

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**June 26, 2025  
4:00 p.m.**

#### 1. Administrative Items

**1.1 UV0042525:** Request for final approval of Osprey Ranch Subdivision Phase 2, consisting of 30 lots and three common area parcels. This proposal also includes continuation of public right-of-way throughout this development.  
**Staff Presenter:** Tammy Aydelotte

**1.2 UVE032625:** Request for final approval of the Eagles Nest Subdivision 2nd Amendment, amending the lot line between lots 1 and 4 located at approximately 10450 East 200 South.  
**Staff Presenter:** Tammy Aydelotte

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401*

**\*Public comment may not be heard during administrative items. Please contact**

**The Planning Division Project Manager at 801 -399-8374 before the meeting if you have  
questions or comments regarding an item\***

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Request for final approval of Osprey Ranch Subdivision Phase 2, consisting of 30 lots and three common area parcels. This proposal also includes continuation of public right-of-way throughout this development.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Thursday, June 26, 2025
<b>Applicant:</b>	Osprey Ranch, LLC
<b>File Number:</b>	UV0042525

### Property Information

<b>Approximate Address:</b>	1385 N Hwy 158, Eden, UT, 84310
<b>Project Area:</b>	275 acres
<b>Zoning:</b>	FV-3
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	See application for all parcel numbers
<b>Township, Range, Section:</b>	T6N, R1E, Sections 3 & 4 N and T7N R1E, Section 33 SE

### Adjacent Land Use

<b>North:</b>	Vacant/Residential	<b>South:</b>	Vacant/USFS
<b>East:</b>	Hwy 158	<b>West:</b>	Vacant

### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte <a href="mailto:taydelotte@webercountyutah.gov">taydelotte@webercountyutah.gov</a> 801-399-8794
<b>Report Reviewer:</b>	SB

## Applicable Ordinances

- Title 104, Zones, Chapter 14 Forest Valley Zone (FV-3)
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Chapter 17 Ogden Valley Pathways

## Background and Summary

5/24/2022 – CUP 2022-06, approval of a water tank for the proposed subdivision, was granted by the Ogden Valley Planning Commission.

10/28/2022 – Phase 1 recorded.

3/21/23 – Phase 2 application accepted in for review.

4/25/2023 – Phase 2 granted preliminary approval.

This subdivision plat request consists of 30 lots, ranging in sizes from 4.138 acres to 26.855 acres. Lot sizes and widths vary but all meet the minimum lot standards for the FV-3 zone of 3 acres in area and 150 feet in width. This proposal consists of approximately 275 acres, public roads, common areas, and paved trails within the dedicated right-of-way, throughout the development.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Valley (FV-3) zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

*"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."*

Culinary water, secondary water, and sanitary sewage disposal: Nordic Mountain Water Inc. has issued an updated will-serve letter, dated 6/5/2025, to service Osprey Ranch Subdivision with culinary water (see Exhibit B – Nordic Mountain Water will-serve letter). Per the previously issued letter (dated 5/10/2021) from Nordic Mountain Water, residents shall be restricted to watering no more than 5000 square feet of residential landscape until such time as secondary water becomes available.

Wolf Creek Water and Sewer has issued a will-serve letter, dated 6/4/2025, for sewer services only, specific to this development. Final approval from Wolf Creek Water & Sewer is required prior to recording the final plat.

Relation to Adjoining Street Systems/Ogden Valley Pathways: The proposed subdivision will continue a previously dedicated (in Phase 1) public road that will connect Highway 158 to Nordic Valley Drive. A 10 foot wide paved pathway will run adjacent to the new roadway, allowing for pedestrian access from Nordic Valley Drive to pathways that run adjacent to Pineview Reservoir. Proposed pathways shall be constructed or designated for public use on currently existing, or in proposed public rights-of-way. A 33' access easement, to be dedicated as a public right-of-way at a later time, shall be shown on the final plat, running east, at the northern end of this project, to eventually connect to 2650 North Street, when the adjacent parcel east of this project area develops. Currently, this easement is being shown as a drainage easement, and needs to be labeled as an access easement on the final plat.

