WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

July 1, 2026
2:00 pm

1. **Minutes:** September 11, 2024, September 26, 2024, October 9, 2024, October 17, 2024, November 6, 2024, November 13, 2024, December 11, 2024, December 18, 2024, December 10, 2025, December 15, 2025, June 4, 2026, June 16, 2026, June 17, 2026, June 24, 2026

2. **Administrative Items**

2.1 LVR020526: Consideration and action for final approval of the Razor Subdivision, consisting of one lot, located in the A-2 Zone at approximately 4323 West 700 North, Ogden, UT, 84404
Staff Presenter: Tammy Aydelotte

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 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

Minutes of September 11, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner lll; Felix Lleverino, Planner ll

1. Administrative Items

1.1 LVM080624: Consideration and action on an administrative application for final approval of the M and M Ranch Subdivision, a two-lot subdivision

Planner: Felix Lleverino

The applicant is requesting approval of the M and M Ranch Subdivision, a two-lot subdivision located at approximately 3905 N 3175 W in the A-1 Zone. It is at the request of the applicant to subdivide the 5.07 acre parcel into two residential lots. Lot one is configured as one-acre and 153' wide, while lot two is 4.075 acres and 172' wide. Both lots will have frontage on 3175 West Street, a private gravel road. Culinary water will be provided by Bona Vista Water Improvement District and the land will be irrigated with the irrigation water allotment from the Weber Basin Water Conservancy District. Wastewater will be controlled by individual septic systems. Electrical and gas utility lines are already in place to serve this subdivision.

Staff recommends final approval of the two-lot M and M Ranch Subdivision with the following conditions: 1. All county review agency requirements are satisfied before recording the subdivision plat. This recommendation is based on the following findings: 1. The proposed subdivision conforms to the Western Weber General Plan. 2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances. 3. The proposed subdivision will not be detrimental to 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.

1.2 LVD030424: Consideration and action on an administrative application for final approval of Dreamwork Subdivision, consisting of two lots.

Planner: Felix Lleverino

The applicant has submitted a proposal for a two lot subdivision. The proposed subdivision is located in the unincorporated areas of Uintah Highlands that is zoned RE-20 that would subdivision a 2 acre parcel in half. Both properties will front on a private ROW called Bybee drive. The County Engineering Department requires Bybee drive to become 60' wide, the subdivision plat dedicates an additional 5' with the remaining 5' obtained from the opposite side of the right-of-way. There is a 35-foot access easement on the north of the lot that will remain undeveloped due to the steep grade. There are two separate easement encumbering this proposal, a 70' wide Weber Basin Aquaduct Eastment running through the west edge of both lots and a 50' drainage easement on the west edge of lot 1 and the north west corner of lot two. This will restrict the placement of structures including single-family dwellings and accessory buildings within such easmenments. In this circumstance, the buildable areas within both lots depicted on the site plan indicate that the home sites are upslope from the easements in a location where the grade is conducive for residential development. Based on the Weber County geologic map, this parcel is located within a Natural Hazards Study Area. This necessitates geologic studies in order to determine the type and severity of hazards that may exist. The site specific study included with the subdivision application is discussed in more detail in the analysis portion of this report. The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC.

Staff recommends final plat approval of Dreamwork Subdivision, consisting of one lot. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions: 1. The developer shall enter into an outside watering restrictive covenant 2. The owner will enter into a Deferral Agreement for curb, gutter, and sidewalk for future improvement along Bybee Drive. The following findings are the basis for Staff's

recommendation: 1. The proposed subdivision conforms to the Western Weber General Plan. 2. The proposed subdivision complies with the applicable County codes

1.3 LVS061323: Request for final approval of Stagecoach Estates Subdivision Phase 1, consisting of 27 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.
Planner: Tammy Aydelotte

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission. 6/13/2023 – Subdivision application accepted by Weber County Planning Division. 8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission. 9/19/2023 – Recommendation for final approval granted by the Western Weber Planning Commission. The applicant is requefinal approval of Stagecoach Estates Subdivision Phase 1, consisting of 27 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60'- 140'. The area of lots range from 6,390- 18,411 square feet. This request for a recommendation of final approval has not deviated from their preliminary approval granted earlier.

Staff recommends final approval of Stage Coach Estates Subdivision Phase 1, consisting of 27 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions: 1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat. 2. An unconditional final approval letter from Taylor West Weber or signed mylar by the district, prior to recording the final plat. 3. A table of lot averages shall be shown on the final plat, per Weber County LUC 106-2-4.020(c), "Subdivision plat table. A table shall be provided with the subdivision application and on the final Page 3 of 5 subdivision plat showing the area and width of each Lot within the overall subdivision boundary, the average area and width of all Lots within the overall subdivision boundary, and the average area and width of all Lots within each zone in the subdivision boundary. If platted in phases, the "overall subdivision boundary" shall mean the exterior boundary of all phases in the approved preliminary plat." Also, a plat subtitle, indicating a lot-averaged subdivision shall be included on the final plat. This recommendation is based on the following findings: 1. The proposed subdivision conforms to the West Central Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances.

1.4 LVS061423: Request for final approval of Stagecoach Estates Subdivision Phase 2, consisting of 35 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.
Planner: Tammy Aydelotte
Adjourn

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission. 6/13/2023 – Subdivision application accepted by Weber County Planning Division. 8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission. 9/19/2023 – Phase 1 given a recommendation of final approval by the Western Weber Planning Commission. The applicant is requesting final approval of Stagecoach Estates Subdivision Phase 2, consisting of 35 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60'- 160'. The area of lots range from 6,390- 16,651 square feet. This request for a recommendation of final approval has not deviated from their preliminary approval granted earlier, includes Parcel A, which will be dedicated to the County to be uses as a public pathway

Staff recommends final approval of Stage Coach Estates Subdivision Phase 2, consisting of 35 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions: 1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat. This recommendation is based on the following findings: 1. The proposed subdivision conforms to the West Central Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances.

Adjourned 4:08pm

Respectfully submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of September 26, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 1:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner ll

1. Administrative Items

1.1 UVS062824 - Consideration and action on final approval of Sky Ranch Subdivision 1st Amendment, consisting of 2 lots, located at approximately 1000 N 7300 E, Huntsville. **Planner: Felix Lleverino**

Mr. Lleverino reviewed the project history, noting that the original Sky Ranch Subdivision consisting of five lots and a private access road was approved on October 13, 2021. He further explained that the proposed amendment was not contrary to the goals and policies of the Ogden Valley General Plan and remained consistent with the intent and purpose of the AV-3 Zone.

Staff reviewed the availability of culinary water, sanitary sewer, and secondary water services. The applicant provided documentation showing a one-acre-foot water allotment from the Weber Basin Water Conservancy District. The Weber-Morgan Health Department approved a shared well system serving two connections for Lots 4 and 5. Staff noted that the shared well would provide both culinary and irrigation water and that approval documentation from the Health Department had been submitted.

Mr. Lleverino explained that an updated septic feasibility letter had been provided indicating that septic systems were feasible for both proposed lots. He stated that septic permits would be required prior to installation of any wastewater disposal systems.

Staff reviewed sensitive lands considerations and noted that the property contains a mapped drainage area. The sensitive lands area is depicted on the subdivision plat, and no structures may be placed within that area.

Mr. Lleverino summarized comments from reviewing agencies. The Weber County Engineering Division had indicated readiness to approve the proposal. Comments from the Weber County Surveyor's Office were being addressed through plat revisions. The Weber Fire District required either a fire suppression system or a fire hydrant plan. The Weber-Morgan Health Department required approval and permitting of the shared well prior to plat recording. The Planning Division also required several revisions and plat notes to be included on the final plat.

Staff recommended final approval of the Sky Ranch Subdivision 1st Amendment, consisting of two lots, subject to the following conditions and applicable county review agency requirement based on the following conditions:

1. The shared well agreement is recorded by the owner before the Health Department signs the subdivision plat.
2. A plat note describing the irrigation watering restrictions is stated on the plat.
3. A covenant restricting the use of water is recorded on the title for each lot.
4. Fire District requirements are satisfied.

This recommendation is 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 codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Director Grover stated that the item stands approved based on the conditions and findings in the staff report.

Adjournment 1:05pm
Respectfully Submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of October 9, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Charlie Ewert, Acting for the Planning Director; Tammy Aydelotte, Planner lll; Felix Lleverino, Planner II

1. Administrative Items
1.1 LVC071024: Consideration and action on an administrative application for final approval of the Cedeno Subdivision, a single-lot subdivision.
Planner: Felix Lleverino

Felix Lleverino presented the request for final approval of the Cedeno Subdivision, a single-lot subdivision located in western Weber County. He explained that the proposal would plat a 5.18-acre parcel with frontage on 2550 South, a publicly dedicated street.

Mr. Lleverino stated that during review, staff considered future transportation and pathway connections in the area. To address these considerations, the applicant proposed dedication of a 33-foot right-of-way easement along the north property boundary and a 33-foot right-of-way easement along the west property boundary. He further explained that the Hooper Irrigation Company requires a 25-foot irrigation easement for an existing buried canal line. Staff had discussed with representatives of the irrigation district the possibility of accommodating a future pathway easement within the irrigation corridor. The proposal under consideration would establish a 30-foot pathway easement concurrent with the irrigation easement, requiring only an additional five feet beyond the existing irrigation corridor and revisions to the plat dedication language.

Mr. Lleverino noted that the applicant had provided the required will-serve letters from Taylor-West Weber Water District and the irrigation provider. Septic systems would serve the property.

Discussion occurred regarding the proposed pathway easement, future redevelopment potential, and whether information regarding future subdivision requirements would be documented for future property owners. Mr. Lleverino stated that information regarding easements and future subdivision requirements would be reflected on the plat.

Mr. Lleverino stated that staff recommends approval of the subdivision subject to the conditions outlined in the staff report.

Following discussion, Charlie Ewert approved the Cedeno Subdivision subject to the conditions contained in the staff report, with a modification to Condition No. 2 requiring that the subdivision plat depict a 30-foot easement concurrent with the canal irrigation easement and that the dedication language be revised to specifically dedicate the easement for pathway purposes to the appropriate public entity.

1.2 UVT112822: Request for final approval of The Ridge Townhomes PRUD Phase 5, consisting of 12 townhomes in three buildings, with private drives throughout, located at approximately 5286 E Moose Hollow Drive, Eden, UT, 84310
Planner: Tammy Aydelotte

Tammy Aydelotte presented a request for final approval of Phase 5 of The Ridge Townhomes PRUD. She explained that the phase consists of approximately 2.9 acres and includes three four-unit townhome buildings, totaling 12 townhomes. The development is located within the FR-3 Zone and is part of a Planned Residential Unit Development originally approved in 2013.

Ms. Aydelotte stated that the development would be served by Wolf Creek Water and Sewer, and the applicant had provided service letters confirming utility availability. Access would be provided from Moose Hollow Drive, a public right-of-way, through private internal drives. The units are arranged to maximize views of Pineview Reservoir and Mount Ogden and are designed in a mountain-modern architectural style. Unit sizes range from approximately 1,400 to 2,100 square feet, with a maximum building height of 26 feet.

ADMINISTRATIVE REVIEW

Ms. Aydelotte noted that staff reviewed the proposal for consistency with the original PRUD approval, the General Plan, and applicable County ordinances. She further explained that recent state code changes shifted final subdivision approval authority for large subdivisions from the County Commission to the Planning Director.

Staff also reported that improvement plans had been engineered, escrow documents had been submitted, and the improvement agreement had been executed by the applicant and the appropriate agencies. Ms. Aydelotte informed the review authority that this represented the final phase of the overall development.

