



Weber County Planning Division  
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Western Weber Planning Commission  
**NOTICE OF DECISION**

March 1, 2022

Mike Brenny  
6550 North Powder Mountain Road  
Eden, UT 84310

Case Number: Preliminary Subdivision Approval UVS011222

You are hereby notified that preliminary approval for Sundown Condominium PRUD Subdivision was granted by the Ogden Valley Planning Commission in a public meeting on February 15, 2022. This approval is subject to the following conditions:

1. An approval from UDOT, for access off of Powder Mountain Road, shall be submitted prior to appearing before the Planning Commission for a recommendation of final approval.
2. Applicant shall address concerns from Engineering and Weber Fire District regarding slopes and proposed roads within the proposed development, prior to coming before the Planning Commission for a recommendation of final approval.
3. Colored elevations, with external material detail shall be submitted prior to coming before the Planning Commission for a recommendation of final approval.
4. A proposed trail/pathway layout will be required prior to coming before the Planning Commission for a recommendation of final approval.
5. Encourage developer to consider additional parking to address needs for short-term rentals, due to the narrow roads and elevation changes.
6. Address legal access concerns through Phase 1. If there will not be access through Phase 1, a conditional use permit application will be required as this change would be significant.
7. Encourage developer to look at building designs so as to avoid dangerous snow shedding onto persons or property.

This notice serves as the record of preliminary approval on this subdivision application. These conditions of approval must be satisfied prior moving forward for a recommendation of final approval.

Approved minutes from the February 15, 2022 Ogden Valley Planning Commission meeting are available from the Weber County Planning Division Office. To obtain a copy of the minutes please contact Marta Borchert at 801-399-3860.

Sincerely,

Tammy Aydelotte  
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**\*\*\*\*The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the written decision.\*\*\*\***