



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

September 12, 2018

Julie Standing
5337 Ridge Dale Dr
Ogden, UT 84403

You are hereby notified that your application for preliminary approval of Jacquelyn Estates Cluster Subdivision Phases 2 and 3, located at approximately 4900 W 2200 S, Taylor, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on September 11, 2018. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A more detailed open space preservation plan, providing for more amenities such as trails and lawn grassed common areas with landscaping will be required, including a maintenance plan, prior to final approval from the Planning Commission.
2. The applicant will be required to establish a Lot Owners Association and establish articles of incorporation, by-laws and covenants, as outlined in 22B-8, Cluster Subdivision Provisions, prior to receiving final approval from the County Commission.
3. A guarantee of Improvements will be required as outlined in LUC § 106-4-3, prior to receiving final approval from the County Commission.
4. One lot from Phase 2 must be set aside for affordable housing, and a note must be placed on the plat, indicating which lot is set aside for that purpose. A deed restriction shall also be recorded on the lot, limiting the sale, or rental of the homes to a household with incomes at or below eighty (80) percent of the County median income. This standard must be met prior to recording the final Mylar.

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 III
Weber County