



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

November 18, 2021

Derrick Oman
550 N. 5500 W.
Ogden, UT 84404

You are hereby notified that your application for PRELIMINARY APPROVAL of Warren Estates Subdivision (LVW090821) and FINAL APPROVAL of the associated Alternative Access Exemption (AAE 2021-12), for property located at approximately 550 N. 5500 W., was heard and approved by the Western Weber Planning Commission in a public meeting held on November 16th, 2021. Preliminary approval of the subdivision, and final approval of the associated Alternative Access Exemption was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions, as listed in the staff report:

1. Prior to final approval, the applicant will need to provide a current Feasibility Letter from the health department that references each of the 7 lots.
2. An HOA will need to be registered with the state and proposed CC&Rs will need to be reviewed by County staff to verify long-term maintenance of the access easement has been addressed prior to the recording of a final plat mylar.
3. No-parking signs shall be installed along the no-climb fence along the southern boundary line.
4. Fire hydrants will need to be installed at a spacing of no more than 500' apart. These hydrants will need to be installed or escrowed for prior the recording of the final plat mylar.
5. The proposed 26-foot wide access easement will need to be improved to the access standards of LUC Sec. 108-7-29 or escrowed for prior to the recording of the final plat mylar.
6. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the subdivision.
7. An improvement deferral agreement will need to be signed and recorded concurrently with the final plat mylar for curb, gutter, sidewalk, and asphalt for the subdivision's frontage with 5500 West.
8. Unconditional final approval letters will need to be provided by both West Warren-Warren Water Improvement District and Mountain View Irrigation for a 7-lot subdivision prior to recording the final plat mylar.
9. A no-climb fence along the southern boundary of the subdivision to protect the adjacent Weber River flood channel will need to be installed or escrowed for prior to recording the final plat mylar.

Following review, the Western Weber Planning Commission added the following condition:

1. The applicant shall work with county staff to explore adjusting the irrigation easement that traverses Lot 7 to allow for a wider access lane on one side of the canal rather than the easement being placed along the centerline.

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 preliminary plat approval and submitting a final plat document to be reviewed by the applicable review agencies. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at sperkes@co.weber.ut.us or 801-399-8772.

Sincerely,

Scott Perkes, AICP
Planner III - Weber County Planning Division