



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**

April 9, 2013

Western America Holding LLC
Attn: Steve Nielsen (Pronaia Capital Partners LTD)
PMB#449
2753 E. Broadway Rd. Ste. 101
Mesa, AZ 85204-1573

Summit Eden
Attn: Russ Watts
5200 South Highland Dr.
Salt Lake City, UT 84117

Case Number: Conditional Use Permit 2013-03

You are hereby notified that your CUP application for a 154 unit Planned Residential Unit Development (PRUD) at Powder Mountain was heard by the Weber County Commission in a public hearing held on April 9, 2013 after due notice to the general public.

The Weber County Commission found that sufficient evidence was presented to establish that the CUP application meets the following criteria found in Chapter 22-C (Conditional Uses) of the Weber County Zoning Ordinance:

Chapter 22-C (Conditional Uses):

1. 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.
2. 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 Weber County Commission also considered the following issues listed in Chapter 22-D (PRUD) of the Weber County Zoning Ordinance and found that they have been adequately addressed:

1. The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.



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2. Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.
3. The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.
4. The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.
5. The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the Zoning Map or Master Plan proposals of Weber County as being a desirable future residential density.
6. The demonstrated ability of the proponents of the Planned Residential Unit Development to financially carry out the proposed project under total or phase development proposals within the time limit established.

Therefore, the Weber County Commission renders the following decision:

Approval of CUP 2013-03 is hereby granted based on the Planning Division and Ogden Valley Planning Commission findings and subject to the conditions of approval listed in the April 9, 2013 staff report.