



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

August 26, 2021

Mark Banner
3688 W Elk Valley Lane
South Jordan, UT 84009

You are hereby notified that your application for final approval of Our Land Subdivision, located at approximately 1640 Toliver Lane, was heard and approved by the Weber County Planning Division in a public meeting held on August 25th, 2021. After due notice to the general public, approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

- 1) Prior to recording the final plat mylar, the private well shall be dug and pump-tested for a minimum of 48 hours, and a sample of water analyzed according to applicable agency requirements. A copy of pump-test results shall be submitted to the County and the local health department. The pump test results shall demonstrate that adequate flow and quality exists to serve all intended uses of the well.
- 2) The applicant shall install a radio-meter to the private well, or other automated usage-reporting meter, pursuant to the standards and specifications of the Weber Basin Water Conservancy District.
- 3) A restrictive covenant pertaining to the amount of personal well water available for secondary purposes shall be executed and recorded. This covenant's recording number, book, and page shall be notated on the final plat's mylar prior to recording.
- 4) A Notice of Natural Hazards shall be recorded to the property simultaneously with the recording of the final plat.
- 5) An Onsite Wastewater Disposal Systems Deed Covenant and Restriction shall be recorded simultaneously with the final plat.
- 6) The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the future 1-lot subdivision.

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 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. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at spertes@co.weber.ut.us or 801-399-8772.

Sincerely,

Scott Perkes, AICP
Planner III - Weber County Planning Division