



Weber County

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

Nov 29, 2017

Eden Village LLC, LLC
c/o Russ Watts

Case No.: UVT091916

You are hereby notified that your final subdivision application for the Trapper's Ridge at Wolf Creek P.R.U.D. Phase 8, 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 November 28, 2017, after due notice to the general public.

The approval was granted subject to the following conditions:

1. A "No Access" note and "No Access Line" will be placed on lot 166 on the final plat limiting access to lot 166 from either Trapper's Trail Road or Telluride Ridge Lane.
2. A cost estimate for the subdivision improvements shall be provided to the County Planning and Engineering Departments for review and approval. Upon approval adequate funds will need to be deposited with Weber County prior to receiving final approval from the County Commission.
3. All site development will need to adhere to the recommendations of the Earthtec Engineering's geotechnical report dated March 10, 2016, identified as Project #167002 and IGES's geologic site reconnaissance report dated June 20, 2016, identified as Project #018550-007.
4. 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 10, 2016, identified as Project #167002 and IGES's geologic site reconnaissance report dated June 20, 2016, identified as Project #018550-007.
5. All delinquent taxes will be paid in full prior to recording the final plat.

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 the applicable County ordinances.

The next step in the process is to have the final subdivision 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 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