



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 your application for final approval of Sunset Equestrian Cluster Subdivision Phase 1 was heard and approved by the Western Weber Planning Commission in a public meeting held on December 12, 2017. After 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.

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.

Sincerely,

Steve Burton
Planner II
Weber County