



Weber County Planning Division  
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Western Weber Planning Commission  
**NOTICE OF DECISION**

September 21, 2021

Ed Grampp  
800 S 3600 W  
Ogden, UT 84401

You are hereby notified that the Western Weber Planning Commission forwarded a positive recommendation for final approval of Riverbend Cluster Subdivision Phase 1 (47 lots) to the County Commission on September 21, 2021. This recommendation is based on the following conditions:

1. Final subdivision plat approval from the Weber County Surveyor
2. Cost Estimate for all subdivision improvements, including landscaping in the common area and street trees.
3. A Subdivision improvement agreement is included
4. A Monument improvements agreement is included
5. The creation and recordation of Water deeds shall secure irrigation water to run with the land for all open space parcels, ag parcels, and lots.
6. Points of diversion from the Weber River are finalized.
7. The final plat and Open Space Preservation Plan show the new trail alignment.

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 plat recordation.*** A subdivision plat shall be recorded in the Office of the County Recorder within one year of final approval by the Land Use Authority. After that, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a one-time 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.