



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8371
Fax: (801) 399-8862

Weber County Planning Division
NOTICE OF DECISION

June 19, 2018

HWL Edgewater
1148 W Legacy Crossing Blvd. STE 400
Centerville, Utah 84014

You are hereby notified that your application for approval of Edgewater Beach Resort PRUD Amendment 2, located at approximately 5598 Ogden Canyon, was heard and approved by the Weber County Commission in a public meeting held on June 19, 2018. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. All site development within each phase will need to adhere to the recommendations of the geologic hazards reports prepared by AGECE.
2. A note on the final amended plats and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding AGECE's geologic hazards reports dated January 3, 2018 and May 2, 2017, identified as project #1170319.
3. Any proposed signage will need to comply with the Ogden Valley Signage requirements as listed in Title 110, Chapter 2.
4. Any proposed outdoor lighting will need to comply with the Ogden Valley Outdoor Lighting requirements as listed in Title 108, Chapter 16.
5. That the landscaping be adjusted to be consistent with the landscaping in Phase 3, to allow for a consistent buffer based on the increased size of the commercial unit, as approved by staff.
6. That the existing outdoor lighting within all phases of the development be brought into compliance with the Ogden Valley Outdoor Lighting Ordinance.
7. An escrow must be established for the additional landscaping to be installed, prior to recording the mylar of the Phase 1 amended plat.

This recommendation is based on the following findings:

1. The proposed conditional use amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed conditional use amendment 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.
4. The proposed conditional use amendment will not be detrimental to the public health, safety, or welfare.
5. The proposed conditional use 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