



**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

**Ogden Valley Planning Commission  
NOTICE OF DECISION**

June 28, 2017

Fairway's @ Wolf Creek, LLC  
c/o Russ Watts

Case No.: Conditional Use Permit 2016-06

You are hereby notified that your CUP application for the Fairways at Wolf Creek PRUD, amending a previously approved conditional use for the Fairways at Wolf Creek P.R.U.D. The amendment reduced the density in the multi-phased PRUD from 115 units to 99 units, located within the approved Wolf Creek Resort Master Development was heard and received a positive recommendation by the Ogden Valley Planning Commission in a public meeting held on June 27, 2017, after due notice to the general public.

This PRUD amendment includes the preliminary subdivision approval of the request for preliminary subdivision approval of the Fairways at Wolf Creek PRUD Phase 4 & Phase 5. The approval was granted subject to the following conditions:

1. The applicant will need to complete all construction including finish work and receive a certificate of occupancy for the club house located in Phase 3, complete any and all improvements associated with the tennis court, swimming pool and any common and/or open space areas that are not in compliance with the previous approvals prior to recording the final subdivision plats for Phase 4 and Phase 5 of The Fairways at Wolf Creek. Completion of these improvements will be inspected by the Planning Division prior to signing the final occupancy letter.
2. A "No Access Line" will need to be placed along the northern property lines of Lots 77-81 and 83 that abut Fairways at Wolf Creek Parcel 22-017-0012 to ensure that the lots are accessed only by Fairways Trail, a public right of way.
3. A draft copy of the CC&R's will be provided to the County for review by the applicable agencies prior to final approval.
4. All site development will need to adhere to the recommendations of the Earthtec Engineering's geotechnical report dated March 8, 2016, identified as Project #167003 and IGES's geologic site reconnaissance report dated May 19, 2016, identified as Project #01855-007.
5. A note on the final plat and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding Earthtec Engineering's geotechnical report dated March 8, 2016, identified as Project #167003 and IGES's geologic site reconnaissance report dated May 19, 2016, identified as Project #01855-007.
6. A note will need to be added to the final plat to declare this subdivision approved for nightly rentals.

This recommendation is based on the following findings:

1. The proposed conditional use amendment and subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed conditional use amendment and subdivision complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conditional use amendment and preliminary subdivision.
4. The proposed conditional use amendment and subdivision will not be detrimental to the public health, safety, or welfare.
5. The proposed conditional use and 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 have the PRUD approved by the Weber County Commission and to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [rkippen@co.weber.us.ut](mailto:rkippen@co.weber.us.ut) or 801-399-8768. 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.

Respectfully,

*Ronda Kippen*

Weber County Principal Planner