



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

Ogden Valley Planning Commission
NOTICE OF DECISION

February 27, 2025

Guy Williams, Authorized Representative
8050 Summit Pass Road
Eden, UT, 84310

You are hereby notified that preliminary approval of **Sundown Townhomes Subdivision** was granted on February 25, 2025, by the Ogden Valley Planning Commission subject to the following conditions:

1. Formal approval from UDOT, for accesses and retaining wall designs, shall be submitted prior to appearing before the Land Use Authority for final approval.
2. A proposed trail/pathway layout will be required prior to appearing before the Land Use Authority for final approval.
3. More detailed elevations, of all sides, shall be required prior to final approval.
4. Show snow storage areas and additional guest parking on final plat.
5. A waiver to the requirement of dedicating the land under the private streets to the County for future public use.
6. No gates shall be installed to block roadway access throughout the development.

If you have any questions, feel free to call me at 801-399-8794.

Sincerely,

Tammy Aydelotte, Planner III
Weber County Planning Commission

26-I-7 Subdivision Time Limitations.

(A) Time Limitation for Preliminary Approval. ...Subdivisions receiving preliminary plan approval shall have eighteen (18) months from the date of the approval to receive a recommendation for final approval of the subdivision or the first phase thereof, from the Planning Commission. An extension of preliminary approval for an additional time period of up to eighteen (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 ordinances current at the time of the extension. The extension request shall be submitted and approved prior to the expiration of the original approval period.