



Weber County Planning Division
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Ogden Valley Planning Commission
NOTICE OF DECISION

June 3, 2020

Brandon Janis
562 S 1100 W
Farmington Utah, 84025

You are hereby notified that, the Ogden Valley Planning Commission granted final approval of Hidden Brook Estates on June 2, 2020 subject to the following conditions:

Staff recommends final approval of Hidden Brook Estates Subdivision, consisting of 9 lots. This recommendation is based on the following conditions:

1. The developer will create a Home Owner's Association in accordance with section 106-2-6 of the land use code.
2. A note shall be added to the plat stating:
 - That all reports are available for public review,
 - The company name, date and project numbers, and
 - That further studies are needed for Qms landslide areas.
3. Prior to going before the County Commission, all improvements shall be complete or an escrow account created for the remaining improvements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,
Felix Lleverino, Planner II
Weber County Planning Commission

106-I-7 Subdivision Time Limitations.

(b) Time limitation for final approval. A final subdivision plat or phase of a subdivision that receives a recommendation for final approval from the planning commission shall be offered to the county commission for final approval and recording within one year from the date of the planning commission's recommendation for final approval. After one year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a onetime 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.