



Weber County

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

HCTC Farms
c/o Clifton Bell
587 South 7900 West
Ogden, UT 84404

September 27, 2016

Case No.: LVF062415

You are hereby notified that your preliminary subdivision application "Fall Widow Subdivision Phase 2" located at approximately 120-292 South 7900 West, West Warren, UT, consisting of seven lots, was heard and approved by the Weber County Commission in a public meeting held on September 27, 2016. The approval was granted subject to all review agency requirements and based on the following conditions:

1. A capacity assessment letter and a construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
2. The final subdivision plat and improvement drawings will be submitted based on the revised proposal included in this staff report as Exhibit A & B.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with 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.
5. There is no exceptional condition topographically that would allow for a variance from the subdivision ordinances.
6. The literal enforcement of the standard to install all improvements within the dedicated road way is not roughly proportionate when compared to the cost of the exaction and the public expense to address the impact.

The next step in the process is to ensure complete compliance with the above listed conditions of approval and submit the applicable documentation for final subdivision review and approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at rkkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Planner II