



Weber County Planning Division
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Ogden Valley Township Planning Commission
NOTICE OF DECISION

January 15, 2015

JW Valley Properties
2080 East Oakridge Circle
Layton Utah, 84040

You are hereby notified that preliminary approval of Sandhill Crane Cluster Subdivision (7 lots) subdivision was granted on November 25, 2014, by the Ogden Valley Township Planning Commission with a 10 percent bonus for doing a cluster subdivision, 10 percent bonus for an agricultural preservation parcel, and a 2 percent bonus for a trail, subject to the following conditions:

- Final Plat and engineered improvement drawings
- Requirements of the Weber County Engineering Division
- Final approval letter from Eden Water Works
 - Capacity Assessment letter on the water system is required from the state prior to final approval from the Planning Commission
 - A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission
- The Weber Fire District has reviewed the project and has responded with an approval that is conditioned upon specific requirements. The cul-de-sac showed on the plans measures at a 75 foot diameter. Cul-de-sac's must be a minimum of 80 foot in diameter. Fire hydrants are spaced appropriately
 - Fire District impact fees
- The agricultural preservation parcel is to be irrigated, graded and planted
 - The irrigation company need to approve the irrigation plan for the subdivision (a letter will be needed)
- Curb, gutter, and sidewalk deferral
- All improvements need to be either installed or escrowed for prior to recording of the subdivision
- The foundation of homes are to be above the sheet flow grade
- The 2 percent bonus for the trail if they get written permission for the pathway to be on Robert Fuller's land and that it would run in perpetuity if the property was sold

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

Sincerely,

Jim Gentry, Planner
Weber County Planning Commission

26-I-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.