



Weber County

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

September 14, 2016

Dale Satterthwaite

Case No.: LVD0531-16

You are hereby notified that your preliminary subdivision application for Dixie Land Estates Subdivision, located approximately 4200 West 3600 North UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on September 13 2016. After due notice to the general public, approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Final submittal including a capacity assessment letter and State Construction permit
2. Approval of the deferral of sidewalk, curb and gutter or financial guarantee of 110% of the cost for improvements
3. Water drainage to be addressed with improvement plans to mitigate sheet flooding to adjacent land owners.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at fleverino@co.weber.us.ut or 801-399-8767.

Respectfully,

Felix Lleverino

Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.