



Weber County

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

September 17, 2020

Jeff & Lisa Butler
Case No.: LVB112219

You are hereby notified that your Final Subdivision application for the Bridger Butler Subdivision was heard and approved by the Western Weber Planning Commission in a public meeting held on September 15, 2020. The subdivision final approval is for 4 lots located at approximately 2843 South and 4700 West. The approval was granted subject to the following conditions as outlined in the staff report:

1. Resolution to the three existing boundary line discrepancies identified in the submitted title report will be required simultaneously with the recording of the final plat.
2. Prior to recording the final plat, final improvement plans will need to be reviewed and approved by the County Engineer.
3. Prior to recording the final plat, approved improvements will either need to be installed or a financial guarantee will need to be approved and submitted. Should the applicant desire to submit a financial guarantee for improvements that exceed \$25,000, such a guarantee will need to be approved by the County Commission.
4. Prior to recording the final plat, the proposed right-of-way dedication will need to be approved and accepted by the County Commission.
5. Application review fees were collected based on a 3 lot subdivision. However, with the subdivision consisting of 4 lots, additional review fees will need to be submitted in the amount of \$75.00 (\$25.00 Planning, \$25.00 Engineering, & \$25.00 Surveying).
6. At the time the final plat is recorded, the owner will also be required to record the following agreements or covenants:
 - a. Declaration of Deed Covenant Concerning Provision of Irrigation Water
 - b. Onsite Wastewater Disposal Systems Deed Covenant and Restriction
 - c. Deferral of Public Improvements Agreement for curb, gutter, and sidewalk along the subdivision's frontage of 4700 West
 - d. Alternative Access Equitable Servitude and Covenant
7. Final approval letters from Taylor-West Weber Water and Hooper Irrigation will need to be submitted prior to recording the final plat.

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

The next step in the process is to ensure complete compliance with the above listed conditions of approval and any remaining conditions of approval from reviewing agencies. Once satisfied, a final subdivision mylar may be recorded with the Recorder's Office. This letter is intended as a courtesy to document the status of your project. The decision of the Western Weber Planning Commission may be appealed to the Weber County Commission by filing such appeal within 15 days after the date of the meeting. If you have further questions, please contact me at sperkes@co.weber.ut.us or 801-399-8772.

Respectfully,

Scott Perkes

Weber County Planner II