



Weber County

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

August 10, 2016

Dean Barrow
Case No.: LVV041116

You are hereby notified that your Preliminary Subdivision application for the Vaquero Village Cluster Subdivision, UT was heard and approved by the Western Weber Planning Commission in a public meeting held on August 9, 2016, after due notice to the general public.

The cluster subdivision preliminary approval is for 13 lots located at approximately 900 South and 7100 West. The approval was granted subject to the following conditions:

1. Bonus density of 7% granted on the condition of the open space being available for public access.
2. Bonus density of 10% granted on the condition that the subdivision continue to meet the purpose and intent of the cluster subdivision code requirements.
3. A Home Owners Association will be created with specific Community Covenants and Restrictions (CC&R's) to include the maintenance and upkeep of the common area and landscaping. The CC&R's will need to be provided to the County for review prior to final approval.
4. All previously built structures must meet yard setback requirements for each lot they are on if they are to remain.
5. A more detailed final approved Landscaping Plan listing the size, type and quantity of all landscaping.
6. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
7. If required by the volume of water in the canal, the applicant will have to install a non-climbable fence of not less than five feet along the irrigation canal on the north portion of the subdivision.
8. Prior to submitting the final subdivision documents a project notification form will need to be provided to the Planning Division.
9. Prior to final approval from the Planning Commission, a capacity assessment letter on the water system is required.
10. 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.
11. As part of the improvement plans included for final subdivision review, a plan will need to be submitted for review showing how the secondary water will be supplied to each lot and the common area.
12. An updated feasibility letter from the Weber Morgan Health Department approving septic system feasibility for each of the 13 lots will need to be provided to the Planning Division.
13. The trail will consist of 3' hard surface and 3' gravel.
14. The trail shall be aligned with the sidewalk and run along the southern lot line of Lot 5 and continue through Lots 2 & 3 to connect to the sidewalk.
15. The final subdivision drawings shall address all storm water design for the 13 lot subdivision

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber County General Plan.
2. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
3. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
4. With the recommended conditions, the proposed subdivision complies with all applicable County codes.
5. The proposed cluster subdivision meets the purpose and intent of the cluster subdivision standards (10%), and that adequate open space with public access has been made part of the design (15%) to approve a bonus density of 25% to the development.

The next step in the process is to ensure complete compliance with the above listed conditions of approval and submit a complete final subdivision proposal. This letter is intended as a courtesy to document the status of your project. The decision of the Western Weber Planning Commission may be appealed to the Weber County Commission by filing such appeal within 15 days after the date of the meeting. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Principal Planner