



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

**Ogden Valley Planning Commission
NOTICE OF DECISION**

March 2, 2018

Sunrise Oaks Capital Funds, LLC
c/o Douglas Dance
Case No.: UVO013018 & AAE2018-01

You are hereby notified that your preliminary plan application for Old Snow Basin Ranch Subdivision, a five lot subdivision including the concurrent approval of the Old Snow Basin Ranch Subdivision access via a private right of way requests for Lots 2-5, was heard and received a positive recommendation by the Ogden Valley Planning Commission in a public meeting held on February 27, 2018, after due notice to the general public. The approval was granted subject to all review agencies requirements and based on the following conditions:

1. Test pits as well as all soil test requirements set forth by the Weber Morgan Health Department must be shown on the final plat for Lots 4 and 5 when the applicant moves forward with the second phase of the development.
2. The feasibility letter regarding the wastewater disposal systems is dated December 2015; this letter will need to be updated as part of the final subdivision submittal.
3. All lots within the development will need to be identified with an "N" on the final subdivision plat.
4. A note shall be added to the plat to notify the future property owners of the geologic reconnaissance on file with the Weber County Planning Division as well as the requirement of further geologic and geotechnical investigation prior to submitting for a building permit from Weber County.
5. Upon recording the final subdivision Mylar a separate "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of the geotechnical and geological recommendations to future property owners.
6. All required agreements will be recorded with the final Mylar to ensure that if, at any time in the future, the County deems it necessary to have the landowner replace the 18' private right-of-way/easement with a street that would serve the additional Lots 2 through 5.
7. Further investigation will take place for alternative access ingress from Old Snow Basin Road and private right of way location on the property to ensure that safest access is being utilized.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the 2016 Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies the 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 rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Principal Planner

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.