



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

January 7, 2021

Brian Jay and Susan Savitt

You are hereby notified that your application for final approval of the Long Meadow Subdivision, located at approximately 3248 E 3350 N, Eden, UT, was heard and approved by the Weber County Planning Division in a public meeting held on January 6, 2021. After due notice to the general public, approval was granted conditioned upon meeting the following conditions:

- 1) A deferral agreement will need to be signed and recorded simultaneously with the final plat for curb, gutter, and sidewalks along the frontage with 3350 North Street. See the attached agreement for your reference.
- 2) The conditions of approval associated with the recently approved alternative access exemption remain in effect as follows:
 - a. The access easement shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29. Improvements will be required prior to the issuance of a building permit.
 - b. The applicant shall agree to file the required alternative access agreement, as outlined in LUC §108-7-31, prior to the recording of the future subdivision. See the attached agreement for your reference.
 - c. The improved travel surface of the access easement shall be a minimum of 12 feet wide and shall be capable of supporting 75,000 lbs. In addition, and Per LUC Sec. 108-7-29(a)(5), a turnout measuring 10'x40' will be required at the midpoint of the access easement.
- 3) The subdivision boundary and lot corners shall be set on the site prior to recording of the final plat. This is the developer's responsibility.
- 4) Per LUC Sec. 106-4-2, at least one well permit is required to be obtained prior to the recording of the plat.
- 5) A Private Well Deed Covenant and Restriction is required to be recorded simultaneously with the plat. See the attached covenant for your reference.
- 6) An Onsite Wastewater Disposal Systems Deed Covenant and Restriction is required to be recorded simultaneously with the plat. See the attached covenant for your reference.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the 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. Planning Division staff will be in touch to guide you through the recording process once all remaining conditions have been satisfied. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at sperkes@webercountyutah.gov or 801-399-8772.

Sincerely,
Scott Perkes, AICP
Planner III - Weber County Planning Division