



Weber County Planning Division  
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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 Condominiums PRUD Phase 2 Subdivision** was granted on February 25, 2025, by the Ogden Valley Planning Commission subject to the following conditions:

1. An application to amend the Conditional Use Permit does not apply, as the proposed change in the roadway layout is considered de minimus by the Planning Commission.
2. A formal approval from UDOT, for all access off Powder Mountain Road, shall be submitted prior to appearing before Land Use Authority for final approval.
3. Applicant shall address any concerns from Engineering and Weber Fire District regarding slopes and proposed roads within the proposed development, prior to final approval.
4. A proposed trail/pathway layout will be required prior to coming before the Planning Commission for a recommendation of final approval.
5. Show snow storage areas and additional parking on the final plat.

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.