



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

Eden Hills L.C.
1025 E 2100 N
North Ogden, Utah 84414

May 24, 2017

File Number: UVE030217

You are hereby notified that your application for final approval of Eagle Ridge Cluster Subdivision Phase 6, located at approximately 3600 North Eagle Ridge Drive, Eden, UT, was heard and approved by the Ogden Valley Planning Commission in a public meeting held on May 23, 2017. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A deferral agreement for sidewalk must be filed and recorded with the final Mylar.
2. A financial guarantee for improvements will be required as outlined in LUC § 106-4-1.
3. A note must be added to the plat indicating that a natural hazards study is not required as it has been determined that the geologic unit within the subdivision is not associated with problem soil or landslide hazards, as determined by the Utah Geological Survey.
4. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the county commission.

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 applicable County ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. 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 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 sburton@co.weber.ut.us or 801-399-8766.

Sincerely,

Steve Burton
Planner II
Weber County Planning Division