



Weber County

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

March 2, 2022

Jim Marziale (Owner)

Case No.: LVB110921

You are hereby notified that your request for final approval of Buffalo Run Subdivision, located approximately 2400 S 4700 W, Taylor Utah, was heard and approved by the Western Weber Planning Commission in a public meeting held on March 1, 2022. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. All subdivision improvements are complete or escrowed for before the subdivision plat is recorded.
2. The developer enter into a Monument Improvement Agreement with the County Surveyor's Office.
3. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is approved by the County Surveyor's Office. The annexation plat shall be recorded before the subdivision plat is recorded.
4. A signature block for Taylor West Weber Water District is added to the dedication plat.
5. All Hooper Irrigation conditions of approval are satisfied.
6. The developer shall enter into a deferral agreement for curb, gutter, and sidewalk for improvements on 4700 West.
7. HOA documents for the retention basin are created and recorded 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 codes.
3. The subdivision conforms to zoning and subdivision 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 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.