Eric Manning, representing the applicant, stated that the project was intended to complete the final phase of the development.

Discussion occurred regarding roadway access, easements serving a nearby lift station, and historical development approvals within the area.

Staff noted that the Planning Commission's previous recommendation included a condition requiring satisfaction of state drinking water construction permit requirements. Discussion occurred regarding compliance with that condition and utility district procedures.

Following discussion, Charlie Ewert approved final approval of The Ridge Townhomes PRUD Phase 5 based on the findings contained in the staff report and subject to the condition requiring satisfaction of state drinking water construction permit requirements.

1.3 DR 2024-02: Consideration and action on a request for design review approval for a public use Trailhead. The project is located at approximately 1900 27th St, Ogden, Utah
Planner Technician: Marta Borchert

Felix Lleverino presented a request for design review approval for a public trailhead improvement project located near the terminus of 27th Street. He explained that the project, proposed by Weber Pathways, would address long-standing parking and access issues at the trailhead.

The proposal includes approximately 60 parking stalls, a pedestrian bridge, a kiosk, trailhead signage, and related site improvements. Mr. Lleverino noted that the project is similar in character to other trailhead improvements completed at 22nd Street and 29th Street. No restroom facilities are included as part of the proposal.

Staff stated that the improvements would provide a needed public amenity due to the significant recreational use of the area. Staff recommended approval based on the findings contained in the staff report.

Discussion occurred regarding trailhead signage and consistency with existing Weber Pathways facilities. Staff indicated that any proposed kiosk and signage would be consistent with the established design and appearance of existing trailhead facilities.

Following discussion, Charlie Ewert approved Design Review Application DR 2024-02 based on the findings contained in the staff report and subject to the condition that the proposal comply with all applicable review agency requirements, including requirements identified by the Weber County Engineering Division.

Adjournment 4:22 pm
Respectfully Submitted,
Marta Borchert

Minutes of October 17, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner ll

1. Administrative Items
1.1 UVH100924: Request for final approval of Harmony Ranch Subdivision First Amendment, consisting of 9 lots, located at approximately 3200 N 3350 E, Eden.
Planner: Felix Lleverino

Planner Felix Lleverino presented a request for final approval of the Harmony Ranch Subdivision First Amendment, consisting of nine lots located at approximately 3200 North 3350 East in Eden. He explained that the subject property is a 52-acre parcel located near the Nordic Valley area and is zoned Agricultural Valley and Forest Valley. The property currently contains a mix of residential and agricultural uses.

Mr. Lleverino stated that the proposal would divide the parcel into nine lots ranging in size from approximately 1.5 acres to more than 21 acres. He explained that the subdivision qualifies as a connectivity incentivized development because it provides connectivity to adjacent open lands, the nearby ski resort area, and includes pathway and access easements around the perimeter of the development. He noted that a 30-foot pathway and access easement is proposed, along with roadway connections extending eastward. Portions of the roadway would be dedicated as public right-of-way, while other portions would be dedicated as easements for future public rights-of-way.

Mr. Lleverino further stated that water and sewer service are available through Nordic Mountain utilities and that a well currently exists on the property. He explained that the subdivision complies with applicable lot area and width standards through the connectivity incentive provisions and is consistent with the Ogden Valley General Plan, which encourages connectivity between adjoining properties and transportation systems.

Mr. Lleverino reviewed agency comments and stated that Planning Division staff would require the plat to identify the private access as a shared private lane. He noted that the Weber Fire District was prepared to approve the proposal and that County Engineering comments regarding culinary water connections and roadway alignments had been addressed through the submitted documents and subdivision plat.

Staff recommended final approval of the Harmony Ranch Subdivision First Amendment, consisting of nine lots, subject to the following conditions:

Nordic Mountain water connection requirements shall be satisfied.

A homeowners association shall be created for maintenance of the private subdivision improvements.

The plat shall denote that the shared private lane is also an easement held in favor of Weber County for possible conversion to a public street at a time deemed appropriate by the County.

Ian Silverberg, applicant, addressed the Administrative Review Authority. He stated that the plat depicts a private lane extending to the property boundary; however, a portion of that roadway is anticipated to be constructed by Nordic. He explained that the connectivity incentive for the subdivision is based primarily on the east-west roadway connection being dedicated through the property. Mr. Silverberg expressed concern that if Nordic is not prepared to complete its portion of the roadway, he would not want to construct a connection that could create unintended public access through the development and into the Nordic property.

Mr. Lleverino asked whether Nordic intended to use the roadway as a secondary access route. Mr. Silverberg responded that Nordic had indicated the roadway would be used primarily to satisfy secondary access requirements. He stated that a verbal agreement exists allowing Nordic to utilize the access for future residential development and emergency access purposes. He further stated that Nordic would not use the roadway for construction access or as a public access route to the ski resort. He indicated that the roadway

would primarily serve emergency vehicles and future residents of planned cottage developments.

Mr. Lleverino indicated that this addressed his questions regarding the roadway connection and Nordic's intentions.

Planning Director Rick Grover stated that he had no concerns with the proposal or the conditions of approval outlined in the staff report.

Planning Director Rick Grover recommended approval of Harmony Ranch Subdivision First Amendment, consisting of nine lots, subject to the conditions and findings outlined in the staff report and based upon the proposed subdivision layout.

The request was approved.

Adjournment 3:14 pm
Respectfully Submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of November 6, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner lll

1. Administrative Items
1.1LVT060523: Request for final approval of the Taylor Landing Cluster Subdivision Phase 4, consisting of 28 lots and the dedication of Phase 4 open space.
Planner: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of Taylor Landing Cluster Subdivision Phase 4. She provided a brief history of the project, noting that sketch plan endorsement and preliminary approval were granted by the Western Weber Planning Commission and that the developer has recorded subdivision phases nearly every year since approval. She stated that the applicant received a one-time extension earlier in the year and was now seeking final approval.

Ms. Aydelotte explained that Phase 4 consists of 28 residential lots in the A-1 Zone and includes a 15.04-acre open space parcel. She stated that the open space proposed for dedication is consistent with the approved Open Space Master Plan and that staff had verified compliance with that requirement.

She noted that the Western Weber Planning Commission previously reviewed the request as a consent item and recommended final approval without modification to the staff recommendations. Ms. Aydelotte further stated that final approval letters had been received from Taylor-West Weber Water District and Hooper Irrigation. She explained that an unconditional final approval letter and a signature block for Taylor-West Weber Water District would be shown on the final plat.

Ms. Aydelotte reported that the developer had submitted an escrow check and executed an Improvements Guarantee Agreement. Staff recommended final approval subject to Conditions 1, 3, 4, and 5 contained in the staff report, and noted that the Improvements Guarantee Agreement would be recorded with the final plat.

Selvoy Fillerup, representing Heritage Land Development, requested approval of the final plat. He stated that the applicant was continuing to work with Weber County regarding the larger development agreement associated with Phases 4, 5, and 6. Mr. Fillerup commented that the project had been in process for some time and that the development team was looking forward to completing the phase.

Director Grover stated that he was looking forward to the future park improvements associated with the development. He indicated that he did not identify any issues with the proposal and approved the request subject to the conditions outlined by staff and the findings contained in the staff report.

Staff Recommendation: Approval of the Taylor Landing Cluster Subdivision Phase 4 final plat, subject to the conditions outlined in the staff report and presented by staff.

Director Grover recommend approval based on the findings contained in the approved staff report.

Adjournment 4:03 pm
Respectfully Submitted,
Marta Borchert

Minutes of November 13, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner II

1. Administrative Items

LVC092524: Consideration and action on a request for approval of the Colyn Flinders Subdivision, a single lot fronting on an existing private road.
Planner: Felix Lleverino

Felix Lleverino presented the request for approval of the Colyn Flinders Subdivision. He explained that the applicant is proposing to create a single residential lot by dividing approximately one acre from a larger 14-acre family farm property located within the A-2 Zone. He stated that the proposed lot meets the minimum lot area and dimensional requirements of the A-2 Zone.

Mr. Lleverino reviewed access to the property and noted that the existing private road does not meet the minimum subdivision standard of 20 feet in width. Staff recommended that the road be widened to a minimum width of 20 feet extending from the intersection of 3500 West to the northern boundary of the proposed subdivision lot. He stated that culinary water would be provided by Taylor-West Weber Water District and secondary water would be provided by Hooper Irrigation Company. The property is proposed to be served by an onsite septic system. Percolation testing has been completed, and Weber-Morgan Health Department has provided feasibility approval for placement of a Wisconsin mound septic system.

Mr. Lleverino stated that final review agencies had submitted comments. Weber Fire District and County Engineering both provided comments regarding the road widening and hydrant requirements. Staff recommended approval of the subdivision subject to conditions requiring road improvements, completion or financial guarantee of subdivision improvements prior to plat recording, and satisfaction of all irrigation company inclusion requirements.

Shane Moser, representing the applicant and identifying himself as the applicant's son-in-law, requested clarification regarding the required road improvements. He asked whether curb, gutter, and sidewalk improvements would be required or whether only pavement widening to 20 feet was necessary. Mr. Lleverino explained that the requirement was for widening the asphalt pavement to 20 feet and that curb, gutter, and sidewalk improvements could potentially be deferred.

Discussion followed regarding Engineering comments added during the review process. Mr. Moser stated that curb, gutter, and sidewalk requirements had not been discussed previously and that the applicants had budgeted for road widening only. Engineering staff clarified that curb, gutter, and sidewalk improvements could be addressed through a deferral agreement and would not be required immediately.

Additional discussion occurred regarding the extent of the required road widening. Mr. Lleverino stated that the recommendation required widening from the northern boundary of the proposed lot to the intersection of 3500 West. Engineering staff confirmed that the required improvement would consist of widening the existing roadway to provide 20 feet of asphalt within the existing right-of-way and that this improvement would satisfy subdivision requirements. Engineering staff further clarified that asphalt widening could not be deferred, although curb, gutter, and sidewalk improvements could be deferred through a recorded agreement.

Mr. Moser asked whether a building permit could be obtained before the road widening improvements were completed. Staff explained that the applicant could proceed if sufficient escrow funds were deposited with the County based upon an approved cost estimate for the road improvements.

Director Grover reviewed the proposed conditions and confirmed with Engineering that widening the road to 20 feet of asphalt from the intersection of 3500 West to the northern boundary of the subdivision lot would satisfy County requirements.

ADMINISTRATIVE REVIEW

Director Grover approved the request subject to Conditions 1, 2, and 3 contained in the staff report, with clarification that the required pavement width shall be 20 feet. The approval was based upon the findings contained in the staff report.

2.1 ZMA2022-04: A request for a six-month time extension of the Joshua Skidmore Zoning Map Amendment, a request to change the zoning from Agricultural A-1 to Commercial C-2.
Planner: Felix Lleverino

Felix Lleverino presented the request for a six-month extension of the Joshua Skidmore Zoning Map Amendment application. He explained that the applicant has been working with Weber County on the project for several years and that staff believed an additional six months would provide sufficient time to complete the review process. Mr. Lleverino noted that the project had experienced delays resulting from changes in project management assignments and stated that he anticipated the application could be completed within the next several months.

The applicant commented that the project had been under review for more than a year with Weber-Morgan Health Department and had experienced multiple staff transitions during that time. The applicant stated that the project had fallen through the cracks on several occasions, resulting in frustration and delays.

Director Grover acknowledged the applicant's concerns regarding the length of the review process.

After discussion, Director Grover determined that there was no issue with granting the requested extension and approved the six-month time extension for the zoning map amendment application.

