



Weber County

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

December 15, 2016

Dean Barrow
Case No.: LVV041116

You are hereby notified that your final subdivision application for the Vaquero Village Cluster Subdivision, UT was heard and received a positive recommendation by the Western Weber Planning Commission in a public meeting held on December 13, 2016, after due notice to the general public.

The positive recommendation for the cluster subdivision final approval is for 13 lots located at approximately 900 South and 7100 West. The recommendation for approval was granted subject to the following conditions:

1. The word "Cluster" needs to be added to the subdivision title prior to moving the application forward to the County Commission.
2. A Home Owners Association will be created with specific Community Covenants and Restrictions (CC&R's) to include the maintenance and upkeep of the common area and landscaping. The CC&R's will need to be provided to the County for review prior to the application being forwarded to the County Commission for final approval.
3. The required agricultural note must be added to the final plat prior to the application being forwarded to the County Commission.
4. A cost estimate must be provided to the County Engineer for review and approval prior to the application being forwarded to the County Commission.
5. The applicant will enter into a subdivision improvement agreement with Weber County for all subdivision improvements that have not been installed prior to moving the application forward to the County Commission.
6. A "construct 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 is submitted to the Planning Division prior to moving the application forward to the County Commission.
7. A letter to the Planning Division from the Weber Morgan Health Department stating they have approved the waste water design that will be required prior to moving the application forward to the County Commission.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber County General Plan.
2. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
3. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
4. With the recommended conditions, the proposed subdivision complies with all applicable County codes.
5. The proposed cluster subdivision meets the purpose and intent of the cluster subdivision standards (10%), and that adequate open space with public access has been made part of the design (7%) to approve a bonus density of 17% to the development.

The next step in the process is to ensure complete compliance with the above listed conditions of approval and submit the remaining documentation for final subdivision approval. This letter is intended as a courtesy to document the status of your project. The decision of the Western Weber Planning Commission may be appealed to the Weber County Commission by filing such appeal within 15 days after the date of the meeting. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Principal Planner