



Weber County

Weber County Planning Division
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**Weber County Commission
NOTICE OF DECISION**

January 4, 2018

Fairway's @ Wolf Creek, LLC
c/o Russ Watts

Case No.: Conditional Use Permit 2017-19

You are hereby notified that your CUP application for the Fairways at Wolf Creek PRUD, amending a previously approved conditional use for the Fairways at Wolf Creek P.R.U.D. The amendment will reduce the density in the multi-phased PRUD from 99 units to 90 units and amend the preliminary subdivision layout. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. A "No Access Line" and a "No Access Line" will need to be placed on the plat along the northern property lines of Lots 14, 15, and 16 that abut Fairways at Wolf Creek Parcel 22-017-0012 to ensure that the lots are accessed only by Fairways Trail, a public right of way.
2. All site development will need to adhere to the recommendations of the Earthtec Engineering's geotechnical report dated March 8, 2016, identified as Project #167003 and IGES's geologic site reconnaissance report dated May 19, 2016, identified as Project #01855-007.
3. A note on the final plat and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding Earthtec Engineering's geotechnical report dated March 8, 2016, identified as Project #167003 and IGES's geologic site reconnaissance report dated May 19, 2016, identified as Project #01855-007.
4. A note will need to be added to the final plat to declare this subdivision approved for nightly rentals.
5. A more detailed plan landscaping plan of the common area will be made part of the preliminary plans for review and consideration.
6. With the preliminary plans that will be submitted they will need to include the following minimum yard setbacks:
 - Front Yard: 15 feet
 - Side Yard: 10 feet
 - Rear Yard: 15 feet
 - Side Facing Street (corner lot): 15 feet

This recommendation is based on the following findings:

1. The proposed conditional use amendment and subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed conditional use amendment and subdivision 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 and preliminary subdivision.
4. The proposed conditional use amendment and subdivision will not be detrimental to the public health, safety, or welfare.
5. The proposed conditional use and 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 have the PRUD approved by the Weber County Commission and 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. The decision of the Weber County Commission may be appealed to the Board of Adjustments by filing such appeal within 15 days after the date of the meeting.

Respectfully,

Ronda Kippen

Weber County Principal Planner