



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**

February 21, 2023

Chris Cave (Representative)
Brad Brown (Owner)

Case No.: LVW122722

You are hereby notified that your request for preliminary approval of West Ridge Subdivision, located at approximately 2855 W North Plain City Road was heard and approved by the Western Weber Planning Commission in a public meeting held on February 21, 2023. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. The developer shall provide a consent letter from the Bureau of Reclamation to build across their drain lines.
2. The developer shall build a road that connects to North Plain City Road with these phases for a second access.
3. The applicant will be required, as part of the final subdivision submittal, to submit a street tree and landscaping plan. The cost of trees and landscaping shall be included with the subdivision improvement cost estimate.
4. HOA documents including CC&Rs will need to be submitted as part of the final subdivision review. The HOA documents will need to specify how the common areas are to be maintained.
5. Before consideration of the final plat by the planning commission, the developer will provide the engineering plans for street improvements, to ensure that the proposed street cross sections align with the street infrastructure of adjacent developments.
6. Before final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system.
7. The development plan shall conform to the plan in the development agreement by creating a pathway that extends to the east subdivision boundary.

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.

This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at fileverino@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.