

Minutes of the Regular Meeting of the Board of Zoning Adjustment held on Wednesday, April 23, 2025, at 4:30pm, in the Council Chambers and via electronic means on the third floor of the Municipal Building, 2549 Washington Blvd, Ogden City, Weber County, Utah.

Members Present: Charles Casperson, Chair
Lance Evans
Judy Elsley

Members Excused: Stephanie Nix
Scott Larsen

Staff Present: Joseph Simpson, Assistant Planning Director
Damian Rodriguez, Planner
Kathy Barron, Administrative Assistant I
Katie Ellis, Assistant Attorney

Others Present: Kameron Priyce
Another Neighbor (Unable to read signature)

1. Approval of the minutes of the regular meeting held February 26, 2025

BOARD MEMBER EVANS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD FEBRUARY 26, 2025. MOTION WAS SECONDED BY BOARD MEMBER ELSLEY AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE

2. Case #2025-5: Request for variance to allow for a two foot setback at 2547 Porter Ave

Chair Casperson opened the meeting and introduced the first case of the night, which is a request for variance at 2547 Porter Ave.

Mike, who works with the Applicant, was on zoom and gave a brief summary of the project they are proposing. This is a ten unit townhouse project which will be for sale with three different buildings and three different sets of plans for each building. He continued explaining the reason for the variance.

Mr. Jeremy Call, who is the applicant/architect, confirmed the details of the project, including the setbacks and fire code compliance.

Mr. Rodriguez from the Planning Department gave a report on this request. He reviewed the five approval criteria for the variance, finding that literal enforcement would cause unreasonable hardship; there are special circumstances and the need for the variance to enjoy substantial property rights are confirmed; the variance would not substantially affect the general plan and is not contrary to public interest; the spirit of the zoning ordinance is observed, and substantial justice is done.

Staff recommends approval of the requested variance.

Mr. Evans asked for clarification on the two foot variance. Mr. Rodriguez explains it applies only to the east side of the site plan.

Mrs. Elsley questions the connection between the project and the Nine Rails Creative District. Mr. Rodriguez explains the economic and development aspects.

Mr. Simpson adds the project must include public art features to meet the requirements of the Nine Rails Creative District.

Mr. Rodriguez confirmed the site plan review will include specific art requirements.

BOARD MEMBER EVANS MOVED TO APPROVE THE VARIANCE FOR THE TWO FOOT SETBACKS BASED ON THE FIVE CRITERIA LISTED IN THE REPORT. BOARD MEMBER ELSLEY SECONDED, AND THE MOTION PASSED UNANIMOUSLY, BY ROLL CALL VOTE; ALL VOTING AYE.

3. Case #2025-6: Request a variance for a 52' wide lot at 590 7th St

Chair Casperson introduced the next case, a request for a variance for a 50' wide lot at 590 7th St.

Ms. McKahll Strong, the applicant, explains her intention to split the lot and requested a variance to allow for a 50' wide lot.

Damian Rodriguez provides a detailed explanation of the property, its size, and the surrounding properties. The property is located in the R-1-6 single-family residential zone, and the minimum lot width is 60'. The property is the widest on the block, and the existing home is located entirely on the west side, with the east side being almost entirely vacant. The request is for a variance to allow for a 50' wide lot, which would enable the creation of an additional single-family home. The variance would not substantially affect the general plan and is consistent with the prevailing development pattern of the neighborhood.

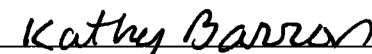
Mr. Evans asked about the side setback requirements. Mr. Rodriguez explains the minimum requirements.

Mrs. Elsley inquired about the need for additional variances if the property is sold or developed. Mr. Rodriguez confirms that no additional variances would be needed.

BOARD MEMBER ELSLEY MOVED TO APPROVE THE VARIANCE FOR THE CREATION OF A 50' WIDE LOT BASED ON THE FIVE CRITERIA LISTED IN THE REPORT. BOARD MEMBER EVANS SECONDED, AND THE MOTION PASSED UNANIMOUSLY, BY ROLL CALL VOTE; WITH ALL VOTING AYE.

New Business

As there was no additional business before the Board, **BOARD MEMBER LARSEN MOVED THE MEETING ADJOURN AT 5:16PM. BOARD MEMBER EVANS SECONDED THE MOTION. ALL VOTED AYE.**



KATHY BARRON
ADMINISTRATIVE ASSISTANT I

APPROVED: 08/27/25
(DATE)