



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

February 25, 2021

Alan Karras
Kenny Palmer, Rep.
5419 S 3275 W
Roy Utah 84067

The Weber County Planning Division on February 24, 2021, made the motion to issue final approval of Fenster Farms Phase 4 Subdivision subject to the following conditions:

1. An escrow established for improvements to be installed, prior to recording the subdivision.
2. A 5' no-climb fence must be installed along both sides of the irrigation ditch to the west and south of the proposed subdivision.
3. Final approval from West Warren-Warren Improvement District must be obtained prior recording the subdivision plat.
4. A note shall be included on the final plat stating that no structures shall be constructed within any easements.
5. A 20' turnaround easement on the northern boundary and on the southern boundary, for the purposes of maintaining the ditch, shall be shown on the final plat.
6. A berm shall be shored up on either side of the irrigation ditch.
7. A gate shall be placed on the road sides of the ditch easement for maintenance access.
8. A 25' ditch easement shall be shown on the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

If you have any questions, feel free to call me at 801-399-8794.

Sincerely,

Tammy Aydelotte, Planner II
Weber County Planning Division

25-1-7. Subdivision Time Limitations

(B) Time Limitation for Final Approval. A final subdivision plat for the first phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall not be received for recording and shall have no validity whatsoever. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall not be received for recording and shall have no validity whatsoever. The Planning Commission may grant a one-time extension for final subdivision approval for a maximum of one (1) year per subdivision. A multiple phase subdivision may receive only one time extension, not one time extension per phase.