



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

January 18, 2023

Parker Venable
5585 Snowbasin Road
Huntsville, UT 84317

You are hereby notified that your application for approval of Snow Basin Subdivision Phase 1, including an alternative access proposal and three lots, was heard and approved in an administrative review meeting held on January 18, 2023. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. All improvements shall be installed, escrowed for, or a combination of both, prior to County Commission approval.
2. A Natural Hazard Notice shall be recorded with the plat, and a note on the final plat shall be required which states that the parcel is located within a natural hazard study area.
3. A covenant will be recorded with the final subdivision plat, referencing the 17,666 square feet of irrigated lawn maximum allowance per lot.
4. The final plat will show either buildable areas, that do not include easements, hazards, or slopes greater than 25 percent, or the final plat can show non-buildable areas, where the hazards and steep slopes exist.
5. A covenant regarding the alternative access easement will be signed and recorded with the final plat.
6. The final plat shall have the references to lots in phase 2 removed.
7. Any water well will need to be pump tested for 48 hours before the subdivision plat can record.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the 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 sburton@webercountyutah.gov or 801-399-8766.

Sincerely,

Steve Burton
Planner
Weber County