



Weber County Planning Division
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Administrative Approval
NOTICE OF DECISION

January 12, 2017

SMGH Phase 1, LLC
 c/o Jeff Werbelow

Case Number: Alternative Access (AE 2013-01)
 Hillside Review (HSR 2016-02)
 The Ranches at Powder Mountain Plat A (UVS0713E)
 The Ranches at Powder Mountain Plat B (UVS0713F)
 The Ranches at Powder Mountain Plat C (UVS0713G)

You are hereby notified that your final plat approval of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C including the concurrent consideration and action of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C Hillside Review and access via a private right of way request, located at approximately 7500 East Horizon Run Eden, was approved by the Planning Director in a public meeting on January 11, 2017 after due notice to the general public. This approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer are onsite during excavation to ensure that their recommendations are adhered to as outlined in this report.
2. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
3. The required agreements will be recorded with the final Mylar to ensure that if, at any time in the future, the County deems it necessary the landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street to replace the private right-of-way/easement with a street that would serve as a required access to additional lots.
4. Adequate proof of water is received for two additional lots prior to recording The Ranches at Powder Mountain Plat C.
5. The property shall be annexed into one taxing district prior to recording the final Mylar.

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 all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the 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 rkippen@co.weber.us or 801-399-8768.

Respectfully,
Ronda Kippen
 Weber County Planner II

The decision of the Planning Commission may be appealed to the Board of Adjustment by filing such appeal within 15 days after the written decision.