



Weber County

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

December 12, 2024

Lacy Richards (Representative)
Nilson Homes (Owner)

Case No.: LVC071824

You are hereby notified that your request for preliminary approval of Creekside at JDC Ranch Subdivision, Phases 1-8 (116 lots) located at approximately 2800 West 2875 North was heard and approved by the Weber County Commission in a public meeting held on December 10, 2024. Preliminary approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Dual ingress/egress needs to be provided/shown on the final plat to an existing public street that is not temporarily terminal before any final plats can be considered.
3. Open spaces will need to be properly labeled as common area, or open space, with appropriate dedication language, on each final plat.
4. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. 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 taydelotte@webercountyutah.gov or 801-399-8794.

Respectfully,

Tammy Aydelotte

Weber County Planner III

Time limitation for final approval. Subdivisions that have received preliminary plan approval shall have 18 months from the date of the preliminary approval to receive final approval of the subdivision or the first phase if applicable. An extension of preliminary approval for an additional time of up to 18 months may be granted by the planning director upon repayment of the subdivision application fees and the plan being brought into compliance with county, state, and federal laws current at the time the extension is approved. The extension request shall be submitted and approved prior to the expiration of the original approval period. Only two time extensions for preliminary plan/plat extensions will be granted.