



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

**Weber County Commission
NOTICE OF DECISION**

August 15, 2016

Summit Mountain Holding Group, LLC
c/o Jeff Werbelow and Rick Everson

Case No.: UVH060216

You are hereby notified that your subdivision amendment application for the Horizon Neighborhood at Powder Mountain PRUD located at Powder Mountain, UT was heard and approved by the Weber County Commission in a public meeting held on August 15, 2016, after due notice to the general public. The recommendation for approval was granted subject all review agency requirements and based on the following conditions:

The Ogden Valley Planning Commission recommends approval of the Horizon Neighborhood at Powder Mountain PRUD subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the final Mylar, all lots that are impacted by a geologic hazard will be identified on the final Mylar with a note to provide notice that the final geologic and geotechnical reports are on file with Weber County Planning Division. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
2. A note will be added to the subdivision plat to provide notice that a reduction in parking spaces has been approved to ensure the individual lot owners within the development are aware that each cabin site is allotted one parking space.
3. A cash escrow in the amount of \$764,657.25 will be deposited with Weber County for the applicable improvements within the subdivision prior to recording the final Mylar.

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 and to receive final approval from the County Engineer including approval of the "Engineer's Cost Estimate"; which must provided prior to forwarding the request, the final Mylar and the Subdivision Improvement Guarantee to the County Commission for approval. This letter is intended as a courtesy to document the status of your project. The decision of the Weber County Commission may be appealed to the Board of Adjustments by filing such appeal within 15 days after the date of the meeting. If you have further questions, please contact me at rkippen@co.weber.us or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Principal Planner