Adjournment 4:14 pm
Respectfully Submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of December 11, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner ll

1. Administrative Items
1.1 UVS100824: Consideration and action on the application for final approval of Spring Mountain Subdivision 1 Amendment, consisting of 1 lot.
Planner: Felix Lleverino

Felix Lleverino presented the request for final approval of the Spring Mountain Subdivision 1st Amendment. He explained that the property owner requested the amendment to remove several encumbrances that were included on the original plat and to allow greater utilization of the property.

Mr. Lleverino stated that the amendment applies only to Lot 1 of the Spring Mountain Subdivision. The proposal would remove the well protection zone because a well is no longer necessary for the property due to an existing connection to Liberty Pipeline, which will serve as the property's water source. The amendment would also remove a drainage easement. Mr. Lleverino noted that the Weber County Engineer reviewed the request and verified that removal of the drainage easement was acceptable.

Mr. Lleverino further explained that the amendment would remove the designated buildable area shown on the original plat. He stated that the subdivision is located within a geologic study area, which is typically why a buildable area is identified. However, the property owner has already obtained a building permit and submitted the required geologic report as part of the building permit review process. He noted that vertical construction of the home was already underway.

Mr. Lleverino reported that several minor plat revisions remained outstanding and would be addressed prior to preparation, recording, and approval of the final Mylar.

Staff recommended final approval of the Spring Mountain Subdivision 1st Amendment subject to the conditions outlined in the staff report, including:

1. The owner shall enter into a deferral agreement for curb, gutter, and sidewalk improvements along 2900 South, a public road.
2. A signed agreement vacating the well protection easement shall be recorded against the property title.
3. The recorded entry numbers associated with the easement vacation shall be placed on the plat.

Mr. Lleverino explained that recording the easement vacation agreement would document that all affected property owners consented to the removal of the well protection zone that currently extends across multiple properties.

Director Grover thanked Mr. Lleverino for the presentation and stated that he did not identify any issues with the proposed amendment.

Director Grover recommended approval of the Spring Mountain Subdivision 1st Amendment, subject to the conditions and findings outlined in the staff report.

Adjournment 4:03 pm
Respectfully Submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of December 18, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner lll

1. Administrative Items
1.1 DR2024-08: Request for design review approval of a 7,200 SF PEMB Storage Warehouse for Kimberly Clark Corporation facility.
Planner: Tammy Aydelotte

Planner Tammy Aydelotte presented a request for design review approval of a proposed pre-engineered metal building (PEMB) storage warehouse located at approximately 2010 North Rulon White Boulevard on the Kimberly Clark Corporation site.

Ms. Aydelotte explained that the proposal qualified for administrative review because the building is less than 10,000 square feet in size and disturbs less than one acre. Therefore, Planning Commission review was not required under the applicable ordinance provisions.

The applicant is proposing the storage warehouse as an accessory use to the existing manufacturing facility on the site. As part of the design review process, staff evaluated traffic, parking, landscaping, site layout, setbacks, and other applicable development standards.

Ms. Aydelotte stated that the existing site already exceeds the minimum landscaping requirements, with more than 20 percent of the property landscaped. Because the proposal consists of a storage facility accessory to the existing industrial use, staff determined that additional parking and traffic circulation analysis was not necessary. She further noted that the proposed building is located toward the interior of the property and is generally screened from public streets.

Staff found that the proposed structure exceeds the minimum setback requirements for the M-1 Zone. Ms. Aydelotte also stated that no maximum building height applies within the zoning district. Based on staff's review, Planning staff identified no concerns with the proposal.

Staff recommended approval of the request subject to the condition outlined in the staff report regarding future signage. Ms. Aydelotte noted that the applicant had indicated that no signage was proposed as part of the project.

Planning Director Rick Grover asked whether the applicant wished to provide any comments for the record. No comments were provided.

Director Grover stated that he had no concerns with the proposal and approved the request subject to the conditions and findings contained in the staff report.

Planning Director Rick Grover approved File No. DR2024-08, a request for design review approval of a 7,200-square-foot PEMB storage warehouse for the Kimberly Clark Corporation facility, subject to the conditions and findings outlined in the staff report.

Adjournment 4:02 pm
Respectfully Submitted,
Marta Borchert

Minutes of December 10, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 1:30 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner lll; Felix Lleverino, Planner ll; Tiffany Snider, Secretary

1. Administrative Items

1.1 UVR090325: Consideration and action on a request for approval of Rocking B Ranches Cluster Subdivision, a five-lot cluster subdivision located in the AV-3 Zone, at approximately 1310 N 7275 E, Huntsville, UT, 84317. This proposal is dedicating 14.977 acres of common area (open space) and extending a public right-of-way.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request. She explained that the subdivision is located near Believe Big Sky Ranches Subdivision and consists of five lots meeting or exceeding the minimum lot size requirements for a cluster subdivision. The lots are proposed to utilize septic systems, with each lot containing approximately one acre or more. She noted that the applicant originally proposed shared wells but subsequently obtained a will-serve letter from Nordic Water, resolving conflicts between well placement and septic system locations. Feasibility approval for septic systems was also submitted with the application.

Ms. Aydelotte stated that the property is located in the AV-3 Zone with proposed setbacks of 20 feet in the front and rear yards and eight feet on the side yards. She explained that while cluster subdivisions typically require roadway connectivity, staff determined that no roadway or pathway connection was necessary due to the proximity of Stoker Lane and the surrounding floodplain and wetland conditions. The open space will remain privately owned and maintained through an HOA, and CC&Rs will be recorded with the final plat to ensure maintenance of the private road.

Ms. Aydelotte noted that Weber Fire District and Weber County Engineering had signed off on the proposal. She recommended approval subject to the conditions outlined in the staff report, with the removal of Condition No. 3 regarding drilling and testing wells because the subdivision will no longer utilize wells.

Director Grover stated that he did not identify any issues with the proposal and recommended approval subject to Conditions 1, 2, 4, and 5 outlined in the staff report. His recommendation was based on findings that the proposed subdivision conforms to the Ogden Valley General Plan and complies with applicable County codes.

1.2 UVB101725: Consideration and action on a request for final approval of Black Horse Subdivision consisting of 2 lots, located at 6100 East 2300 North, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request. She explained that the application was accepted for review on October 17, 2025, and is subject to a recorded development agreement recorded October 8, 2025. She stated that the proposed lots meet or exceed the AV-3 Zone minimum standards of three acres in area and 150 feet in width.

Ms. Aydelotte reviewed fire district requirements contained within the development agreement, including installation of fire turnouts every 200 feet, fire turnaround requirements, roadway width standards, roadway surface standards capable of supporting fire apparatus up to 75,000 pounds, and NFPA 13D fire sprinkler requirements. Additional roadway widening and turnaround improvements will be required prior to issuance of the second building permit within the subdivision.

Ms. Aydelotte stated that the subdivision complies with both the Weber County Land Use Ordinance and the recorded development agreement. She recommended approval subject to the following conditions:

1. A restricted landscape covenant signed by the developer shall be recorded with the final plat.

2. An onsite wastewater disposal notice shall be recorded with the final plat.
3. A shared well agreement approved by Weber-Morgan Health Department shall be recorded with the final plat.

Discussion occurred regarding the shared well agreement. The applicant confirmed that the agreement had already been accepted by the health department and would be recorded with the final plat.

Director Grover stated that he did not identify any issues with the proposal and recommended approval subject to the conditions and findings outlined in the staff report.

1.3 UVP4A112125 & UVP4B112125: Consideration and action on a request for final approval of Parkside Phases 4A & 4B consisting of 11 lots, located at approximately 4160 Howe Drive, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request and clarified that the proposal consisted of two separate subdivision applications combined into one staff report for convenience. She noted that the subdivision is located within the MPD Overlay Zone and is governed by a recorded development agreement.

Ms. Aydelotte reviewed applicable development standards, including minimum lot areas of 4,000 square feet, front setbacks of 15 feet, rear setbacks of 20 feet, side setbacks of 7.5 feet, and 15-foot side setbacks for corner lots. Public streets are proposed with 60-foot rights-of-way, rolled curb, four-foot shoulders, and 26 feet of asphalt in accordance with subdivision standards established in the development agreement.

She explained that sidewalks are not currently required in this phase but will be required as development progresses to the north. Due to the number of existing lots and homes in the area, staff requested a secondary emergency egress connection to 4100 North rather than requiring full roadway connectivity. An easement for the emergency access will be recorded with the final plat.

Ms. Aydelotte stated that common areas surround the proposed lots and that CC&Rs will be recorded. Wolf Creek Water and Sewer provided will-serve letters for culinary water, secondary water, and wastewater service. She also noted that the development lies within a geologic hazard study area, though the hazards primarily affect the eastern side of the overall development and not the lots included in these phases.

Staff recommended approval subject to the following conditions:

1. Recording of the final plat shall not occur until installation of or escrow for required fire improvements has been received by the County.
2. An easement for a second access to 4100 North shall be recorded prior to or concurrent with recording of the final plat.
3. A natural hazards notice shall be recorded with the final plat.

Director Grover asked for clarification regarding the location of the emergency access easement. Ms. Aydelotte identified the proposed access location on the exhibit map and explained how it would connect to the development.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report.

1.4 **UVC092325:** Consideration and action on a request for final subdivision approval of the Cobabe Phase 1 Subdivision, a 9-lot subdivision located in the MPD Overlay Zone located off of Wolf Creek Drive in Eden.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request. She explained that the subdivision is governed by a zoning development agreement recorded in June 2025. The agreement permits a total of 33 detached single-family units within the overall Cobabe development, with these nine lots representing the first phase.

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Ms. Aydelotte stated that the proposal conforms to the Ogden Valley General Plan by encouraging a variety of housing types. Although located within the AV-3 Zone, the MPD Overlay standards apply. The minimum lot width under the development agreement is 60 feet, and all proposed lots exceed the requirement.

She noted that portions of the overall project are located within a geologic hazard study area, primarily affecting areas where future townhomes are proposed. The Phase 1 lots are generally outside the hazard areas. The subdivision includes 60-foot-wide rights-of-way and a required 10-foot asphalt pathway system. Approximately 16.971 acres of open space are proposed with Phase 1, contributing toward the development agreement requirement of 36 acres of open space overall.

Ms. Aydelotte stated that culinary water service will be provided by Ogden Valley Mutual Water Company, which has obtained state approval for its water system. Wolf Creek Water and Sewer will provide wastewater service. Staff requested either a secondary water plan or a restrictive landscape covenant prior to final plat recording.

Staff recommended approval subject to the following conditions:

1. Submission of escrow for any and all required improvements.
2. Submission of a secondary water plan or recording of a restrictive landscape covenant with the final plat.

Director Grover added an additional condition discussed during an earlier meeting concerning storm water mitigation coordination with the Trappers HOA. The added condition stated:

“In order to accommodate the timing of this development, the developer has agreed to work with Trappers HOA to the north to mitigate storm water where a detention area may have been altered. This will need to be approved by the Engineering Department.”

Director Grover recommended approval subject to the conditions and findings outlined in the staff report, including the added storm water mitigation condition.

1.5 UVCTP1101725: Consideration and action on a request for final subdivision approval of the Cobabe Ranch Townhomes Phase 1 Subdivision, an 8-unit subdivision located in the MPD Overlay Zone located off of Wolf Creek Drive in Eden. This proposal include 50’ private roadways, and limited common area, located at approximately 2800 N Wolf Creek Road, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request. She oriented the reviewing authority to the project layout and explained that the townhomes are located north of the detached single-family phase. The proposal includes two four-unit townhome buildings.

