



**Weber County**

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

September 21, 2021

Pat Burns (owner)  
Joshua Wiscombe (Authorized Representative)

Case No.: LVS042621

You are hereby notified that your request for preliminary approval of Smart Fields Subdivision, located approximately 4300 W 1400 S Taylor Utah, was heard and approved by the Western Weber Planning Commission in a public meeting held on September 21, 2021. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Civil Drawings will be created and under review by the Engineering Department.
2. The Planning Staff's recommendation for a road stub between lots 215 and 216 be investigated by the County Engineer.
3. A final subdivision plat will be under review by all applicable County review agencies.
4. A Geotechnical Report will be completed to aid in designing the subdivision improvements.
5. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office.
6. Before the proposal can be considered for final approval by the Planning Commission, a capacity assessment letter from the water district shall be provided by the applicant.

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 [flleverino@co.weber.us.ut](mailto:flleverino@co.weber.us.ut) or 801-399-8767.

Respectfully,

*Felix Lleverino*

Weber County Planner II

***Time limitation for final approval.*** Subdivisions that have received preliminary plan approval shall have 18 months from the date of the preliminary approval to receive final approval of the subdivision or the first phase if applicable. An extension of preliminary approval for an additional time of up to 18 months may be granted by the planning director upon repayment of the subdivision application fees and the plan being brought into compliance with county, state, and federal laws current at the time the extension is approved. The extension request shall be submitted and approved prior to the expiration of the original approval period. Only two time extensions for preliminary plan/plat extensions will be granted.