An emergency egress is being requested by the county to connect to 2050 North Street, through parcel 22-040-0035 (to the proposed Hidden Brook Subdivision – 9 lots). A second emergency egress is being requested so that Big Sky Drive can connect to the main public road throughout Osprey. The developer is no longer required to dedicate an access way to property to the east, between lots 46 and 43, per the Ogden Valley Planning Commission in preliminary approval.

Natural hazards/wetlands/ stream corridors: This proposed subdivision lies within a geologic hazard study area. Per LUC § 104-22 a hazard study is required. All recommendations outlined in the submitted report (Western Geologic dated 1/3/2022), shall be followed throughout development of this subdivision, and subsequent construction of each lot.

The following are identified hazards/area of concern outlined in the above referenced reports, that are rated wither a medium or high likelihood to occur, and will be included on a Natural Hazards Notice to be recorded with the final plat:

Earthquake ground shaking – High

Landslides and slope failures – High

Problem soil and rock – High

Shallow groundwater - Medium

Mitigation recommendations are outlined in the geologic hazard report submitted to the County. The developer will be required to supply a letter from the geologist and geotechnical engineer, after the roads are built, that verifies that the roads were built to the recommendations in the reports.

There are several streams mapped on the property that are shown on the final plat. These include 100' drainage easement and a 25' drainage easement shown through various lots on the final plat (see Exhibit A).

Standards: Per LUC § 106-1-8.20, the developer has been required to define buildable areas on each lot that has slopes of 25% or greater. These buildable areas are shown on the submitted final plat.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Weber County Engineering, Weber County Surveyor, and Weber Fire District. Weber Fire District has required updates to the final plat, t. Per Weber County LUC 106-1-5.20 ***"Agency review. The Planning Division shall distribute copies of the preliminary plan to other county divisions or departments, or other non-county agencies or organizations, as authorized by State Law that it deems necessary to ensure thorough review of the proposed plan. The reviewing agencies shall have 30 days to review the preliminary plans and return applicable information and recommendations to the planning division."***

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2025 property taxes are not considered due at this time, but will become due in full on November 30, 2025.

## Staff Recommendations

Staff recommends that the Planning Commission grant preliminary approval of Osprey Ranch Subdivision Phase 2, based on all review agency requirements and on the following conditions that will need to be met before recording the final plat:

1. The 33' drainage easement shown above lot 56, shall be labeled as an access easement, to be dedicated as a public right-of-way at a later time, on the final plat, prior to recording the final plat.
2. The proposal will need to demonstrate compliance with all other final subdivision plat requirements.

