



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

April 5, 2018

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

You are hereby notified that your application for final approval of Edgewater Beach Resort Phase 3, located at approximately 5598 Ogden Canyon, was heard and approved by the Ogden Valley Planning Commission in a public meeting held on March 27, 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. The delinquent taxes will be required to be paid in full prior to recording the final mylar.
4. Certificates of occupancy may be obtained for 12 residential units in Phase 3 without restrictions tied to the commercial buildings in Phase 1. However, building permits will not be issued for the remaining 12 units in Phase 3 until building permits have been issued for all commercial buildings within phase 1.
5. Building pad 30 must be brought closer the street (6310 E) to reflect the site layout from the PRUD approval, prior to recording the final mylar.
6. That the applicant work with Planning staff and the Fire District to change the design of the fire hammerhead, including the radius, to create more of a buffer along the north west boundary of the subdivision.
7. That additional plants be installed to create more of a buffer along the west side of the subdivision, as approved by staff.

This recommendation is based on the following findings:

1. This subdivision is part of an approved Planned Residential Unit Development.
2. The proposed subdivision conforms to the Ogden Valley General Plan.
3. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

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