

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) SMHG PHASE I LLC		Mailing Address of Property Owner(s) 3632 N. WOLF CREEK DRIVE, EDEN, UT 84310	
Phone 435-640-7002	Fax N/A		
Email Address (required) JW@SUMMIT.CO		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) RICK EVERSON		Mailing Address of Authorized Person 5200 HIGHLAND DRIVE #101, SALT LAKE, UT 84117	
Phone 801-897-4880	Fax N/A		
Email Address RICK@WATTSENTERPRISES.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD	Total Acreage 14.0	Current Zoning DRR-1
Approximate Address POWDER MOUNTAIN RESORT	Land Serial Number(s) ALL OF SUMMIT EDEN RIDGE NESTS PRUD, AS AMENDED (ENTRY #2672949) ALL OF VILLAGE NESTS AT POWDER MOUNTAIN (ENTRY #2777000) 23-128-0017, 23-128-0018, 23-128-0014, 23-128-0015, 23-130-0043	

Proposed Use
SINGLE FAMILY RESIDENTIAL

Project Narrative
ON APRIL 9, 2013 THE WEBER COUNTY COMMISSION APPROVED CUP 2013-03 (SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD) WHICH INCLUDED 594.23 ACRES OF LAND, 384.19 ACRES OF WHICH WERE IDENTIFIED AS OPEN SPACE. ON JANUARY 14, 2015, THE ENTIRETY OF THIS AREA (PLUS ADDITIONAL LANDS) WERE RE-ZONED TO OGDEN VALLEY DESTINATION AND RECREATION RESORT-1 ZONE (DRR-1), PER ZONING DEVELOPMENT AGREEMENT RECORDED AS ENTRY NUMBER 2717835. WITH THE NEW ZONING, THERE IS NO LONGER A NEED TO KEEP THE MAJORITY OF THE 594.23 ACRES OF THE PRUD IN THE SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD. THE ZONING DEVELOPMENT AGREEMENT AND PERTINENT MASTER PLAN KEEPS THE SAME LAND PLANNING PRINCIPLES AS ORIGINALLY SET FORTH WITH THE PRUD. THIS APPLICATION IS A PROPOSED AMENDMENT TO SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD, SHRINKING THE PRUD FROM 594.23 ACRES DOWN TO 13.99 ACRES TO INCLUDE ONLY THE AREAS THAT A PRUD IS NECESSARY TO ACCOMPLISH ROAD ACCESS REQUIREMENTS WHICH CAN ONLY BE ALLOWED THROUGH A PRUD.

THE NEW PRUD AREA WILL INCLUDE THE FOLLOWING PROJECTS:
SUMMIT EDEN RIDGE NESTS PRUD (RECORDED AS ENTRY #2672949)
TOTAL AREA= 3.14 AC, OPEN SPACE= 2.69 AC (86%)

VILLAGE NESTS AT POWDER MOUNTAIN (RECORDED AS ENTRY #2777000)
TOTAL AREA= 1.38 AC, OPEN SPACE= 1.04 AC (75%)

HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN (PENDING CURRENT APPLICATION)
TOTAL AREA= 5.43 AC, OPEN SPACE= 4.51 AC (83%)

SPRING PARK AT POWDER MOUNTAIN (FUTURE DEVELOPMENT, CURRENTLY EXISTS AS LOT 76, SUMMIT EDNE PHASE 1C, PARCEL 23-130-0043)
TOTAL AREA= 4.05 AC, MINIMUM OPEN SPACE= 2.43 AC (60%)

PROJECTED OVERALL:
TOTAL AREA= 14.00 AC, OPEN SPACE= 10.67 AC (76%)

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
NO DETRIMENTAL EFFECTS ARE ANTICIPATED.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.
THE PROPOSED USE WILL COMPLY WITH THE ZONING ORDINANCE AND PRUD STANDARDS.

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____,

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)