



Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8371  
Fax: (801) 399-8862

Weber County Planning Division  
**NOTICE OF DECISION**

February 23, 2017

Carson Jones  
905 E 24th Street  
Ogden, UT 84401

You are hereby notified that your application for preliminary approval for Sun Crest Meadows Subdivision, located at approximately 2550 N 4700 W, Taylor, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on February 21, 2017. After due notice to the general public, approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
2. Curb, gutter, and sidewalks will be required on both sides of the roads within and outside of the subdivision as outlined in LUC §106-4-2(e) and (f).
3. A guarantee of Improvements will be required as outlined in LUC § 106-4-3.
4. The applicant must provide access to 4700 West, or provide an access denial letter from UDOT.
5. All land use and building code requirements being satisfied and the project cannot bring any other properties out of compliance and any buildings currently not meeting building code are required to be demolished.

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 county ordinances.
3. The proposed subdivision will not be detrimental to 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. Appeals are subject to the provisions of LUC § 106-1-5(b)(1). If you have further questions, please contact me at [sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us) or 801-399-8766.

Sincerely,

Steve Burton  
Planner II  
Weber County