



Weber County

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

September 14, 2022

Pat Burns (owner)
Joshua Wiscombe (Authorized Representative)

Case No.: LVS042621

You are hereby notified that your request for final approval of Smart Fields Subdivision Phase 2, located approximately 4300 W 1600 S Taylor Utah, was heard and approved by the Western Weber Planning Commission in a public meeting held on September 13, 2022. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A Subdivision Improvement Agreement shall accompany the final recorded plat.
2. A Monument Improvement Agreement will be completed under the direction of the County Surveyor's office.
3. The developer shall enter into a Storm Water Maintenance Agreement.
4. All areas within the phase 2 are annexed into the Central Weber Sewer District before the subdivision plat records.
5. A drain line is installed to the slew to the west.
6. That weber county staff and the developer consider implementing street-scapes that are consistent with the Western Weber General Plan, particularly along 4300 West.

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 or 801-399-8767.

Respectfully,

Felix Lleverino

Weber County Planner II

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.