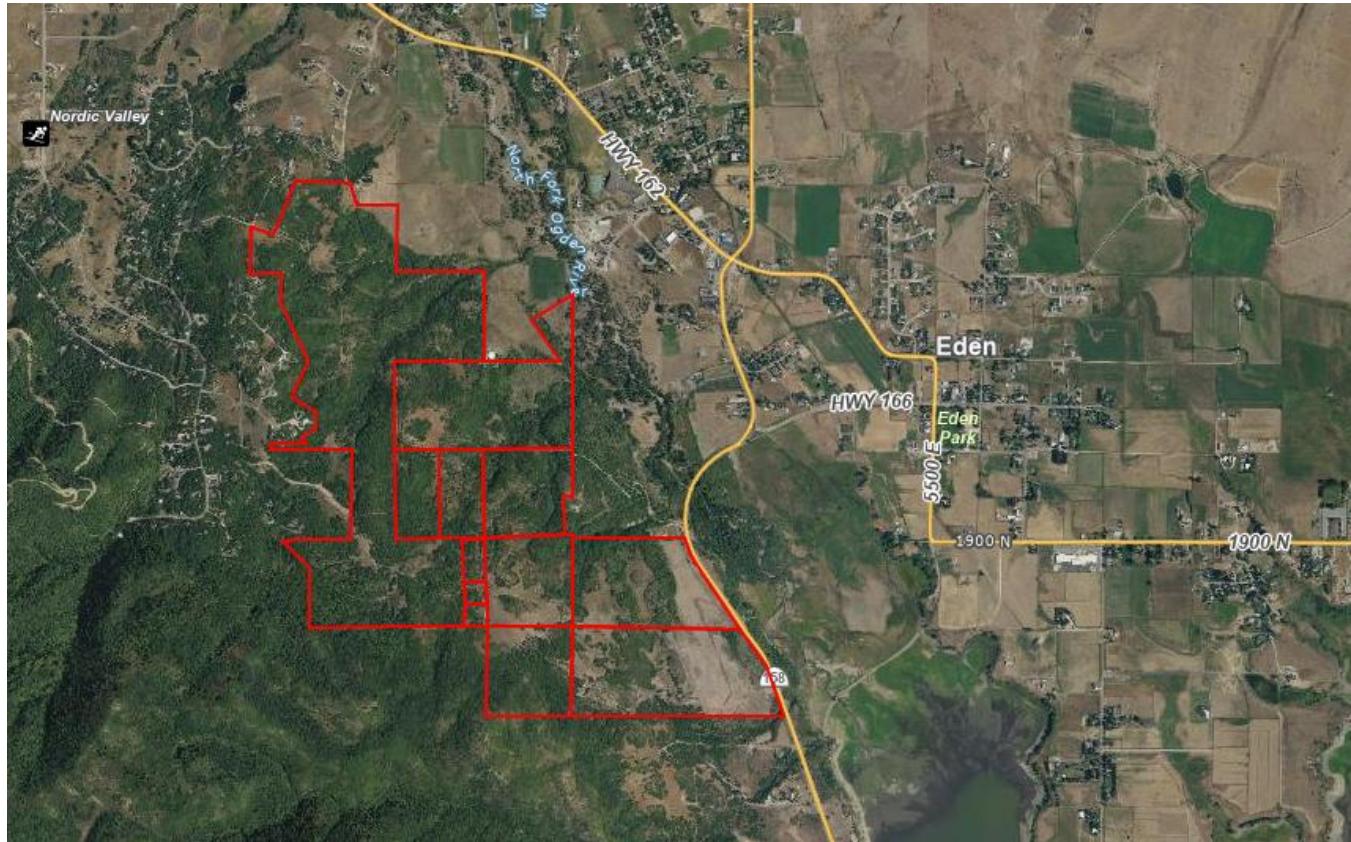
This recommendation is based on the following findings:

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.

