



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

**Western Weber Planning Commission
NOTICE OF DECISION**

October 13, 2021

Pat Burns (owner)
Joshua Wiscombe (Authorized Representative)

Case No.: LVS042621

You are hereby notified that your request for final approval of Smart Fields Subdivision Phase 1, located approximately 4300 W 1400 S Taylor Utah, was heard and approved by the Western Weber Planning Commission in a public meeting held on October 12, 2021. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. The final civil drawings will be approved by the County Engineer before going to the County Commission.
2. A final subdivision plat will be approved by all applicable county review agencies before going to the County Commission.
3. The final subdivision plat include a signature block for the Taylor West Weber Water District.
4. A monument improvement agreement will be included with the final plat.
5. All remaining subdivision improvements will be escrowed for before approval from the County Commission.
6. A subdivision improvement agreement will be included with the final plat.

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 applicable County ordinances.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at flleverino@co.weber.us.ut or 801-399-8767.

Respectfully,

Felix Lleverino

Weber County Planner II

Time limitation for final approval. Subdivisions that have received preliminary plan approval shall have 18 months from the date of the preliminary approval to receive final approval of the subdivision or the first phase if applicable. 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 the extension is approved. 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.