



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

April 26, 2017

File Number: UVE030217

You are hereby notified that your preliminary subdivision application for 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 April 25, 2017. After due notice to the general public, approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A deferral agreement for curb, gutter, and 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.

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