



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

September 19, 2024

Pat Burns  
661 S 7100 W  
Ogden Utah, 84401

You are hereby notified that the Weber County Planning Commission granted preliminary approval of Longhorn Estates Subdivision in a public meeting that was held on September 17, 2024. The decision to approve is based on the following conditions:

1. Requirements from the water and sewer districts are satisfied.
2. The developer will provide written verification from the LMSA for the ownership of the sewer lines before final subdivision application.
3. The developer coordinate with the Promontory Commerce Center Public Infrastructure Districts regarding the construction schedule and available capacity before subdivision application.
4. An HOA is created to maintain and manage the pathways, and open spaces, and to enforce water-wise landscaping.
5. Standards from the development agreement are satisfied.
6. The developer agrees to re-plat the Vaquero Village Cluster Subdivision before the first phase of Longhorn is recorded.
7. Subdivision improvements within the Vaquero Village Subdivision are complete or escrowed for before the Longhorn Estates Subdivision plat is recorded.
8. Voluntary contributions are made to the Parks District before final plat recordation.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Sincerely,  
Felix Lleverino, Planner II  
801-399-8767  
Weber County Planning

***Time limitation for plat recordation.*** A subdivision plat shall be recorded in the Office of the County Recorder within one year of final approval by the Land Use Authority. After that, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a one-time extension for final subdivision approval, for a maximum of one year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. One additional time extension may be granted if the hardship is determined to be a county caused delay.