Ms. Aydelotte explained that the development agreement permits a total of 68 townhome units within the overall development and that short-term rentals are allowed throughout the project. She reviewed applicable development standards, including front setbacks of 15 feet, side separations of eight feet, five-foot corner side setbacks, and five-foot rear setbacks.

She stated that the project lies within a geologic hazard study area and that a geologic report prepared by Western Geologic identified potential hazards and recommended mitigation measures. Staff recommended that all report recommendations be followed during subdivision improvement installation and building permitting.

Discussion occurred regarding the size of the limited common areas and parking availability for short-term rental use. The applicant indicated that additional off-site parking would be available.

Ms. Aydelotte explained that the applicant is currently limited to recording no more than 30 units until an additional roadway connection is completed to the north. She further noted that landscaping details had not yet been finalized and that a landscaping plan would be required prior to recording the final plat.

Staff recommended approval subject to the following conditions:

1. Installation or escrow for all required improvements through an improvements guarantee agreement.
2. Recording of a natural hazards notice with the final plat.
3. Submission of a landscaping plan prior to recording the final plat.

Director Grover stated that he was pleased a natural hazards notice would be recorded for disclosure to future buyers. He recommended approval subject to the listed conditions, the storm water mitigation condition involving Trappers HOA, and the findings outlined in the staff report.

1.6 UVCTP2101725: Consideration and action on a request for final subdivision approval of the Cobabe Ranch Townhomes Phase 2 Subdivision, an 8-unit subdivision located in the MPD Overlay Zone located off of Wolf Creek Drive in Eden. This proposal include 50' private roadways, and limited common area, located at approximately 2800 N Wolf Creek Road, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request and stated that Phase 2 is located directly west of Cobabe Ranch Townhomes Phase 1. The proposal consists of two four-unit townhome buildings, bringing the total number of approved units within the overall development to 25 units, including Cobabe Phase 1 and Cobabe Ranch Townhomes Phase 1.

Ms. Aydelotte explained that the recorded development agreement establishes the applicable development standards for the project. There is no minimum lot area or lot width requirement for the townhome units. The required setbacks include a 15-foot front yard setback, eight feet between buildings for side yard separation, a five-foot side setback for corner lots facing a street, and a five-foot rear yard setback. She noted that the development agreement permits short-term rentals within the development.

Ms. Aydelotte stated that the development will be serviced by Ogden Valley Mutual Water Company for culinary water and by Wolf Creek Water and Sewer for wastewater services. She explained that a landscaping plan will be required prior to recording the final plat in order to determine whether a restrictive landscape covenant will be necessary.

She further stated that the subdivision is located within a geologic hazard study area. A geologic hazard report identifying hazards and recommendations for mitigation has been submitted, and staff recommends that all recommendations outlined in the report be followed during development of the project.

Ms. Aydelotte explained that the phase includes 50-foot-wide private roadways and limited common area for each unit, including approximately 188 square feet of rear patio area. Staff recommended approval subject to the following conditions:

1. Installation or escrow for all required improvements prior to recording the final plat.
2. Recording of a natural hazards notice with the final plat.
3. Submission of a detailed landscaping plan prior to recording the final plat.

Director Grover asked if there were any comments from the applicant. None were provided.

Director Grover recommended approval of the Cobabe Ranch Townhomes Phase 2 Subdivision subject to Conditions 1, 2, and 3 outlined in the staff report, as well as the additional condition that, in order to accommodate the timing of the development, the developer shall work with the Trappers HOA to the north to mitigate storm water impacts where a detention area may have been altered, subject to approval by the Engineering Department. The recommendation was based on the findings outlined in the staff report.

1.7 ZDA 2025-12: Request to approve a modified concept development plan for Area D & E– Summit Village and the Gertsen area - in the Recorded Development Agreement for Powder Mountain.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request. She explained that the original development agreement was recorded in January 2015, with subsequent amendments recorded in 2019 and 2022. The second amendment allows slight and inconsequential changes to concept

area plans to be approved administratively.

Ms. Aydelotte reviewed the proposed modifications for Concept Area D, including relocation of multifamily density within the same concept area, relocation of future ski lift alignments to better match terrain conditions, and roadway realignments to better accommodate development and topography.

She then reviewed modifications to Concept Area E, which included elimination of several cul-de-sacs, relocation of multifamily density from the east side to the west side of the area, additional roadway realignments, and relocation of a ski lift to better fit terrain conditions.

Ms. Aydelotte explained that the original concept plans were prepared before detailed surveying and on-site analysis had occurred, and that the proposed adjustments reflect more accurate terrain and development conditions. Staff determined that the proposed modifications remain consistent with the development agreement and County ordinances and recommended approval.

Director Grover recommended approval subject to the staff recommendations and findings.

During discussion, it was noted that Agenda Item 1.8 regarding Eden Crossing Subdivision Phase 1 had been removed from the agenda and would be heard at a later meeting.

1.8 UVE102825: Consideration and action on a request for final approval of Eden Crossing Subdivision Phase 1, consisting of 2 lots, common area, and dedicated roadways (public and private) located at 2490 N Highway 162, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Director Grover stated that Item 1.8, Eden Crossing Subdivision Phase 1, had been removed from the agenda and would instead be heard at a future Administrative Review meeting scheduled for December 15, 2025. No discussion or action occurred on the item.

1.9 UVW111325: Consideration and action on a request for final approval of Westwood Homestead No. 3 1st Amendment Subdivision, consisting of one lot located at 7639 E 1900 N Eden, Utah**.**
Staff presenter - Felix Lleverino

Felix Lleverino presented the request. He explained that the proposal amends a previously approved subdivision lot by reconfiguring property boundaries and creating a remainder parcel to be incorporated into the surrounding property.

Mr. Lleverino stated that the property includes existing culinary water, secondary water, and septic feasibility approvals. He noted that final septic approval must still be obtained prior to installation of the septic system.

He further explained that remaining review agency comments include County Engineering requirements related to a deferral agreement for sidewalk improvements and survey review comments requiring correction on the revised plat.

Staff recommended approval of the Westwood Homestead No. 3 First Amendment subject to the conditions outlined in the staff report.

Director Grover stated that he did not identify any issues with the proposal and recommended approval subject to the conditions and findings outlined in the staff report.

1.10 **UVR100225: A** request for final approval of Rocky Ranch Subdivision consisting of 1 lot, located at 3401 East 5100 North, Liberty, Utah.
Staff Presenter: Felix Lleverino.

Felix Lleverino presented the request. He explained that the proposal consists of a single-lot subdivision totaling approximately 7.23

acres and conforming to the minimum development standards of the agricultural zone.

Mr. Lleverino stated that culinary and secondary water will be provided through a private well. A restrictive landscape covenant will be required to specify the amount of well water available for irrigation. Septic feasibility approval has been obtained from the health department, indicating that either a mound system or packed bed media system would be required. The applicant must still submit a formal application to the health department prior to plat approval.

He noted that the subdivision dedicates 33 feet of right-of-way frontage along 5100 North. County Engineering requested a deferral agreement related to future sidewalk and asphalt improvements.

Director Grover questioned a dashed line shown on the exhibit and asked whether it represented an easement. The applicant clarified that the surveyor had added public utility easements along portions of the frontage and side property lines, though not continuously around the entire parcel.

Mr. Lleverino stated that staff recommended approval subject to the three conditions contained within the staff report.

Director Grover recommended approval of the Rocky Ranch Subdivision subject to the conditions and findings outlined in the staff report.

Adjournment 2:14 pm
Respectfully Submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of December 15, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 11:00 a.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner lll; Marta Borchert, Secretary

1. Administrative Items

1.1 UVE102825: Consideration and action on a request for final approval of Eden Crossing Subdivision Phase 1, consisting of 2 lots, common area, and dedicated roadways (public and private) located at 2490 N Highway 162, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of Eden Crossing Subdivision Phase 1. She explained that the project area consists of approximately 2.094 acres located within the Form-Based Zone and that the application was submitted on October 28, 2025. She stated that the Ogden Valley General Plan identifies the area as a future village area and that the Eden Street Regulating Plan designates the property for mixed-use commercial development.

Ms. Aydelotte reviewed the applicable development standards and explained that, within this area of the regulating plan, there is no minimum lot area requirement and that the minimum lot width and street frontage requirement is ten feet. She further explained that first-floor commercial uses are not subject to minimum front setbacks and reviewed the applicable setback standards for mixed-use commercial and multifamily street frontages.

She noted that the applicant's proposal was reviewed for consistency with the recorded development agreement, including location, layout, and size requirements, and staff identified no concerns with the proposal.

Ms. Aydelotte stated that a will-serve letter had been provided by Ogden Valley Mutual Water Company through a newly formed public water system. She also noted that approval from the Utah State Department of Environmental Quality had been obtained as required by ordinance. The approval allows a total of 414 possible residential indoor-use connections, which are shared with the Kobe Branch development. She explained that the applicant currently has 24 units committed under the will-serve allocation. She added that secondary water demand had not yet been identified and that a landscaping plan may be required at a later stage of development.

Staff recommended approval of the subdivision subject to the following conditions:

1 Improvements shall be escrowed prior to recording the final plat.
2 CC&Rs shall be recorded with the final plat identifying ownership and maintenance responsibilities for common areas.
3 All review agency requirements, including those from County Engineering, the Surveyor's Office, and the Weber Fire District, shall be satisfied prior to recording the plat.

Director Grover stated that he had no concerns with the request and approved the subdivision subject to the conditions and findings outlined in the staff report.

1.2 UVS080625: Request for final subdivision approval of Sundown Condominiums Phase 2A, located in the FR-3 Zone at approximately 6550 N Powder Mountain Rd, Eden, UT, 84310. This request consists of private roadways, public pathways, and open space (common area).
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final subdivision approval of Sundown Condominiums Phase 2A. She explained that the project consists of 12 condominium units on approximately 2.681 acres in the FR-3 Zone with access provided from Summit Pass Road.

Ms. Aydelotte stated that preliminary approval had been granted in February 2025 and that one of the conditions of preliminary

approval required formal UDOT approval for access from Powder Mountain Road to serve the multiple phases of development. She confirmed that UDOT approval had been obtained.

She explained that the project consists of condominium structures resembling six attached buildings with two levels of condominium units ranging in size from approximately 1,079 to 1,623 square feet. Unit widths are proposed at approximately 28.5 feet. She noted that the development is not located within the Sensitive Lands Overlay District.

Ms. Aydelotte stated that approximately 1.891 acres, or 71 percent of the parcel area, would be preserved as landscaped common and open space areas, including natural landscaping. She also noted that the required pathway identified during preliminary review is shown on the engineered plans.

A geologic study was submitted for the development, and staff stated that all recommendations contained within the report would be required as development proceeds. She further noted that Powder Mountain Water and Sewer had issued a capacity assessment letter for culinary water and sanitary sewer services. Building permits will not be issued until Powder Mountain grants final approval of the improvement plans.

Ms. Aydelotte stated that the Weber Fire District had issued approval and that County Engineering was finalizing escrow amounts. She also noted that proof of payment for delinquent property taxes must be submitted prior to recording the final plat and that signature blocks for Weber-Morgan Health Department and the Weber County Commission must be removed prior to printing the Mylar.

Guy Williams, representing the applicant, stated that final approval from Powder Mountain Water and Sewer had been obtained and submitted through Frontier.

Staff recommended approval subject to the conditions outlined in the staff report, including recording of CC&Rs and compliance with all review agency requirements.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

1.3 UVSB080625: Request for final subdivision approval of Sundown Condominiums Phase 2B, located in the FR-3 Zone at approximately 6550 N Powder Mountain Rd, Eden, UT, 84310. This request consists of private roadways, public pathways, and open space (common area).
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final subdivision approval of Sundown Condominiums Phase 2B, consisting of 48 condominium units on approximately 4.204 acres in the FR-3 Zone.

