



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

May 14, 2021

Robert Fuller
800 N 5900 E
Eden, UT 84310

You are hereby notified that your application for final approval of the Ritter Ranch Subdivision and its associated alternative access exemption, located at approximately 800 N 5900 E, Eden, UT, was heard and approved by the Weber County Planning Division in a public meeting held on May 14, 2021. After due notice to the general public, approval was granted conditioned upon meeting the following conditions:

- 1) The access easement shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29. Improvements will be required prior to the issuance of a building permit.
- 2) The applicant shall agree to file the required alternative access agreement, as outlined in LUC §108-7-31, prior to the recording of the subdivision mylar.
- 3) The subdivision boundary and lot corners shall be set on the site prior to recording of the final plat.
- 4) Per LUC Sec. 106-4-2, at least one well permit is required to be obtained prior to the recording of the plat.
- 5) An Onsite Wastewater Disposal Systems Deed Covenant and Restriction is required to be recorded simultaneously with the plat.
- 6) A Declaration of Deed Covenant Concerning the Provision of Irrigation Water is required to be recorded simultaneously with the plat.

The Planning Director added the following condition to those contained above:

- 7) A shaded area shall be provided on the final mylar that delineates the allowable septic area within the lot.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.

The next step in the process is to ensure complete compliance with the above listed conditions of approval and getting the subdivision plat recorded with the County Recorder's Office. Planning Division staff will be in touch to guide you through the recording process. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at spertes@webercountyutah.gov or 801-399-8772.

Sincerely,

Scott Perkes, AICP
Planner III
Weber County Planning Division