## Exhibits

- A. Proposed Final Plat
- B. Updated Water/Sewer Letters

## Location Map

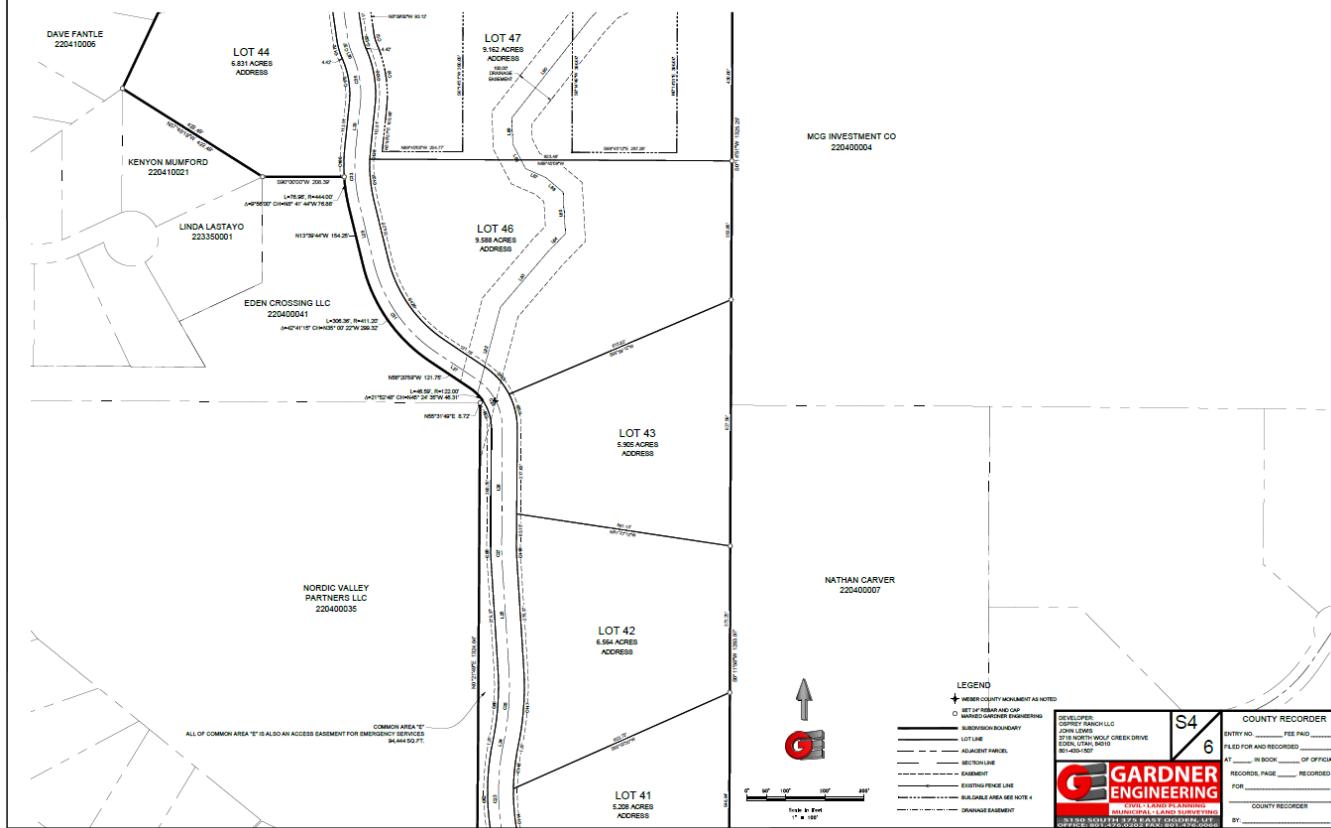


## **Exhibit A – Proposed Final Plat**



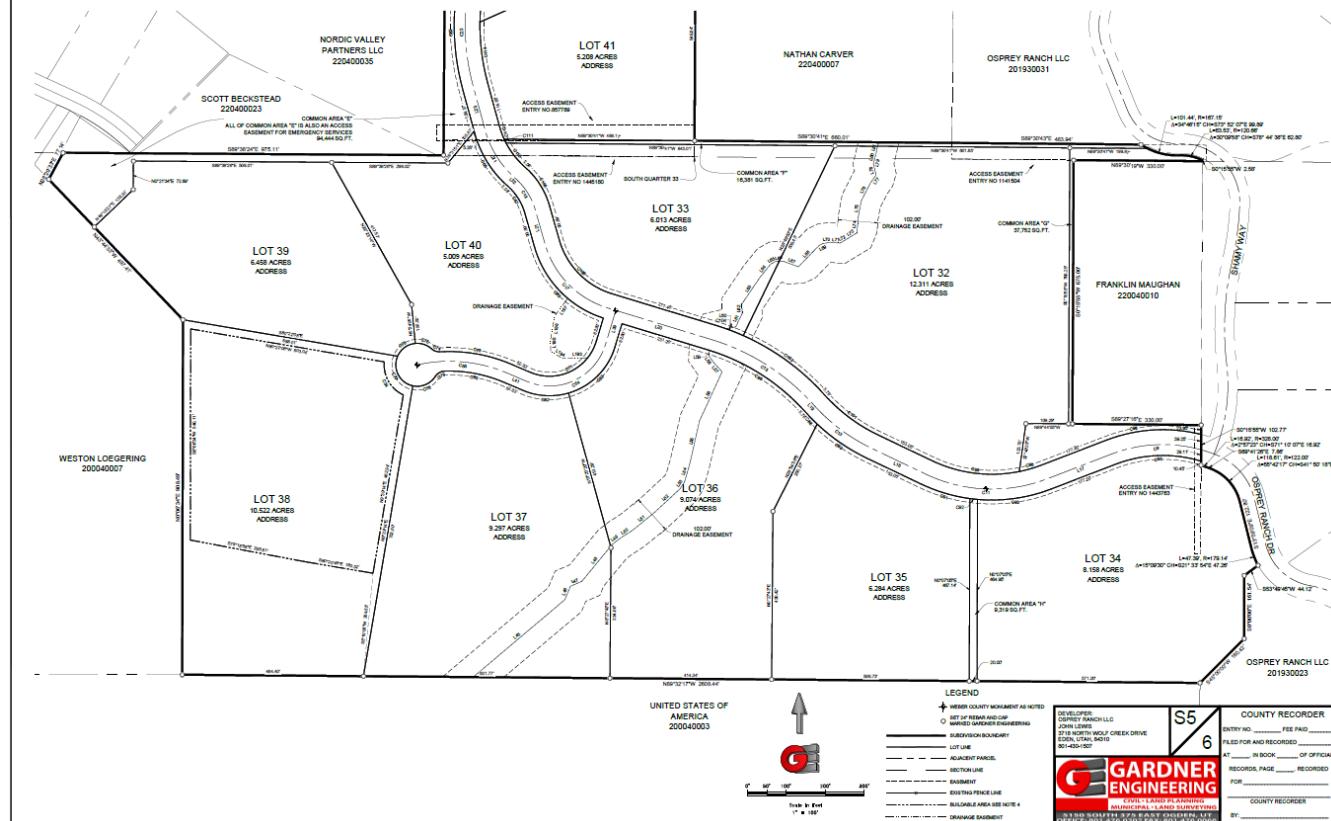
OSPREY RANCH SUBDIVISION PHASE 2

LOCATED IN SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTION 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2024



OSPREY RANCH SUBDIVISION PHASE 2

LOCATED IN SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTION 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2024



## Exhibit B – Updated Water/Sewer Letters

To Osprey Ranch, LLC.

6/5/2025

The Nordic Mountain Water, Inc. Board of Directors has unanimously approved your Phase II Culinary Water Plans as presented to us on 6/5/2025. Therefore, you have our approval to proceed with Phase II of the Osprey Ranch Development.

Please let me know if you need any additional information or signatures.

Sincerely,



Bill Green – Pres., NMWI Board of Directors



June 4, 2025

RE: Osprey PH2

Weber County

2380 Washington Blvd

Ogden UT, 84401

To whom it may concern:

Wolf Creek Water and Sewer Improvement District (District) has reviewed the preliminary plans for Osprey PH2 30 lots and has the following comments.

- 1- District has met with the Lewis Team and Gardner Engineering to review PH2 plans that include gravity sewer, pressure sewer, low pressure sewer and a sewer lift station.
- 2- District has met with Ensign Engineering to go over design elements for a lift station for 17 homes, building design, pump station design and backup power. Final pump station design to be determined before infrastructure begins. Lift station design should be expandable for possible future growth.
- 3- Lots that require low pressure sewer will be responsible for the lateral all the way to gravity sewer.

The District approves the preliminary plans with the above items to be finalized.

Let me know if you have any questions.

Robert Thomas

Wolf Creek Water and Sewer Improvement District

801-430-4647



