



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

February 11, 2015

Robert Favero
2049 Bluff Ridge Drive
Syracuse, UT 84075

You are hereby notified that preliminary approval of Winslow Farr Jr. Farm Subdivision (81 lots) subdivision was granted on February 10, 2015, by the Western Weber Township Planning Commission with a 25 percent bonus, 10 percent for doing a cluster subdivision, and 15 percent for having a one acre community garden that is open to the public, subject to the following conditions:

- Requirements of the Weber County Engineering Division.
- Requirements of the Central Weber Sewer District.
 - Annexation into the sewer district
 - District impact fees
- Requirements of Taylor West Weber Water.
 - Connect to Hooper Irrigation
 - Irrigation plans need to be approved by Hooper Irrigation.
 - Impact fees
- Requirements of the Weber Fire District.
 - Fire District Impact fees
- Fencing of the irrigation ditch.
- A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines.
- Capacity Assessment letter on the water system.
- All improvements need to be either installed or escrowed for prior to recording of the subdivision.
- An Access Exception application and approval for Lot 100 and Lot 101. The building that is on those two property lines needs to be removed or moved.
- The open space distance between Lot 503 and lot 100 needs to be 75 feet. Please check and show distance.
- Curb, gutter, and sidewalk are to be installed as part of this subdivision.
- If the open space is to be sold, will structures be allowed in the open space? If so, those locations shall be shown on the subdivision plat. An open space plan is required and needs to be submitted.
- Home Owners Association for the maintenance for open space J and D. Provide access to open space D

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

Sincerely,

Jim Gentry, Planner
Weber County Planning Commission

26-l-7 Subdivision Time Limitations.

(A) Time Limitation for Preliminary Approval. ...Subdivisions receiving preliminary plan approval shall have eighteen (18) months from the date of the approval to receive a recommendation for final approval of the subdivision or the first phase thereof, from the Planning Commission. An extension of preliminary approval for an additional time period of up to eighteen (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 ordinances current at the time of the extension. The extension request shall be submitted and approved prior to the expiration of the original approval period.