



Weber County

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

August 10, 2022

Pat Burns (owner)
David Laloli (Authorized Representative)

Case No.: LVS042621

You are hereby notified that your request for preliminary approval of Smart Fields Subdivision Phase 2, located approximately 4300 W 1400 S Taylor Utah, was heard and approved by the Western Weber Planning Commission in a public meeting held on August 9, 2022. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. The County Engineering Department shall review the Civil Drawings.
2. The owner of lot 209 is responsible for the detention pond. The owner of lots 222 is responsible for the retention pond.
3. A storm water maintenance agreement is recorded with the final subdivision plat.
4. All of Smart Fields Phase 2 is annexed into Central Weber Sewer Improvement District.
5. The developer considers the implementation of drainage swales to replace the retention pond within lot 222.

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.