



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

February 9, 2022

Val Sanders
900 S 3600 W
Ogden, UT 84401

You are hereby notified that the Western Weber Planning Commission forwarded a positive recommendation for final approval of Lilac Estates PRUD (24 units) to the County Commission on February 8, 2022. This recommendation is based on the following conditions:

1. A Subdivision Improvement Agreement to accompany the final recorded plat,
2. An escrow account shall be created for all remaining improvements, including landscaping and right-of-way improvements along 3500 West Street.
3. The final plat shall depict a 20' trail easement on the north edge of the property that runs to the west edge of the development.
4. The HOA documents and CCR's are reviewed by the County Planning office and Attorney's office.
5. A signature block for Taylor West Weber Water District is placed on the final plat.

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 the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,
Felix Lleverino, Planner II
Weber County Planning

Time limitation for plat recordation. A subdivision plat shall be recorded in the Office of the County Recorder within one year of final approval by the Land Use Authority. After that, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a one-time extension for final subdivision approval, for a maximum of one year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. One additional time extension may be granted if the hardship is determined to be a county caused delay.