



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

August 6, 2021

Dan Mabey
3460 Nordic Valley Road
Liberty, UT 84310

You are hereby notified that your application for preliminary approval of the Asgard Heights Subdivision, located at approximately 3460 Nordic Valley Road, Liberty, UT, was heard and approved by the Ogden Valley Planning Commission in a public meeting held on July 27, 2021. After due notice to the general public, preliminary approval was granted conditioned upon meeting the following conditions:

1. A final plat meeting the requirements of LUC Sec. 106-1-8 must be submitted for agency review.
2. Prior to final subdivision approval, an updated septic feasibility letter will need to be submitted verifying each of the proposed 6 lots have undergone soils and percolation testing and are able to accommodate on-site waste water systems.
3. Base Flood Elevations within the floodplain areas will need to be calculated and submitted for County Engineering review and approval. Once approved, these BFEs will need to be depicted on the final plat prior to final subdivision approval.
4. A 50-foot setback from high water mark of the stream corridor will need to be depicted on the final plat.
5. Civil plans and cost estimates for the Nordic Meadows Dr. extension will need to be submitted and approved by the Engineering Division.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the 2016 Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

The next step in the process is to ensure compliance with the above listed conditions and submitting a final plat for review and approval. 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