



Weber County

Weber County Planning Division
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**Ogden Valley Planning Commission
NOTICE OF DECISION**

September 27, 2016

Bridges Holding Company, LLC
c/o John Lewis and Eric Householder

Case No.: UVM071316

You are hereby notified that your final subdivision application for the Mountainside Phase 1 PRUD located within The Bridges at Wolf Creek Resort PRUD at approximately 4920 East Fairways Drive Eden, UT was heard and received a positive recommendation by the Weber County Commission in a public meeting held on September 27, 2016, after due notice to the general public. The positive recommendation is based on the following conditions:

1. In order to provide clear site standards, staff recommends adding the minimum yard setback standards on the final subdivision Mylar including the "Side; facing street on corner lot" setback.
2. A note providing adequate notice of the Important Wildlife Habitat area and the development standards that are required will be added to the final subdivision Mylar.
3. The dedication language on the final Mylar will need to include language to grant ownership of the common area to the applicable ownership.
4. A cost estimate for the improvements and a draft copy of any CC&R's will be required prior to receiving final approval from the County Commission.
5. 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.
6. Lots 203, 204 & 222 have areas at or exceeding 25% slope. The final Mylar shall either identify a building envelope with a building area of less than 25% slope or identify the lot with an "R" and include the required "Restricted" note on the plat.
7. A construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water must be submitted to Weber County prior to approval by the County Commission
8. If the applicant desires, a note will be added to the final Mylar to provide notice of the approved nightly rental option.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision conforms to the approved Zoning Development Agreement.
3. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
4. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
5. 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 prior to the application can be forwarded to the Weber County Commission for final approval. This letter is intended as a courtesy to document the status of your project. The recommendation of the Ogden Valley Planning Commission may be appealed to the Weber County Commission by filing such appeal within 15 days from the date of this letter. If you have further questions, please contact me at kippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Principal Planner