



Weber County Planning Division
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Weber County Commission
NOTICE OF DECISION

May 13, 2024

John Newhall (Authorized Representative)
Smart Fields LLC Regal (Owner)
1700 South 4300 West, Ogden, Utah, 84401

You are hereby notified that the Weber County Planning Division held a public administrative review meeting on May 8th, 2024 to consider the request for final approval of phases 1 through 4 of the Bristol Farms Development. The Bristol Farms development was granted final approval with the following conditions:

1. The applicant will donate \$2,000 per lot to the West Weber Parks District prior to the recording of each subdivision plat.
2. The Developer shall create an HOA that is responsible for common area maintenance and the enforcement of landscape standards of the development agreement.
3. The developer shall enter into a monument improvement agreement with the County Surveyor's Office.
4. The final cost estimate for the related phase includes funds for street trees and pathway improvements.
5. The final cost estimate for the related phase includes funds for the street crossing.
6. Developer provides final approval from the Hooper Irrigation Company.

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 and development agreement.

Sincerely,
Felix Lleverino, Planner II
801-399-8767
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.