



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**

April 24, 2019

The Villages at Wolf Creek  
PO Box 372  
Eden, Utah 84310

You are hereby notified that your application for approval of the Village at Wolf Creek PRUD amendment (CUP 2019-04) was heard and approved by a 4 to 1 vote by the Ogden Valley Planning Commission at a public meeting held on April 23, 2019. Approval of this project was granted based on review agency requirements and the following conditions:

1. Any proposed outdoor lighting will need to comply with the Ogden Valley Outdoor Lighting requirements as listed in Title 108, Chapter 16.
2. The applicant will be required to install or escrow for the proposed improvements.
3. Screening for all outdoor dumpsters as required by LUC Section 108-2.
4. The applicant will be required to submit a landscape maintenance plan, prior to approval from the County Commission.

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](mailto:sburton@co.weber.ut.us) or 801-399-8766.

Sincerely,

Steve Burton  
Planner III  
Weber County