Ms. Aydelotte stated that the conditions and review considerations discussed for Phase 2A also applied to Phase 2B, including UDOT access approval, geologic hazard review, and review agency coordination.

She explained that approximately 3.143 acres, or 75 percent of the total parcel area, would be preserved as landscaped and open common space. The development will also include an eight-foot-wide pathway composed of compacted road base for residents and visitors.

She stated that a geologic hazard study had been submitted and that all recommendations contained in the report would be required as building permits are issued. She further noted that the Weber Fire District had approved the development and that County Engineering was finalizing escrow requirements. The Surveyor's Office was continuing review of the final plat.

Guy Williams stated that additional guest parking had been incorporated into the development in response to concerns raised during preliminary approval review. He explained that approximately 30 additional guest parking stalls had been added throughout the development, including dedicated parking lot areas and additional stalls adjacent to the buildings.

Ms. Aydelotte acknowledged that parking concerns had been discussed during the Planning Commission review process.

Staff recommended approval subject to the conditions outlined in the staff report.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

1.4 **UVS3080625:** Request for final approval of Sundown Townhomes, a 22-unit development with private roads, in the DRR-1 zone. Located at approximately 6570 Powder Mountain Road, Eden, UT, 84310.
Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of Sundown Townhomes, a 22-unit townhome development located on approximately 3.349 acres within the DRR-1 Zone and governed by the Summit Development Agreement.

Ms. Aydelotte explained that the development is located west of the Sundown Condominiums development adjacent to Powder Mountain Road. She confirmed that UDOT had approved the proposed access configuration, including retaining wall improvements reviewed during the approval process.

She stated that there are no minimum lot area or width requirements within the DRR-1 Zone and that the proposed unit footprints are approximately 1,400 square feet with approximately 3,000 square feet of total floor area per unit.

Ms. Aydelotte explained that the DRR-1 Zone requires a minimum of 60 percent open space within the net developable acreage. Powder Mountain Resort has designated substantial open space acreage elsewhere within the development agreement area, and Planning staff was satisfied that the requirement had been met.

She noted that a pathway connection between Sundown Townhomes and Sundown Condominiums Phase 2 is a condition of approval. Discussion followed regarding the internal pathway system and connectivity between phases. Guy Williams explained that the pathways interconnect through the upper portions of the development, although the pathways do not directly connect at one parking area due to topographic and design constraints.

Discussion also occurred regarding cross-access easements with Sundown Phase One. Mr. Williams explained that reciprocal access rights already exist through the original 1964 plat.

Ms. Aydelotte stated that previous development concepts included an additional access point; however, UDOT limited the development to two approved access points.

She further explained that the development is located within a Natural Hazards Overlay area and that a geologic hazard study had been submitted. The proposed private road system would connect Powder Mountain Road on the south to Summit Pass Road on the north through Sundown Condominiums Phase 2.

Staff noted that review comments from Engineering, Weber Fire District, and Weber County Planning had been addressed. Staff also discussed proof of annexation into the Powder Mountain Water and Sewer District. Mr. Williams stated that the property was already annexed and that supporting correspondence had been provided.

Ms. Aydelotte stated that the development is subject to the Mid Mountain Master Plan development agreement dated January 14, 2015. The area is designated for multifamily development with a maximum potential of 80 units, and the sales contract between the developer and Summit Mountain Holding Group limits this portion of the project to 22 residential units.

Staff recommended approval subject to the conditions outlined in the staff report, including verification of annexation documentation if necessary.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

ADMINISTRATIVE REVIEW

1.5 **UVT120425:** Request for final approval to re-subdivide lot 69 of the Reserve at Crimson Ridge Cluster Subdivision Phase 1 Amended (previously lots 11 and 12 on the original subdivision dedication plat. No new infrastructure is proposed, or additional lots are proposed. Applicant is proposing to return the existing lot (lot 69) to the original lot dimensions of lots 11 and 12.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request to re-subdivide Lot 69 of the Reserve at Crimson Ridge Cluster Subdivision Phase 1 Amended.

She explained that the applicant combined Lots 11 and 12 in September 2024 to create a larger building lot. However, the Crimson Ridge HOA continued assessing fees for two lots, including sewer and water fees. As a result, the applicant requested to re-establish the original lot configuration.

Ms. Aydelotte stated that no new infrastructure or additional lots were proposed and that the request simply reinstates the original lot line between Lots 11 and 12. She noted that will-serve letters for water and sewer had been provided and that County Engineering identified no concerns with the proposal.

Staff recommended approval subject to all review agency requirements and based on the findings outlined in the staff report.

Director Grover asked whether any easements would need to be vacated as part of the re-subdivision. Staff responded that no easement vacations were required.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

1.6 UVP4A112125 & UVP4B112125: Consideration and action on a request for final approval of Parkside Phases 4A & 4B consisting of 11 lots, located at approximately 4160 Howe Drive, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of Parkside Phases 4A and 4B.

She explained that the item was returning for review because the original dedication plat did not clearly distinguish between buildable envelopes and lot lines. The revised plat clarifies the buildable areas and setback lines so that building permits can be issued without ambiguity.

Ms. Aydelotte reviewed the revised exhibits and explained that the dashed lines previously interpreted as lot lines now identify the buildable area and setback limits. She stated that the previous configuration created difficulties meeting setback requirements established by the development agreement.

She confirmed that the revised plat complies with the applicable development agreement and ordinance requirements regarding lot area, lot width, and street cross-sections.

Staff recommended approval subject to the following conditions:

1 Escrow shall be submitted prior to recording the plat.
2 An easement for the proposed emergency access connection to 4100 North shall be recorded with the final plat.
3 A natural hazards notice shall be recorded with the final plat.

A representative for the applicant stated that this was the first subdivision plat being processed under the new procedures and acknowledged that the revised plat layout clarified the issue.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

Adjournment 11:22 am
Respectfully Submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of June 4, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner lll; Marta Borchert, Secretary

1. **Minutes: January 13, 2026, February 11, 2026, February 25, 2026, March 11, 2026, October 8, 2025, October 23, 2025, November 7, 2025** Director Grover reviewed the minutes of January 13, 2026; February 11, 2026; February 25, 2026; March 11, 2026; October 8, 2025; October 23, 2025; and November 7, 2025. The minutes stood approved.

2. **Administrative Items**

   2.1 ZDA2026-03: A request for an amendment to the Stagecoach Estates Development Agreement in order to apply/include R1-15 setbacks from when the Stagecoach Development Agreement was approved and recorded.
   Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request. She explained that development agreements often include an exhibit containing the development standards in effect at the time the agreement is adopted or recorded. In this instance, the Stagecoach Estates Development Agreement did not include such an exhibit. Since the adoption of the agreement, amendments have been made to the R1-15 Zone setback standards. The developer indicated that the current standards make it difficult to construct the housing product originally contemplated under the development agreement.

Ms. Aydelotte stated that the applicant is requesting amendments to the setbacks, specifically reducing the front setback from 30 feet to 20 feet and reducing the combined side-yard setback requirement from 17 feet to 15 feet.

She further explained that the amendment also addresses park strip landscaping requirements contained within the development agreement. County staff and the applicant have worked for approximately one year to develop an agreement that would allow escrow releases to occur earlier while still ensuring installation of required street trees and maintaining adequate guarantees for completion. The proposed tree agreement was included as an exhibit to the staff report.

Staff recommended approval of the amendment. Ms. Aydelotte additionally recommended a condition requiring the amendment exhibit to include the tree agreement and that any revised language be reviewed by legal counsel prior to finalization.

Director Grover confirmed that the applicant was aware of the proposed condition.

Director Grover recommended approval of ZDA2026-03, subject to the conditions and findings outlined in the staff report, with the additional condition that an exhibit be provided documenting the tree agreement and that the agreement receive final legal review and approval.

   2.2 CUP 2026-06: A request to amend a previous conditional use approval to bring the previously approved landscaping plan for The Barn at Terakee Farms PRUD into compliance with Weber County Waterwise Landscape standards.
   Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request. She explained that the Terakee Farms Conditional Use Permit was approved in 2019 and that Phase 1 received final approval in 2021, with the plat recorded shortly thereafter. The original approved landscaping plan included a variety of trees, shrubs, and turf areas.

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Ms. Aydelotte stated that the current property owner is seeking to amend the approved landscaping plan to better comply with Weber County water-wise landscaping standards and General Plan objectives. She indicated that the submitted narrative did not clearly identify the amount of living plant material that would remain on the site and requested clarification from the applicant.

Selvoy Fillerup, representing Heritage Land Development, explained that the proposed amendment would remove turf, shrubs, and other plant material from the detention basins only. He stated that the detention basins would instead be lined with rock and weed barrier. Mr. Fillerup emphasized that the street trees shown on the original approved plan would remain. He noted that the proposal provides approximately one tree for every 50 feet of frontage, resulting in two street trees per lot frontage within the park strip.

Mr. Fillerup further stated that the proposal would eliminate the requirement for streetlights in order to better comply with Weber County dark-sky standards.

Ms. Aydelotte stated that staff had reviewed the revised plan and found it acceptable. She recommended an additional condition requiring irrigation to be provided to each street tree within the park strip.

Mr. Fillerup indicated that he would prefer the installation of street trees and irrigation systems be the responsibility of individual builders, as trees are typically installed after homes are constructed. Ms. Aydelotte sought clarification and confirmed that the request was for builders to install both the trees and irrigation systems.

Discussion followed regarding existing landscaping bonding requirements. Ms. Aydelotte noted that the development is already subject to a landscaping bond and indicated that street tree improvements may already be included within that bond. Mr. Fillerup stated his understanding that the street trees had already been bonded.

Director Grover expressed concern that making installation the responsibility of future builders could complicate bond release procedures and delay reimbursement of bonded funds. Mr. Fillerup acknowledged the concern but stated that transferring responsibilities to builders would be preferable if possible.

Director Grover stated that compliance with the applicable ordinance requirements would ultimately govern installation obligations. He indicated that if the proposal complies with County ordinance requirements, it would be acceptable; otherwise, the applicant would be required to follow the ordinance as written.

Director Grover recommended approval of CUP 2026-06, subject to the conditions and findings outlined in the staff report, with the added condition that the landscaping plan be approved by staff and include plant material and an irrigation system that complies with Weber County ordinance requirements.

Adjournment 3:09 pm
Respectfully Submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of June 16, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner lll

1. Administrative Items

1.1 UVW031826: Request for final approval of Wood Lane Subdivision, a one-lot subdivision located at approximately 286 S 9200 E, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of the Wood Lane Subdivision, a one-lot subdivision located at approximately 286 South 9200 East in Eden. She explained that the project area contains slightly more than five acres and is located in the AV-3 Zone. Because the applicant is proposing a flag lot configuration, staff reviewed the request against the applicable flag lot standards and analyzed the potential for future roadway connectivity through adjacent properties.

Ms. Aydelotte stated that the proposed lot would be accessed by an access strip extending from 9200 East. She explained that County ordinances require staff to evaluate opportunities for future roadway connections when reviewing flag lots. Staff reviewed the possibility of extending access to adjacent properties and included the applicable standards in the staff report. However, staff also noted that the Land Use Authority may determine that an easement extending to the westernmost portion of the parcel is not necessary.

Ms. Aydelotte stated Weber County Engineering requested that frontage improvements along 9200 East be addressed through a deferral agreement. She noted that a copy of the proposed deferral agreement was available for the applicant's review. She further explained that access strips of approximately 475 feet in length typically require review by the Weber Fire District, which often requires a hard-surfaced travel way of approximately 24 to 26 feet in width. Required subdivision improvements would need to be installed or secured through escrow prior to recording the final plat.

