

Conditional Use Permit

Index No: CU INDX50-2016 Conditional Use approved on: 7/19/2016 CUP Permit No.: CUP 2016-13

Purpose of Conditional Use: An amendment to the Summit at Powder Mountain Phase 1 PRUD to reduce the overall PRUD area

Applicant

Name: Summit Mountain Holding Group, LLC
Address: 3632 N Wolf Creek Drive
Eden, UT 84310
Phone: 435-640-7002

Owner

Name: SMHG Phase 1, LLC
Address: 3632 N Wolf Creek Drive
Eden, UT 84310
Phone: 801-745-2054

Parcel

Zoning: DRR-1

Parcel Number: 231400007, 231390021, 231300043

Address: All of Summit Eden Ridge Nests PRUD, Village Nests at Powder Mountain, Horizon Neighborhood at Powder Mountain and Spring Park at Powder Mountain

Subdivision: All of Summit Eden Ridge Nests PRUD, Village Nests at Powder Mountain, Horizon Neighborhood at Powder Mountain and Spring Park at Powder Mountain

Site/Use Information:

Adjacent Site Use: Resort

Short Description: An amendment to the Summit at Powder Mountain Phase 1 PRUD located at Powder Mountain, UT was heard and approved by the Weber County Commission in a public meeting held on July 19, 2016, after due notice to the general public. The amendment to the PRUD will reduce the overall PRUD area to the Summit Eden Ridge Nests PRUD, Village Nests at Powder Mountain, Horizon Neighborhood at Powder Mountain and Spring Park at Powder Mountain. The approval was granted subject to 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.

Comments/Conditions:

The amendment to the PRUD will reduce the overall PRUD area to the Summit Eden Ridge Nests PRUD, Village Nests at Powder Mountain, Horizon Neighborhood at Powder Mountain and Spring Park at Powder Mountain. The approval was granted subject to the following conditions:

1. An updated "Feasibility Letter" from the Powder Mountain Water and Sewer District as part of the subdivision process.
2. A detailed material list of the proposed exterior building materials or material boards will be required for review and approval during the subdivision process.

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NOTICE FOR APPLICANT:

(Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

_____ 8/11/16
Planning Dept. Signature of Approval Date

This permit becomes null and void if use or construction authorized has not commenced within one year, if the use is discontinued for one year, or if there is a zone change affecting this property. Any change to the permit or approved site plan must be submitted to the Planning Commission for approval.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

_____ 8-11-16
Contractor/Owner Signature of Approval Date