

Minutes of the Regular Meeting of the Board of Zoning Adjustment held on Wednesday, January 28, 2026, 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  
Stephanie Nix  
Lance Evans

Members Excused: Scott Larsen  
Judy Elsley

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

Others Present: Brandon Stoddard  
Stew McInnes

**1. Approval of the Minutes of the regular meeting held December 10, 2025**

**BOARD MEMBER NIX MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD DECEMBER 10, 2025. BOARD MEMBER EVANS SECONDED THE MOTION AND PASSED UNANIMOUSLY, WITH ALL VOTING AYE.**

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

Chair Casperson opened the meeting and invited the developers to introduce themselves and tell the board about their plans.

Brandon Stoddard introduced himself as the developer of a small home development project, aiming to build a pocket neighborhood of nine small homes.

Board Member Evans summarized the December meeting, noting the sidewalk variance was granted but more information was needed on the parking.

Mr. Stoddard explained the project will have nine homes, three with garages, but they are still short of the required two parking stalls per home.

Board Member Nix questioned if the zoning ordinance can be met with fewer structures, suggesting seven homes instead of nine.

Stew McInnes, another project partner, introduced himself then shared the need for a certain level of density to keep costs affordable. The project has undergone multiple revisions to balance density and aesthetics, and removing buildings would be a deal-breaker financially.

Further discussion continued about the project's financial and developmental challenges.

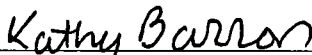
Ms. Patrick gave a detailed explanation of the project, its location, and the criteria for the variance request. She concluded her review with staff recommending approval of the variance based on the five criteria, including the steep slope of the property and the need for better land utilization. The variance would not substantially affect the general plan or be contrary to the public interest, and it would meet the spirit of the zoning ordinance.

BOARD MEMBER EVANS MOVED TO APPROVE THE VARIANCE TO REDUCE THE NUMBER OF PARKING SPACES CITING THE SPECIAL CIRCUMSTANCES OF THE PROPERTY, THE NEED FOR FLEXIBILITY IN DEVELOPMENT STANDARDS AND THE FOLLOWING CRITERIA: 1) 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 DISTRICT, 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.

BOARD MEMBER NIX SECONDED WITH CONDITION FOR THE HOA RULES TO SPECIFICALLY ADDRESS PARKING FOR HOMES THAT WON'T HAVE ACCESS TO TWO PARKING SPACES, AS WORKED OUT WITH CITY STAFF, BOARD MEMBER EVANS ACCEPTED THE FRIENDLY AMENDMENT. THE MOTION PASSED BY ROLL CALL VOTE WITH ALL VOTING AYE; CHAIR CASPERSON, BOARD MEMBER EVANS, BOARD MEMBER NIX.

New Business

As there was no additional business before the Board, BOARD MEMBER EVANS MOVED THE MEETING ADJOURN AT 5:04PM AND THE MOTION WITH ALL VOTING AYE.

  
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KATHY BARRON  
ADMINISTRATIVE ASSISTANT I

APPROVED: 03/25/26  
(DATE)