Ms. Aydelotte stated that culinary water service would be provided through a private well, for which approval had already been obtained. Secondary irrigation water is also required. The applicant submitted a statement indicating ownership of Huntsville Irrigation shares; however, proof of ownership must be provided prior to plat recording. Wastewater service will be provided through an on-site septic system, and an on-site wastewater covenant will be required.

Staff recommended approval of the subdivision subject to the following conditions:

1. An on-site wastewater covenant shall be recorded with the final plat.
2. Installation or escrow for all required improvements shall be submitted prior to recording the final plat.
3. Proof of irrigation shares shall be submitted prior to recording the final plat, or a restricted landscape covenant shall be recorded with the final plat.
4. A deferral agreement for required improvements along 9200 East shall be recorded with the final plat.

Ms. Aydelotte recommended removing the staff report condition requiring a private well deed covenant because the well has already been drilled and approved. She further recommended adding a condition requiring approval from the Weber Fire District regarding the final access width prior to recording the final plat.

Director Grover asked whether any review agency comments required additional discussion. Ms. Aydelotte responded that the comments appeared to be standard surveying and engineering requirements.

Applicant Nate Jones addressed the review. Mr. Jones stated that he possesses both Huntsville Irrigation shares and a water right and can provide documentation to satisfy the irrigation share requirement.

Mr. Jones also discussed the access width requirement. He explained that during previous discussions with the Fire Marshal, he was informed that a 16-foot-wide gravel access route would be acceptable. He expressed concern that a 26-foot-wide access could resemble a roadway rather than a residential driveway. Mr. Jones noted that his engineer had also questioned the necessity of a 26-foot width.

Mr. Jones further inquired about escrow requirements and asked whether alternatives such as a bond or letter of credit could be utilized. Director Grover responded that County ordinances do not allow bonds for this purpose but do permit alternatives such as letters of credit where authorized by ordinance.

Discussion followed regarding access width requirements and the role of the Weber Fire District. Staff explained that the proposed condition was intended to obtain a formal written determination from the Fire District regarding the required width and surface standard.

Tucker Weight from the Engineering department participated in the discussion and indicated that the final width should be determined by the Fire District. He also noted that hard surface requirements may be satisfied by engineered road base capable of supporting emergency vehicles rather than necessarily requiring asphalt or concrete pavement. He questioned whether escrow would ultimately be necessary for the driveway improvements and suggested that completion of the required access improvements prior to occupancy may adequately address the concern.

Director Grover encouraged the applicant to continue coordinating with the Weber Fire District and stated that the County would rely on the Fire District's written determination regarding access requirements.

After discussion, Director Grover stated that he did not believe roadway connectivity through the property was reasonably necessary. He approved the subdivision subject to the following modified conditions:

1. An on-site wastewater covenant shall be recorded with the final plat.
2. Installation or escrow for all required improvements shall be submitted prior to issuance of a Certificate of Occupancy, if required.
3. Proof of irrigation shares shall be submitted prior to recording the final plat, or a restricted landscape covenant shall be recorded with the final plat.
4. A deferral agreement for required improvements along 9200 East shall be recorded with the final plat.
5. Written approval shall be obtained from the Weber Fire District prior to recording the final plat. The required width of the access road shall be determined by the Fire District.
6. All review agency requirements shall be satisfied.

Director Grover stated that approval was based upon the findings outlined in the staff report and declared the item approved.

Following approval, Mr. Jones noted that the required wastewater covenant had already been recorded as an easement. Director Grover stated that staff would verify the recorded document and incorporate it into the file as appropriate.

Adjournment 2:15pm
Respectfully Submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of June 17, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner lll

1. Minutes: none were presented

2. Administrative Items

2.1 UVJ082625: Consideration and action for final approval of Jade Hadfield Subdivision, consisting of one lot, located in the A-1 Zone at approximately 2843 South 4375 West, Ogden, UT, 84404.

Tammy Aydelotte presented the request for final approval of the Jade Hadfield Subdivision, consisting of one lot located in the A-1 Zone at approximately 2843 South 4375 West. She stated that the applicant had submitted feasibility letters from Weber-Morgan Health Department and will-serve letters from Taylor-West Weber Water District and Hooper Irrigation.

Ms. Aydelotte reviewed the subdivision's compliance with County subdivision requirements, including connectivity standards. She explained that because the property has a small amount of frontage on 4300 West and the frontage would not be used for access, Planning requested dedication of one-half of the required roadway width. She further explained that the applicant is proposing to extend 4375 West southward into a 150-foot-wide hammerhead turnaround that would provide primary access to the lot.

Ms. Aydelotte noted that Planning had also requested a 10-foot-wide pathway easement running parallel to the canal, which is shown on the final plat. She stated that the proposed lot exceeds the minimum A-1 Zone lot area requirement, containing slightly more than eight acres.

Ms. Aydelotte stated that, based on the applicable subdivision standards and the proposal as submitted, staff recommended approval subject to the recommendations and findings contained in the staff report. She clarified that Condition No. 3 should state that a final will-serve letter from Hooper Irrigation is required. She asked the applicant whether final approval had been obtained from Hooper Irrigation and requested that the final will-serve letter be provided for the file.

Jade Hadfield stated his name for the record and indicated that the requested documentation would be provided.

Ms. Aydelotte further explained that Engineering had requested a deferral agreement for future improvements along 4300 West. She stated that improvements associated with the hammerhead turnaround must either be installed or secured through escrow prior to recording the final plat. She noted that the applicant had submitted a cost estimate and that installation or escrow of the required improvements would be completed in accordance with County ordinance requirements prior to plat recording.

Planning Director Rick Grover asked whether there were any additional comments or questions. Mr. Hadfield stated that he had none.

Director Grover stated that he did not identify any issues with the request and recommended approval subject to Conditions 1, 2, and 3, with the clarification that Condition No. 3 requires a final will-serve letter from Hooper Irrigation. He further stated that the approval was based upon the findings contained in the staff report.

Director Grover approved the Jade Hadfield Subdivision subject to Conditions 1, 2, and 3, clarifying that it is from Hooper Irrigation and based upon the findings contained in the staff report.

Adjournment 2:03pm
Respectfully Submitted,
Marta Borchert

ADMINISTRATIVE REVIEW

Minutes of June 24, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:30 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner lll; Felix Lleverino, Planner II; Marta Borchert, Secretary

1. Minutes: October 30, 2025, November 19, 2025, November 25, 2025, April 8, 2026, April 22, 2026, May 6, 2026, May 15, 2026, May 20, 2026. The minutes for October 30, 2025; November 19, 2025; November 25, 2025; April 8, 2026; April 22, 2026; May 6, 2026; May 15, 2026; and May 20, 2026 were reviewed and approved.

2. Administrative Items

2.1 LVL122425: Consideration and action on an administrative application for final approval of the Lina Hill Subdivision, consisting of two lots.
Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final approval of the Lina Hill Subdivision, a two-lot subdivision located in the Uinta Highlands area and accessed from Woodland Drive. He explained that the property is located within the RE-20 Zone and consists of approximately two acres. The applicants currently reside on the property and are proposing to subdivide the undeveloped eastern portion into a separate lot.

Mr. Lleverino stated that Planning and Engineering reviewed the proposal with particular attention to site topography and geologic conditions. Because the property lies within a geologic study area identified on the County geologic hazard maps, a geologic reconnaissance study was required and completed by an approved geologist. The recommendations from the report have been incorporated into the staff analysis.

He reviewed the recommended conditions of approval, including a development agreement for future curb, gutter, and sidewalk improvements along Woodland Drive, utility connection requirements in accordance with County Engineering and the Uinta Highlands Improvement District, preparation and recording of a natural hazard notice, and inclusion of a plat note informing future property owners that additional geologic investigation may be required at the time of construction.

The applicant stated that one condition referenced future improvements on Bybee Drive and requested clarification because the property fronts Woodland Drive. The applicant also asked about utility connection requirements, noting that they intended to sell the lot as vacant land and did not plan to install utilities. Mr. Lleverino explained that if utility service can be provided through laterals connected to existing mains, additional improvements may not be required. However, if extension of major utility infrastructure is necessary, Engineering may require financial guarantees or escrow. He suggested modifying the condition to clarify that utility improvements would be required only if applicable

Director Grover asked whether the applicant's surveyor had identified any utility concerns. The applicant indicated that no concerns had been identified. Director Grover explained that subdivision approval is typically the stage at which required public improvements are addressed and noted that Engineering would need to verify utility requirements before recording the plat.

The applicant also asked about next steps following approval and whether project information would be available through the Frontier system for their surveyor and engineer. Staff confirmed that project information would be available and that staff would continue coordinating through the approval process.

Staff recommended approval of the Lina Hill Subdivision subject to the following conditions prior to recording the final subdivision plat:

1. Execution of a development agreement for future curb, gutter, and sidewalk improvements along Woodland Drive.

2. Utility connection plans and any required financial guarantees, if applicable, as required by County Engineering and the Uinta Highlands Improvement District.
3. Preparation and recording of a natural hazard notice.
4. Inclusion of a plat note in compliance with Section 108-22-4 regarding geologic hazards and future geologic investigation requirements.

Director Grover stated that he did not identify any issues with the proposal. He approved the application subject to Conditions 1 through 4, with Condition 1 corrected to reference Woodland Drive rather than Bybee Drive and Condition 2 modified to clarify that utility connection plans and financial guarantees are required only if applicable. The approval was based upon the findings outlined in the staff report.

The item was approved.

2.2 DR2026-01: Request for design review approval to extend a driveway off of Horizon Run Road (a private right-ofway) and include a ski under bridge. Driveway access shall be used for Lot 1R of Horizon Run Ranches at Powder Mountain Phase 1 Subdivision, located at 7545 E Horizon Run Rd, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for design review approval of a shared driveway and ski-under bridge within the Powder Mountain development area. She explained that the proposal spans portions of Summit Eden Phase 1A and Horizon Run Ranches at Powder Mountain Phase 1. A previously recorded public utility and access easement was established to accommodate a shared access because of the approximately sixty-foot change in elevation between Horizon Run Road and the development area below.

Ms. Aydelotte explained that the proposal includes construction of a shared driveway, water and sewer infrastructure, retaining walls, and a bridge crossing over an existing ski easement. Engineering staff continue to coordinate with Powder Mountain and Summit Group representatives to ensure that all safety and design requirements are satisfied.

She stated that the property is located within the DRR-1 Zone and that the proposal is consistent with prior approvals and recorded easements. Staff found no conflicts with existing approvals and recommended approval subject to all review agency requirements and the findings outlined in the staff report.

Director Grover stated that he did not identify any issues with the proposal and approved the request subject to all review agency requirements being satisfied and the findings outlined in the staff report.

The item was approved.

2.3 DR2026-02: Request for design review approval of Sundown Lodge, a public ski facility with associated site improvements. The proposed lodge will replace the existing Sundown Lodge and temporary sprung structure. Located at 6519 N Powder Mountain Rd, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for design review approval of the proposed Sundown Lodge within the Powder Mountain Resort. She explained that the project would replace the existing lodge and temporary sprung structure. The existing lodge will remain in operation until the replacement facility receives final approval and is ready for occupancy.

Ms. Aydelotte stated that the lodge will serve the public and that the proposed services and amenities are substantially consistent with those currently provided at the site. Staff reviewed site improvements, disturbed areas, water and wastewater service, access, and circulation.

