



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

December 13, 2017

Doug Nosler
1544 Willow Dr
Kaysville, UT 84037

You are hereby notified that the revision to the preliminary plan of Sunset Equestrian Cluster Subdivision, as well as the agriculture and open space preservation plan, was heard and approved by the Western Weber Planning Commission in a public meeting held on December 12, 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. 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.
2. A guarantee of Improvements will be required, as outlined in LUC §106-4-3.
3. A note describing the applicable ownership standard for individually owned agricultural parcels shall be placed on the final recorded plat, as outlined in LUC §108-3-5(2).
4. The agriculture and open space preservation plan shall specify the fencing of the trail system and the definition of residential use versus commercial use of various animals.

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 revisions are considered small amendments and not directly related to the previously granted bonus density.

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 sburton@co.weber.ut.us or 801-399-8766.

Sincerely,

Steve Burton
Planner II
Weber County