



**Weber County**

Weber County Planning Division  
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**Weber County Planning Division  
NOTICE OF DECISION**

August 4, 2022

John Lewis (Owner)

Case No.: UVO111221

You are hereby notified that your request for preliminary approval of Osprey Ranch Subdivision Phase 1, located approximately 1385 N Hwy 158, Eden Utah, was heard and approved by the Weber County Planning Commission in a public meeting held on August 2, 2022. Approval was conditioned upon meeting all requirements from county reviewing agencies and the following:

1. A proposed final plat for Phase 1 shall be submitted prior to going before Planning Commission for recommendation of final approval.
2. There are lots within Phase 1 that show an average slope that exceeds 25%. As such, every lot with average slopes that exceed 25% shall either have a buildable area shown on the final plat, or a geotech study shall be submitted for each of these lots.
3. A Natural Hazard Notice shall be recorded with the plat, and a note on the final plat shall be required which states that the parcel is located within a natural hazard study area.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

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 [taydelotte@webercountyutah.gov](mailto:taydelotte@webercountyutah.gov) or 801-399-8794.

Respectfully,

*Tammy Aydelotte*

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.