



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

**Western Weber Planning Commission
NOTICE OF DECISION**

October 13, 2021

Val Sanders (owner)
Mel Peterson (Authorized Representative)
Project Address: 2900 S 3500 W
Taylor, UT, 84401

Case No.: LVSL091521

You are hereby notified that your request for preliminary approval of Lilac Estates PRUD, located approximately 2900 S 3500 W, Taylor, Utah, was heard and approved by the Western Weber Planning Commission in a public meeting held on October 12, 2021. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A final will serve letter from Taylor West Weber Water will be submitted.
2. Hooper Irrigation or Weber Basin shall provide a will-serve letter verifying pressurized irrigation water services for all lots and open spaces, before Lilac Estates may return for final approval from the Planning Commission.
3. The four-foot sidewalk shall be shown as a five-foot wide sidewalk on the improvement plans.
4. Applicable County Review Agencies discuss the potential for 2900 South Street road dedication.
5. Central Weber Sewer District provide a will-serve letter for the entire Lilac Estates Development.

This recommendation is based on the following findings:

1. The proposed PRUD conforms to the West Central Weber County General Plan.
2. The lot area, width, yard, height, and coverage regulations proposed are acceptable as shown on the submitted plat.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

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 or 801-399-8767.

Respectfully,

Felix Lleverino

Weber County Planner II

106-1-7 Subdivision Time Limitations 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.