ADMINISTRATIVE REVIEW

She noted that parking was a primary consideration during staff review. At Planning's request, the applicant submitted a detailed shuttle transportation plan describing routes, stops, operating hours, and shuttle types. Planning staff reviewed the plan and determined that it adequately addresses anticipated parking demand and supports the applicant's goal of minimizing on-mountain vehicle parking.

Ms. Aydelotte reported that Engineering and Fire District staff had reviewed the proposal. Although several minor issues remain under review, neither agency identified significant concerns. She further stated that access and circulation improvements would result in a more organized site layout than currently exists.

Regarding landscaping, Ms. Aydelotte explained that the applicant intends to preserve native vegetation wherever possible and restore disturbed areas using native seed mixes consistent with Powder Mountain's existing revegetation practices. She also noted that the Mid-Mountain Concept Area Plan was amended earlier in the year to clarify permitted uses and facilitate redevelopment of the area. Staff determined that the proposed lodge complies with the amended plan and applicable development agreement requirements.

Ms. Aydelotte stated that a detailed signage plan had not yet been provided and requested that a signage plan be submitted prior to approval of the associated land use permit. She also noted that any future site modifications or expansions would require a design review amendment.

Staff Recommended approval subject to the conditions and findings outlined in the staff report, including submission of a detailed signage plan prior to issuance of a land use permit and requiring a design review amendment for future site changes or expansions.

Director Grover stated that he had reviewed the proposal and found no issues. He approved the request subject to the conditions and findings outlined in the staff report.

The item was approved.

Adjournment 2:51 pm
Respectfully Submitted,
Marta Borchert

Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request:	File Number LVR020526 - Consideration and action for final approval of the Razor Subdivision, consisting of one lot, located in the A-2 Zone at approximately 4323 West 700 North, Ogden, UT, 84404.
Application Type:	Administrative
Agenda Date:	Wednesday, July 01, 2026
Approximate Address:	4323 W 700 N, Ogden, 84404
Project Area:	Approximately 8.0 Acres
Zoning:	A-2
Existing Land Use:	Agriculture
Proposed Land Use:	Residential
Parcel ID:	15-441-0001
Township, Range, Section:	Township 6 North, Range 2 West, Section 08 SE

Adjacent Land Use

North:	700 North Street	**South:**	Vacant/Agriculture
East:	4300 West St	**West:**	Agriculture

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 2 (Agricultural (A-2) Zone)
- Title 106 (Subdivisions) Chapter 1-8 as applicable

Background and Summary

The Razor Subdivision would turn a non-buildable parcel into a one-lot Subdivision. The subdivision plan is considered a small subdivision that is eligible for administrative approval from the Weber County Planning Director, the land use authority. The proposed lot, conforms to both the zoning and subdivision requirements, and is currently a vacant lot. This lot as some frontage (565') along 4300 West Street and 616' along 700 North Street. The applicant is dedicating sufficient right-of-way for a 40' half-width, along 700 North Street. Currently, with the impact of only one additional lot, the County is not asking for dedication along 4300 West Street. Where the size of the proposed lot (approximately 8.0 acres) allows for future development if desired, Weber County may require additional right-of-way dedication to along 4300 West Street. However, further improvements may be required when further development of this lot is proposed. The owner is not responsible for street improvements along 700 North Street at this time; however, a deferral agreement is required by County Engineering.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan thoughtfully planning patterns of connectivity. The applicant is dedication additional width along 700 North at this time.

Zoning: The subject property is located in the Agricultural (A-2) Zone. The purpose and intent of the A-2 Zone is found in LUC §104-2-1:

> *"The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible."*

Small Subdivision: The Uniform Land Use Code of Weber County (LUC) §101 defines a "SU, subdivision small" as "A subdivision consisting of nine or fewer lots, or an amendment of nine or fewer lots. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Site Development Standards of the A-2 Zone: The proposed lot contains approximately 8.0 acres and roughly 616' wide, along 700 North Street.

The residential site development standards for the A-2 Zone are as follows:

Minimum Lot Area: 40,000 square feet
Minimum Lot Width: 150 feet

Culinary water and sanitary sewage disposal: Culinary water will be supplied by Taylor West Weber Water and has supplied a letter stating that there is existing water service on it. Applicant has submitted a water shares for secondary water.

Per Weber County LUC §106-4-2.010, *"The applicant is responsible for providing a culinary and secondary water supply and delivery system to or on each lot."* Where there is no native landscape in place, the exemption to this requirement does not apply. As there is an existing agricultural use, proof of secondary/irrigation shares is required prior to recording the final plat.

This proposal includes a septic feasibility letter for the placement of a packed Bed Media system, with specific recommendations/requirements, from Weber-Morgan Health Department.

Review Agencies: Weber County Fire Marshal, Weber County Surveyor and the Weber County Engineering Department have reviewed and approved this proposal. The Planning Division is recommending approval of this proposal after all of the county review agency comments are addressed.

Staff Recommendation

Staff recommends approval of Razor Subdivision, consisting of approximately 8.0 acres located at approximately 4323 W 700 N, Ogden, UT, 84404. This recommendation for approval is subject to all review agency requirements and based on the following conditions

1. A deferral agreement for improvements along 700 North Street shall be recorded with the final plat.
2. Proof of secondary/irrigation water shares is required prior to recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.

Exhibits

A. Subdivision Application
B. Razor Subdivision Plat
C. Will-Serve and Feasibility Letters

Map 1

Exhibit A - Application

Razor Subdivision

+ Add Follower | Change Status | Change Review Due Date | Edit Project

Address:	4323 W 700 N, Ogden, UT, 84404	**Project Status:**	Accepted
Maps:	Google Maps	**Status Date:**	2/5/2026
Project Type:	Subdivisions	**File Number:**	LVR020526
Sub Type:	Small Subdivision	**Project Manager**	Tammy Aydelotte
Created By:	Courtney Brown		
Created On:	1/29/2026		

Application | Documents 11 | Comments 1 | Reviews 5 | Followers 18 | History | Reminder 0 | Payments 1

Area Fees | Internal 0

Application

Show Contact Details | + Add Building | + Add Parcel | Edit Application | + Add a Contractor | Print | Building Permit

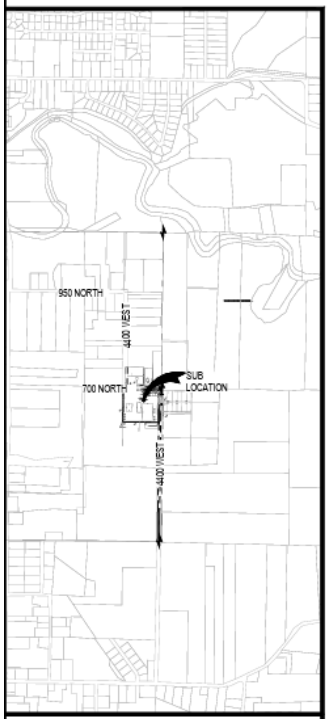
Project Description	Turning lot into a recorded subdivision to build a house on it
Property Address	4323 W 700 N Ogden, UT, 84404
Property Owner	4323 Razor Property LLC C/O Daniel Scarbrough 801 540 - 5586 Dan@roperbuildings.com
Representative	Courtney 801-689 - 3630 courtneyb@roperbuildings.com
Accessory Dwelling Unit	False
Current Zoning	A-2
Subdivision Name	Legend Acres
Number of new lots being created	1
Number of lots affected	0
Number of lots approved	0
Lot Number	
Lot Size	
Frontage	
Culinary Water Authority	Taylor-West Weber Water District
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Health Department (Septic)
Nearest Hydrant Address	
Signed By	Representative, Courtney Brown

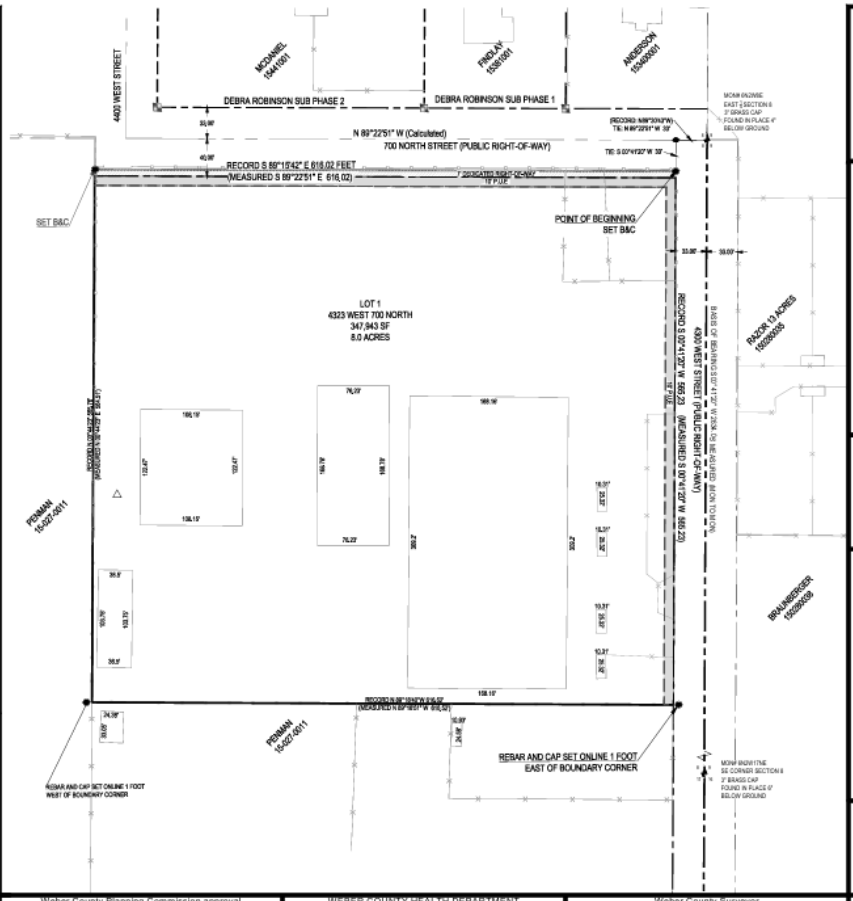
Parcel Number

Remove 150270101

RAZOR SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH
SURVEY DATE 12/29/2025





BOUNDARY DESCRIPTION

Part of the SE quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base & Meridian

Warranty Deed
Entry#3192174
Weber County Recorders Office

BEGINNING AT A POINT WHICH IS NORTH 89°22'51" WEST 33 FEET (RECORD N89°30'43"W 33 FEET) ALONG THE QUARTER SECTION LINE AND SOUTH 00°41'W WEST 33 FEET TO THE SOUTH LINE OF A COUNTY ROAD FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°41'08" WEST 865.22 FEET ALONG THE WEST LINE OF 4323 WEST STREET; THENCE NORTH 89°18'55" WEST 616.02 FEET (RECORD NORTH 89°18'48" WEST 616.02 FEET); THENCE NORTH 80°44'23" 594.51 FEET (RECORD NORTH 80°44'23" EAST 595.76 FEET); TO THE SOUTH LINE OF A COUNTY ROAD; THENCE SOUTH 89°22' 51" 616.02 FEET (RECORD SOUTH 89°11'42" EAST 616.02) FEET ALONG THE SOUTH LINE OF THE COUNTY ROAD TO THE POINT OF BEGINNING.

MORE COMMONLY KNOWN AS 4323 WEST 700 NORTH, OGDEN, UTAH 84404.
APN: 15-027-0101

OWNER'S DEDICATION

4323 RAZOR PROPERTY LLC, the owner of the described tract of land to be hereafter known as RAZOR SUBDIVISION, does hereby dedicate, grant and convey to the governing body those parts or portions of said tract of land for the perpetual use of the public, all streets, easements and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and grant(s) approval to the recording of this plat for all purposes shown hereon.

