

Minutes of the Regular Meeting of the Board of Zoning Adjustment held on Wednesday, December 10, 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
Judy Elsley
Stephanie Nix
Lance Evans

Members Excused: Scott Larsen

Staff Present: Barton Brierley, Planning Director
Jennifer Patrick, Planner
Kathy Barron, Administrative Assistant I
James Tanner, Assistant Attorney

Others Present:

1. Approval of the Minutes of the regular meeting held August 27, 2025

BOARD MEMBER ELSLEY MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD AUGUST 27, 2025. BOARD MEMBER NIX SECONDED THE MOTION AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.

2. Case #2025-9: Beacon Hills Parking & Walkway variance request at 756 30th St

Ms. Patrick addressed the emails received with concern and all questions have been answered. The request for variance is to reduce the parking spaces and eliminate the six foot sidewalk connection requirement. She stated there are five criteria that shall be met for the approval of a variance: 1) that literal enforcement of the land use ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the ordinance; 2) there are special circumstances attached to the property that do not generally apply to other properties in the same zone; 3) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone; 4) the variance will not substantially affect the general plan and will not be contrary to the public interest; and 5) the spirit of the zoning ordinance is observed and substantial justice is done.

Staff Recommends approval of the requested variance to reduce parking from two spaces per home to 1.78 and modify the six foot sidewalk connection requirements along 30th St to finding the variance meets all five criteria for a variance.

The board had a discussion regarding a reduction in the number of homes to accommodate parking, the number of parking spaces and guest parking. In addition, the fence material and perimeter were clarified.

Mr. Brierley pointed out on an aerial view map the location of the build and all the parking available along 30th St.

BOARD MEMBER NIX MOVED TO APPROVE THE VARIANCE TO REMOVE THE SIX FOOT WIDE SIDEWALK CONNECTION REQUIREMENT AND FINDING THAT ALL FIVE OF THE VARIANCE CRITERIA HAVE BEEN MET, AS OUTLINED IN THE STAFF REPORT. BOARD MEMBER ELSLEY SECONDED, AND THE MOTION PASSED UNANIMOUSLY, BY ROLL CALL VOTE; CHAIR CASPERSON, BOARD MEMBER ELSLEY, BOARD MEMBER NIX AND BOARD MEMBER EVANS.

BOARD MEMBER NIX MOVED TO TABLE THE VARIANCE TO REDUCE THE NUMBER OF PARKING SPACES FOR MORE INFORMATION FROM THE DEVELOPER. BOARD MEMBER ELSLEY SECONDED, AND THE MOTION PASSED BY ROLL CALL VOTE 3 TO 1; CHAIR CASPERSON-YES, BOARD MEMBER ELSLEY-YES, BOARD MEMBER NIX-YES AND BOARD MEMBER EVANS-NO.

New Business

As there was no additional business before the Board, CHAIR CASPERSON MOVED THE MEETING ADJOURN AT 5:12PM AND THE MOTION WITH ALL VOTING AYE.

Kathy Barron
KATHY BARRON
ADMINISTRATIVE ASSISTANT I

APPROVED: 1/28/26
(DATE)