



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

July 12, 2017

Jaymak Ogden, LLC
4968 So. Holladay Pines Ct.
Holladay, UT 84117

You are hereby notified that your application for final approval of Winston Park Cluster Subdivision, located at approximately 3701 W 1800 S, Ogden, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on July 11, 2017. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. 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 and provide them for review and approval by the County 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, prior to recording or as part of recording the final cluster subdivision plat, shall grant and convey to the county, to each lot owner, and to the homeowner association if applicable, an open space easement over all areas dedicated as common area or individually owned preservation parcels, as outlined in LUC §108-3-6.
5. The Weber County Engineering Division must confirm, prior to final subdivision approval from the County Commission, that the proposed sewer pump station will provide the excess sewage treatment capacity during approval of improvement drawings.
6. A note describing the applicable ownership standard shall be placed on the final recorded plat, as outlined in LUC §108-3-5 (2).

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 or 801-399-8766.

Sincerely,

Steve Burton
Planner II
Weber County