



Weber County

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

December 15, 2021

Jim Marziale (Owner)

Case No.: LVB110921

You are hereby notified that your request for preliminary approval of Buffalo Run Subdivision, located approximately 2400 S 4700 W, Taylor Utah, was heard and approved by the Western Weber Planning Commission in a public meeting held on December 14, 2021. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A final subdivision plat and civil plans are under review by all applicable County review agencies.
2. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office.
3. Before Buffalo Run may return for final approval, Taylor West Weber Water District and Hooper Irrigation shall provide a final will-serve letter.
4. Curb, gutter, and sidewalk are considered by Weber County Planning and Engineering. If applicable, the civil drawings shall include curb, gutter, and sidewalk.
5. Under the direction of the County Engineer, a deferral for curb, gutter, and sidewalk is recorded for frontage on 4500 West.
6. The final plat and civil plans are submitted to Hooper Irrigation.

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 codes.
3. The subdivision conforms to zoning and subdivision 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 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.