



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

December 11, 2020

Kyle and Julayne Stoker
4271 W 3600 N
Ogden, UT 84404

You are hereby notified that your applications for an alternative access exemption and final approval of Stoker Subdivision 1st Amendment, located at approximately 4271 W 3600 N, Ogden, UT, was heard for approval by the Weber County Planning Division in a public meeting held on December 9, 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. The owner is required to enter into a deferral agreement for curb, gutter, and sidewalk for frontages along 3600 North and the future 2800 West.
2. The owner is required to enter into a Building on a Private Right-of-Way/Access Easement Equitable Servitude and Covenant pursuant to Title 108-7-31(b)(2).
3. The alternative access road and turn-around shall be designed to meet the Fire Marshall's requirements as well as those listed in Title 108-7-29.
4. A Declaration of Deed Covenant Concerning Provision of Irrigation Water will be required for Lot 3 at the time of recording.
5. An Onsite Wastewater Disposal Systems Deed Covenant & Restriction will be required for Lot 3 at the time of recording.

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.

The next step in the process is to ensure complete compliance with the above listed conditions of approval and getting the subdivision plat recorded with the County Recorder's Office. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at spertes@co.weber.ut.us or 801-399-8772.

Sincerely,

Scott Perkes, AICP
Planner - Weber County Planning Division