



**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

**Ogden Valley Planning Commission  
NOTICE OF DECISION**

August 3, 2022

Brandon Janis

Case No.: UVH042622

You are hereby notified that your request for final 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 August 2nd, 2022. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. The final plat is approved by all applicable county review agencies before scheduling for final approval from the County Commission.
2. The civil drawings are approved by the applicable county review agencies.
3. The dedication language is corrected to state that the roads are private and the county commission signature block is corrected to remove reference to public road dedication.
4. Required to provide emergency access connecting to any future development to the east.

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 plat recordation.*** A subdivision plat shall be recorded in the Office of the County Recorder within one year of final approval by the Land Use Authority. After that, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a one-time 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.