



Weber County Planning Division
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Western Weber Planning Commission
NOTICE OF DECISION

June 15, 2021

Ed Grampp
800 S 3600 W
Ogden, UT 84401

You are hereby notified that preliminary approval of Riverbend Cluster Subdivision (98 lots) was heard on June 15, 2021, by the Western Weber Planning Commission, and was approved subject to the following conditions:

1. Taylor Wester Weber Water District will need to approve the plat, and issue a final approval letter before the subdivision can be forwarded to the Planning Commission for final approval.
2. The applicant will be required, as part of the final subdivision submittal, to submit a street tree landscaping plan so that a financial guarantee can be provided for those improvements.
3. A covenant explaining the ownership and use of the agricultural land with appropriate water shares and common area is required to be reviewed by the Planning Commission as part of the final subdivision review. The covenant shall be recorded with the subdivision plat.
4. The applicant must demonstrate that the agricultural open space parcels are viable agricultural land.
5. HOA documents including CC&Rs will need to be submitted as part of the final subdivision review. The HOA documents will need to specify how the common areas are to be maintained.
6. The following language is required to be included on the final subdivision plat before review by the Planning Commission for final approval: *... and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan; ...*
7. Engineering shall approval the secondary water storage plan.
8. The plat must show a road stub between lots 144 and 145.
9. The Fire District will conduct a review specific for ingress and egress
10. The Health Department and County Engineer inspect the ditch for possible sewage contamination

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

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

Sincerely,
Felix Lleverino, Planner II
Weber County Planning

Time limitation for preliminary approval. Subdivisions that have received preliminary plan approval shall have 18 months from the date of the preliminary approval by the planning commission to receive a recommendation for final approval of the subdivision or the first phase. An extension of preliminary approval for an additional time of up to 18 months may be granted by the planning director upon repayment of the subdivision application fees and the plan being brought into compliance with county, state and federal laws current at the time of the extension. The extension request shall be submitted and approved prior to the expiration of the original approval period. Only two time extensions for preliminary plan/plat extensions will be granted. The planning director shall deny any requested time extension beyond the two that are based on financial, economic, or self-imposed hardship.