



Weber County

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

November 10, 2020

3900 WEST TAYLOR PARTNERS LLC

ATTN: Jessica Prestwich
Boyd Cook
Jay Stocking

Case No.: LVT031120

You are hereby notified that your final subdivision application for Taylor Landing Cluster Subdivision Phase 1A and Phase 2, located approximately 4000 West 2200 South, Ogden, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on November 10, 2020. After due notice to the general public, approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. An HOA shall be established and properly registered with the State of Utah. Associated Covenants, Conditions and Restrictions (CC&R's) shall be reviewed and approved prior to being recorded simultaneously with the final mylars.
2. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plats to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.
3. The small open-space parcel containing the required sewer lift station shall be deeded over to the County simultaneously with the recording of the final plat.
4. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, and the Central Weber Sewer Improvement District prior to recording the final plat.
5. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
6. Property taxes that are currently due for 2020 shall be paid in full prior to recording any final plats.

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. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at sperkes@co.weber.us.ut or 801-399-8772.

Respectfully,
Scott Perkes
Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.