



Weber County

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

September 15, 2016

Robert Favero

Case No.: LVF051916

You are hereby notified that your preliminary subdivision application for Favero's Legacy Cluster Subdivision phasing plan, located approximately 3750 West 2200 South UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on September 13, 2016. After due notice to the general public, approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A note describing the applicable ownership standards shall be placed on the final plat to be recorded outlining the qualifying standards in LUC§ 108-3-8(2)(b)(2) and §108-3-8(2)(b)(3).
2. A final draft of the "Open Space Preservation Plan" that provides the details pertaining to the ownership, maintenance and preservation of the open space parcels will be submitted for review and approval.
3. 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.
4. A note will be included on the remnant parcel on Phase 1 Stating "Future phase not approved for development."

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.
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.

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 flleverino@co.weber.us.ut or 801-399-8767.

Respectfully,

Felix Lleverino

Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.