



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

February 8, 2017

Roger Dutson
5923 Snow Basin Rd,
Huntsville UT 84317

You are hereby notified that your application for final approval for Dutson Subdivision 1st Amendment, located at approximately 5923 Snow Basin Rd, Huntsville, UT 84317, was heard and approved by the Weber County Planning Division in a public meeting held on February 8, 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 "Natural Hazards Disclosure" will be added to the subdivision plat and a document will be required to be recorded to provide adequate notice of the natural hazard study area for future property owners.
2. A notice will be recorded against Lot 1 of the Hesselgesser-Hatton Subdivision, stating that said lot is not approved for development and that prior to issuance of land use permits, the subdivision will require an amended plat to be properly completed.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the 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 natural landscape within the subdivision or the surrounding properties.

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 sburton@co.weber.ut.us or 801-399-8766.

Sincerely,

Steve Burton
Planner II
Weber County