



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

May 10, 2017

E. Hal Christensen  
Alpine Engineering & Construction, LLC  
PO Box 13059  
Ogden, UT 84412

You are hereby notified that your application for preliminary approval of the Staker Farmstead Estates Cluster Subdivision, located at approximately 2665 S 3500 W, Taylor, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on May 9, 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 capacity assessment letter will be required prior to receiving final approval from the Planning Commission and a construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.
2. The applicant will be required to establish a declaration of covenants, conditions, and restrictions prior to recording a final plat of the cluster subdivision, as stated in LUC §108-3-9.
3. A guarantee of Improvements will be required as outlined in LUC § 106-4-3.
4. The applicant must label 'Open Space Parcel 3' and 'Open Space Parcel 4' as common area to be owned by the homeowners association as outlined in LUC §108-3-6 (1) (b).
5. The applicant must provide a site plan for the proposed sidewalk trails within the common areas prior to receiving final approval from the Planning Commission.

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