In witness whereof, I have hereunto set my hand this ___ day of _____, 20__.

4323 RAZOR PROPERTY LLC

By: _____
Its: Manager

By: _____
Print: _____
Title: Manager

Notary Acknowledgment

STATE OF UTAH)
:ss
county of salt lake)

On this ___ day of _____ in the year 20___ before me _____ a notary public, personally appeared _____ the manager of 4323 RAZOR PROPERTY LLC, the managing member of 4323 RAZOR PROPERTY LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication regarding the RAZOR SUBDIVISION and was signed by him/her on behalf of said 4323 RAZOR PROPERTY LLC and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____

SURVEYOR'S CERTIFICATE

I NICHOLAS WARDELL, WITH RED TAIL A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A LICENSE IN ACCORDANCE WITH "TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT (LICENSE NO. 8985868, DO HEREBY CERTIFY THAT:

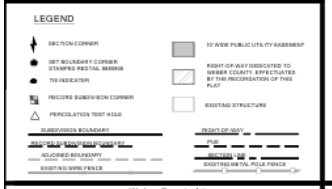
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF TOM HILL OF WHITEPINE ENGINEERING.
2. THE LAND SURVEY LIES WITHIN SECTION 8, T6S, R2W, SLB&M AND THE SURVEY WAS COMPLETED ON 12/29/2025.
3. MEASUREMENTS HAVE BEEN VERIFIED, NEW MONUMENTS HAVE BEEN PLACED AT SUBDIVISION CORNERS STAMPED RED TAIL 8985868.
4. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED. THE SURVEY IS ALSO IN ACCORDANCE WITH SECTION 17-73-504, UTAH STATE CODE.

NICHOLAS L. WARDELL
No. 8985868
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

GENERAL SURVEY NOTES

1. THE BASIS OF BEARINGS FOR THIS PLAT IS N 89°41'41" W, BETWEEN THE SECTION LINE MONUMENTS (SEE HEREIN).
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS UNLESS OTHERWISE NOTED. AMOUNTS INDICATING A RECORD COURSE OR DISTANCE, RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
3. THE SURVEY MEETS THE MINIMUM LINEAR CLOSURE OF 1:10,000.
4. THE BENCHMARK FOR THIS PLAT IS THE E-I CORNER OF SECTION 8 TO NORTH STREET 4323 WEST STREET OF 4239.68 FEET (NAVD88).
5. THE PARCEL OF LAND IS CURRENTLY KNOWN BY THE FOLLOWING TAX ID NO. 15-027-0101
6. ALL RELEVANT PUBLIC UTILITY EASEMENTS THAT ARE ANTICIPATED TO PROVIDE SERVICE TO THIS SUBDIVISION UPON ITS RECORDING HAVE BEEN NOTIFIED BY THE OWNER.
7. ROSE 6250 RAZOR PROPERTY LLC. See ROS for reference of Pinnacle Measurements
8. ALL STRUCTURES DIMENSIONS ARE TO THE ROOF LINE TO DRIVING PROPANPAL SIDEWALK
9. Agricultural uses plat note: A subdivision located in an Agriculture A-1, A-2, A-3, or AV-3 Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.
10. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property and curb and gutter is installed.

Basis and equipment for detail location:
Trimble R12i GNSS
3.5" Dome Lower Plate Structure
2.25" Grey Lower Plate Structure
21.25" Fine Sandy Loam, Exterior Structure
26.50" Very Fine Sandy Loam, Exterior Structure
Geoid model: Geoid18 (US)
Real-time kinematic position with < 0.2 (0.1 @ 1.0' away



PO BOX 9160145
CLEARFIELD, UTAH 84016
WWW.REDTAILUTAH.COM

DEVELOPER
ROPER BUILDINGS
WWW.ROPERBUILDINGS.COM
(801)689-3039

WEBER COUNTY RECORDER

ENTRY #: _____
FEE PAID: _____
FILED FOR RECORD AND RECORDED: _____
AT: _____ IN BOOK: _____
OF THE OFFICIAL RECORDS, PAGE: _____
RECORDED FOR: _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

Weber County Attorney

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and affect.

Signed this _____ DAY OF _____, 20____

_____
Signature

Weber County Planning Commission approval

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ DAY OF _____, 20____.

_____
Chairman, Weber County Commission

WEBER COUNTY HEALTH DEPARTMENT

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and affect.

Signed this _____ DAY OF _____, 20____

_____
Signature

Weber County Surveyor

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ DAY OF _____, 20____

_____
Weber County Surveyor

Weber County Engineer

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ DAY OF _____, 20____

_____
Signature

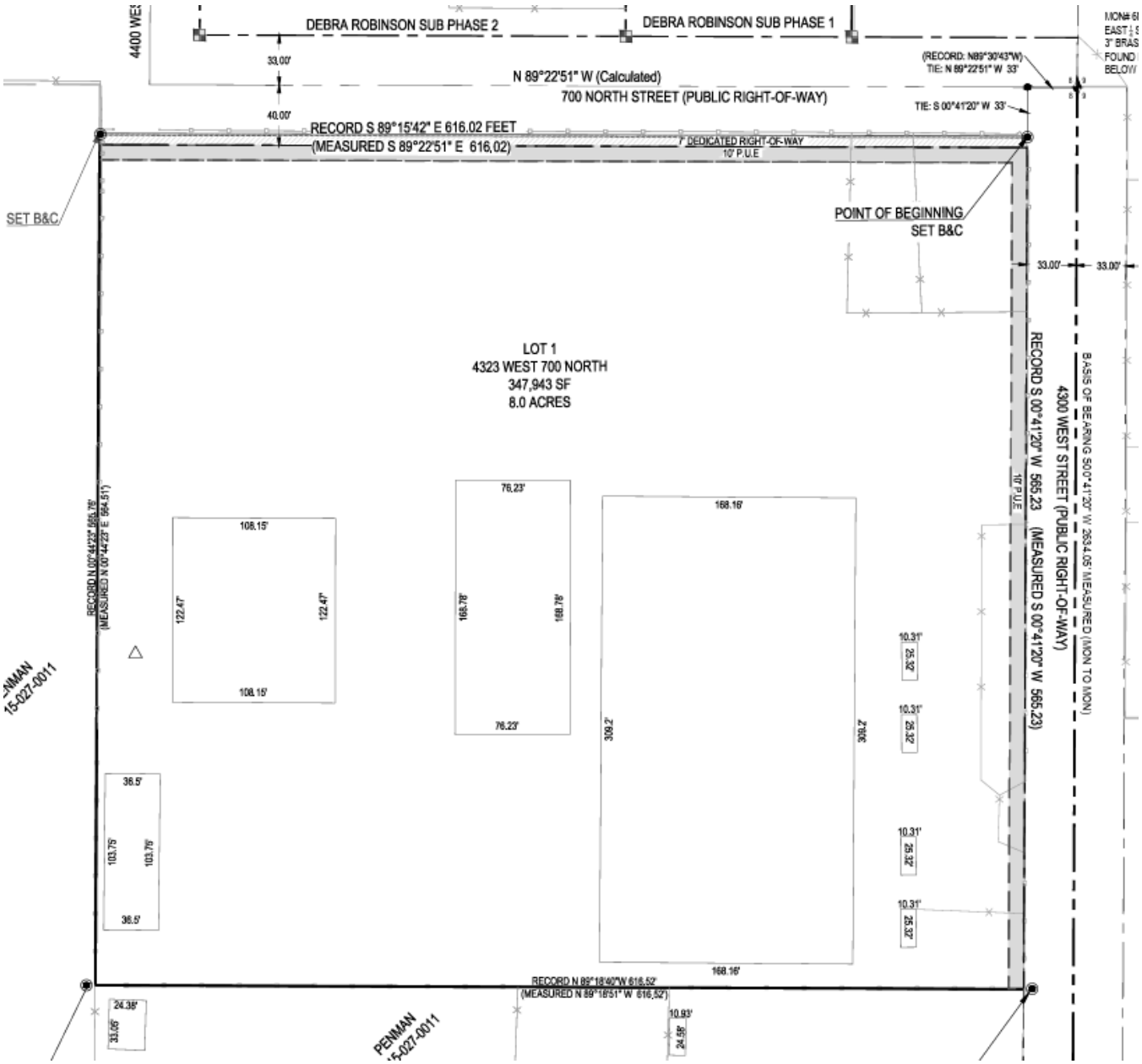

DEBRA ROBINSON SUB PHASE 2
DEBRA ROBINSON SUB PHASE 1
33.00'
40.00'
N 89°22'51" W (Calculated)
700 NORTH STREET (PUBLIC RIGHT-OF-WAY)
(RECORD: N89°30'43"W)
TIE: N 89°22'51" W 33'
TIE: S 00°41'20" W 33'
RECORD S 89°15'42" E 616.02 FEET
(MEASURED S 89°22'51" E 616.02)
7' DEDICATED RIGHT-OF-WAY
10' P.U.E
SET B&C
POINT OF BEGINNING
SET B&C
33.00'
33.00'
LOT 1
4323 WEST 700 NORTH
347,943 SF
8.0 ACRES
RECORD S 00°41'20" W 565.23 (MEASURED S 00°41'20" W 565.23)
4300 WEST STREET (PUBLIC RIGHT-OF-WAY)
BASIS OF BEARING S00°41'20" W 2634.05' MEASURED (MON TO MON)
10' P.U.E
RECORD N 00°44'23" E 564.78'
(MEASURED N 00°44'23" E 564.51')
108.15'
122.47'
122.47'
108.15'
76.23'
168.78'
168.78'
76.23'
168.16'
309.2'
309.2'
168.16'
10.31'
25.32'
10.31'
25.32'
10.31'
25.32'
10.31'
25.32'
36.5'
103.75'
103.75'
36.5'
RECORD N 89°18'40"W 616.52'
(MEASURED N 89°18'51" W 616.52')
24.38'
33.05'
10.93'
24.58'
PENMAN
15-027-0011

Exhibit C – Will-Serve and Feasibility Letters

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
1/5/2026

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final approval** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for Dan Scarbrough at **4323 W. 700 N. Ogden UT.** The District currently serves this lot with an existing water meter. The District has enough water capacity to serve this proposed lot for 1 residential home. Any additional homes or ADU's on the lot will need to have an additional will serve letter. Taylor West Weber Water specifications and standards must be followed in all installation procedures.

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District

INCORPORATED UNDER THE LAWS OF THE STATE OF UTAH

NUMBER № 2304

SHARES -5-

Warren Irrigation Company, Est. 2014

CAPITAL STOCK IN SHARES
"PAR VALUE" $25.00 EACH

This Certifies that DANIEL L. AND MELANIE SCARBROUGH is the registered holder of (5) FIVE Shares

Warren Irrigation Company

transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed this 9th day of AUGUST A.D. 2019

Jeffrey W. Hales
Secretary

WARREN IRRIGATION COMPANY INCORPORATED SEAL WARREN, UTAH

President

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

WEBER-MORGAN
HEALTH DEPARTMENT

January 27, 2026

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Dan Scarbrough
4323 W. 700 N., Ogden, UT
Parcel #15-027-0101
Soil log #15478

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor West Weber Water Improvement District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of a Packed Bed Media System followed by an Absorption Trench or Drip Irrigation absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 12 inches. The absorption system is to be designed using a maximum loading rate of 0.35 gal/sq. ft. /day as required for a clay loam, blocky structure soil horizon with a documented percolation rate of 120 minutes per inch.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Pedro Lozano, LEHS
Environmental Health Division
801-399-7160