

**Public Comment for OVC Council Meeting 1/6/2026**

**Sheryll Vanderhoof  
8051 E Highway 39**

RE: Our application for subdivision was stalled by Weber County due to the Incorporation, prior to adoption of OVC Ordinance 2026-02 ("Moratorium")

My husband Bart and I have been working with Weber County Planning since 2023 on a three-lot subdivision of our property for estate planning purposes, involving voluntary downzoning per the Ogden Valley Plan with average lot size 6 acres in the AV-3 zone. In August 2025, our complete application was submitted in Weber County's online portal, Frontier.

Weber County Planning has declined to accept payment for our project on two occasions, the second time while speaking to someone in Marta Borchert's office. During that phone call I was told it typically takes three months to get to administrative review, but they were "down a planner and the Incorporation of Ogden Valley City was slowing them down". Yes, you heard that right, I was told that OVC's incorporation was slowing down our project.

We were told during the campaign cycle that the new city's planning commission would be up and running on Day 1. We were therefore patient for the last three months while our project was ignored in Frontier.

I discussed my concerns with Councilmembers Hickman and Hoogland at Hickman's Town Hall in December 2025. Upon hearing that an interlocal agreement with Weber County Planning was in the works, then reading the terms of OVC's moratorium, we felt assured that we could finally move forward as a "vested" applicant in Frontier.

Turns out, the interlocal agreement does not cover our situation. This afternoon I spoke with Felix Lleverino in the Weber County Planning Office, and he stated vested means "accepted with final approval". He said even though we underwent three reviews, with one being an approval (Engineering), we were not vested.

OVC's moratorium refers to "new" and "vested" applications. I bring your attention to a third group: stalled in Weber County Frontier.

I request the council consider the position Bart and I are in with this last project for our estate planning and help us move forward with our project expeditiously.

Thank you,



# ATTACHMENT

https://frontier.co.weber.ut.us/p/Project/Index/17754#info-set1

Frontier

Development Projects

Applications

My Dashboard

silvanderhooft@aol.com

## Sheryll and Bart Subdivisions

**Address:** 8106 E 500 S, Huntsville, UT, 84317

**Maps:** [Google Maps](#)

**Project Type:** Subdivisions

**Sub Type:** Subdivisions

**Created By:** Sheryll Vanderhooft

**Created On:** 3/17/2023

**Project Status:** Submitted

**Status Date:** 8/21/2025

**File Number:**

**Project Manager**

Application

Documents 20

Comments 2

Reviews 3

Followers 19

History

Reminder 0

Payments 0

Area Fees

## Application

+ Add a Contractor

Print

### Project Description

Second phase of ESPL Investments Subdivision (2019) in the AV-3 zone. This is a 3-lot subdivision of 2 adjacent parcels with multiple ownership within our family. This subdivision would downsize our residential lot (Lot 1) from 8 to 4 acres and create 2 other large estate lots (6 and 8 acre lots). This is a voluntary downzoning in the AV-3 zone, consistent with the Ogden Valley General Plan recommendation in Land Use Principle 1.3 (page 15).

### Property Address

8106 E 500 S  
Huntsville, UT, 84317

### Property Owner

Sheryll Vanderhooft  
801-272-6276  
silvanderhooft@aol.com

8/21/2025 - Application submitted

8/25/2025 2:08 pm - Called Weber County Planning Office to pay fee, as payment was required at the time of application submission during the first phase of this project in 2019. I was informed the process had changed since then and that an invoice would populate on my account once the planners accepted the application for review.

9/3/2025 - Weber Fire District Review uploaded

9/4/2025 - Weber County Surveyor's Office Review uploaded

9/26/2025 11:19 am - Called Marta Borchert's office at Weber County planning to discuss the slow progress of reviews and to be given a realistic expectation for administrative review. I was told it typically takes 3 months, but they were "down a planner and the Incorporation of Ogden Valley City was slowing them down". I again inquired about paying the application fee and was again told to wait until an invoice populated on my account.

9/29/2025 Weber County Engineering approval uploaded

No additional reviews performed, no request for payment