



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8371
Fax: (801) 399-8862

Weber County Planning Division
NOTICE OF DECISION

September 13, 2017

Doug Nosler
1544 Willow Dr
Kaysville, UT 84037

You are hereby notified that your application for preliminary approval of Sunset Equestrian Cluster Subdivision, located at approximately 4075 W 2200 S, Ogden, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on September 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. 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. The applicant must label 'Open Space' Parcels as common area to be owned by the homeowners association, as outlined in LUC §108-3-6 (1) (b).
5. The applicant must label the individually owned agricultural parcels as agricultural preservation parcels on the final plat, as outlined in LUC §108-3-5(4)(d).
6. 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).
7. Trail easements are required to be shown on the final subdivision plat and recorded with each lot.

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. 10 percent bonus density was granted for meeting the purpose and intent of the cluster subdivision.
4. 20 percent bonus density was granted based on providing and implementing an approved roadway landscape and design plan.
5. 5 percent bonus density was granted based on providing common area that offers easily accessible amenities including trails.
6. 10.2 percent bonus density was granted based on preserving more than 20 acres but fewer than 30 acres of agricultural parcels through an agriculture preservation plan and easement.

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.



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8371
Fax: (801) 399-8862

Sincerely,

Steve Burton
Planner II
Weber County