



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

April 22, 2025

Wade Rumsey  
3701 W 1800 S  
Ogden, UT 84401

You are hereby notified that the Weber County Planning Commission granted preliminary approval of Winston Park Phases two and three. The Winston Park Phase two (29 lots) and phase three (24 lots) are subject to the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
3. Proof of satisfactory contribution towards parks and open space as specified in the development agreement is completed before each phase is recorded.
4. The civil drawings shall include a landscape plan that shows the landscape materials and the method of irrigation for the parking strips and the detention basins.
5. Developer is required to show compliance with the recorded development agreement.
6. The developer is required to include a geotechnical study for the home-site areas and roadway areas to be reviewed with the construction drawings prior to recording the final plat.
7. The civil drawings shall comply with all Weber County Engineering requirements.
8. The landscape plan shall include details for landscaping or parking for the area west of the duplexes within the drainage easement area
9. All detention and open space landscaping must be completed with either phase two or three, whichever is completed first.

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 the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

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

Sincerely,  
Felix Lleverino, Planner II  
Weber County Planning

***Time limitation for final approval.*** Subdivisions that have received preliminary plan approval shall have 18 months from the date of the preliminary approval to receive final approval of the subdivision or the first phase if applicable. An extension of preliminary approval for an additional time of up to 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 laws current at the time the extension is approved. The extension request shall be submitted and approved prior to the expiration of the original approval period. Only two time extensions for preliminary plan/plat extensions will be granted.