



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

May 10, 2017

Jaymak Ogden, LLC
4968 So. Holladay Pines Ct.
Holladay, UT 84117

You are hereby notified that your application for preliminary approval of Winston Park Cluster Subdivision, located at approximately 3701 W 1800 S, Ogden, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on May 9, 2017. 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 capacity assessment letter will be required prior to receiving final approval from the Planning Commission and a construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.
2. The applicant will be required to establish a declaration of covenants, conditions, and restrictions prior to recording a final plat of the cluster subdivision, as stated in LUC-§ 108-3-9.
3. A guarantee of Improvements will be required as outlined in LUC § 106-4-3.
4. All open space parcels that are less than 1 acre in size must be labeled as common area to be owned by the homeowners association as outlined in LUC-§ 108-3-6 (1) (b).
5. The applicant will be required to provide a preservation plan for the preserved agriculture parcels, in accordance with LUC-§ 108-3-5(4) prior to receiving final approval from the planning commission.
6. The Weber County Engineering Division must confirm, prior to final subdivision approval from the County Commission, that the proposed sewer pump station will provide the excess sewage treatment capacity during approval of improvement drawings.

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. Appeals are subject to the provisions of LUC § 106-1-5(b)(1). If you have further questions, please contact me at sburton@co.weber.ut.us or 801-399-8766.

Sincerely,

Steve Burton
Planner II
Weber County