



**Weber County**

Weber County Planning Division  
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**Ogden Valley Planning Commission  
NOTICE OF DECISION**

May 24<sup>th</sup>, 2022

Brandon Janis

Case No.: UVH042622

You are hereby notified that your request for preliminary approval of Hidden Brook Subdivision, located at approximately 2050 N Big Sky Drive, Eden Utah, was heard and approved by the Ogden Valley Planning Commission in a public meeting held on May 24<sup>th</sup>, 2022. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. The developer shall obtain and submit a capacity assessment letter from Nordic Mountain Water before receiving a recommendation for final approval from the Planning Commission.
2. A development design verification is required because of the geologic hazards present within the site.
3. The developer shall show compliance with the secondary water requirements in LUC 106-4-2.1(b)(2)c.
4. The County Engineer inspect the condition of Big Sky Drive road and provide review comments on potential safety issues.

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.
3. The number of lots fronting on Big Sky Drive exceeds 14. Therefore, Lot 6 cannot be included.

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](mailto: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.