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on an administrative application for approval of the Eagles Nest Subdivision 2nd Amendment, amending the lot line between lots 1 and 4 located at approximately 10450 East 200 South.
<b>Type of Decision</b>	Administrative
<b>Agenda Date:</b>	Thursday, June 26, 2025
<b>Applicant:</b>	Emilee Roche, Authorized Representative
<b>File Number:</b>	UVE032625

### Property Information

<b>Approximate Address:</b>	10450 East 260 South Huntsville, Utah 84317
<b>Project Area:</b>	6.54 acres
<b>Zoning:</b>	Agricultural Valley (AV-3) Zone
<b>Existing Land Use:</b>	Single Family Dwelling
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	21-105-0001, 21-145-0001
<b>Township, Range, Section:</b>	6N 2E sec 14

### Adjacent Land Use

<b>North:</b>	South Fork River	<b>South:</b>	Forest
<b>East:</b>	Forest	<b>West:</b>	Residential

### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8767
<b>Report Reviewer:</b>	FL

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Section 106-2-4.010 Lot Standards Generally, Flag Lot

## Background and Summary

The owner is seeking to amend the lot line between lot 1 of the Eagles Nest Subdivision and lot 4 of the Eagles Nest Subdivision 1<sup>st</sup> Amendment in order to keep some landscaping within lot 1 that straddles the common boundary. Located in the AV-3 Zone, the applicant is proposing a lot width for lot 4 that meets the flag lot standards outlined in Weber County LUC 106-2-4(3)f.2. Planning is not requiring the street easement over the entirety of the access strip (the portion of the lot from the existing right-of-way that is only 60 feet in width, as "...The adjacent area to which a future street could otherwise be extended has characteristics that significantly reduce the likelihood the Street-Block will be needed, as determined by the Land Use Authority. These characteristics include, but are not limited to, sensitive lands such as geologic hazards, riverways, floodplains, wetlands, and slopes on which no reasonable street configuration can be created that complies with allowed street grades..."

## Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1

*"The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."*

**Lot Area, Frontage Width and Yard Regulations:** The proposed lots within this subdivision meet the minimum lot area of 3 acres. The widths of both lots meet minimum requirements for a standard lot in the AV-3 Zone, as well as the Flag Lot standard of 60 feet.

The proposed Subdivision plat amendment will maintain minimum structure set-backs stated in the LUC § 104-2-5. The proposed lot line adjustment does not negatively affect any of the structures within the subdivision area.

The Weber County Land Use Code Title 101 defines "small subdivision" as "An amended subdivision consisting of nine (9) or fewer lots and for which no streets will be created or realigned." This amended subdivision consists of only two lots and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

**Natural Hazards:** Due to the close proximity to the North Fork River, the Eagles Nest Subdivision lies within flood area classified as Zone AE. Based on the LUC § 22-4-2, construction in this area would require Flood Insurance.

**Review Agencies:** The proposed subdivision has been approved by the Weber Fire District, Weber County Surveyor. Engineering will have minimal comments as there is no additional infrastructure proposed, and flood zones and non-buildable areas are shown on the plat.

**Tax Clearance:** There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

## Staff Recommendations

Staff recommends final plat approval of Eagles Nest 2<sup>nd</sup> Amendment consisting of two lots. This recommendation is based on all review agency requirements and 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 ordinances.
3. Will not be detrimental to the public health, safety, or welfare.
4. Will not deteriorate the environment of the natural landscape within the subdivision or the surrounding properties.

## Exhibits

- A. Application
- B. Subdivision Plat

## Area Map



## Exhibit A - Application

### Eagles Nest 2nd Amendment Subdivision

[+ Add Follower](#)[Change Status](#)[Change Review Due Date](#)[Edit Project](#)

Address: 280 S. 10450 E. #3, Huntsville, UT, 84317  
Maps: County Map, Google Maps  
Project Type: Subdivisions  
Sub Type: Small Subdivision  
Created By: Emilee Roche  
Created On: 3/11/2025

Project Status: Accepted  
Status Date: 3/26/2025  
File Number: UVE032825  
Project Manager: Tammy Aydelotte

[Application](#)[Documents 12](#)[Comments 2](#)[Reviews 5](#)[Followers 17](#)[History](#)[Reminder 0](#)[Payments 2](#)[Area Fees](#)[Internal 0](#)

#### Application

[+ Add Building](#)[+ Add Parcel](#)[+ Add a Contractor](#)[Edit Application](#)[Print](#)[Building Permit](#)

#### Project Description

Amendment of Eagles Nest Subdivision 1st amendment. Amending lot line between Lot 1 and 4

Property Address: 280 S. 10450 E. #3  
Huntsville, UT, 84317

Property Owner: Rayleen / Patch Bonkemeyer  
509-434-8486  
patchbonk@gmail.com

Representative: Emilee Roche  
801-621-3100  
emilee@reeve.co

Accessory Dwelling Unit: False  
Current Zoning: AV-3  
Subdivision Name: Eagles Nest Subdivision 2nd Amendment  
Number of new lots being created: 2  
Number of lots affected: 2  
Number of lots approved: 0  
Lot Number: 4 & 1  
Lot Size: 3.00  
Frontage: 60/300  
Culinary Water Authority: Not Applicable  
Secondary Water Provider: Not Applicable  
Sanitary Sewer Authority: Not Applicable  
Nearest Hydrant Address: no nearby  
Signed By: Representative, Emilee Roche

#### Parcel Number

[X Remove 211050001 - County Map](#)[X Remove 211450001 - County Map](#)

