



Weber County Planning Division  
 www.co.weber.ut.us/planning\_commission  
 2380 Washington Blvd., Suite 240  
 Ogden, Utah 84401-1473  
 Voice: (801) 399-8791  
 Fax: (801) 399-8862

Ogden Valley Planning Commission  
**NOTICE OF DECISION**

B&H Investment Properties LLC  
 110 W 1700 N  
 Centerville Utah 84014

You are hereby notified that your request for final approval was granted for Arrowhead Meadow Phase 1. The date of the Planning Commission meeting was June 2, 2020. Approval is subject to the following condition:

1. Construction of the alternative accesses shall follow all safety, design, and lot requirements of LUC 108-7-29 through 108-7-32.
2. Prior to final approval from the County Commission, all subdivision improvements must be installed or escrowed for.
3. At the time of subdivision recording, the developer shall record a covenant, which advises the new lot owner of the requirements related to the placement of a well.
4. At the time of subdivision recording, the owner shall enter into a Building on a Private Right Of Way/Access Easement Equitable Servitude and Covenant.
5. Under the direction of the County Engineer, a Stream Alteration Permit shall be obtained for the stream crossing.
6. A statement will be added to the CCR's that will strictly prohibit alterations to the stream, stream-bed, or banks without the direction of the County Engineer.
7. In the event that Huntsville Water becomes the culinary water provider, the Developer will re-evaluate the placement of fire hydrants under the direction of the Weber County Fire District.

The following findings are the basis for staff's recommendation:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,  
 Felix Lleverino, Planner II  
 Weber County Planning Commission

26-I-7 Subdivision Time Limitations.

*(b) Time limitation for final approval.* A final subdivision plat or phase of a subdivision that receives a recommendation for final approval from the planning commission shall be offered to the county commission for final approval and recording within one year from the date of the planning commission's recommendation for final approval. After one year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a onetime extension for final subdivision approval for a maximum of one year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. One additional time extension may be granted if the hardship is determined to be a county caused delay. (Amd. Ord. #2002-3, 3/05/02)