 2016. 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.