



Planning Commission Staff Report

West Villages – Road Grading

Conditional Use Permit

October 1, 2026

BASIC INFORMATION

Applicant: Cecil Satterthwaite
Owner: Brett Satterthwaite – M & S Holdings LLC

Acreage: 96.94
Location: Approximately Highway 89 and Pleasant View Drive | Weber County
Parcel(s): 19-001-0030; 19-015-0047; 19-015-0059; 19-015-0081; 19-015-0036; 19-015-0049; 19-015-0048
Current Zone: RE-20 and A-5

PROPOSAL AND BACKGROUND

The applicant is requesting a Conditional Use Permit for the purpose of grading the future extension of Skyline Drive extending along the bench area to Pleasant View Drive in preparation for a master planned community. The Subdivision for the residential development is still in the planning stage and will require further land use applications and review. At this time the applicant is requesting the CUP for the grading only as they have been approached by a contractor that is interested in the rock that would be removed.

The proposed grading would be beneficial to the City in helping to expedite the completion of the road that is shown as a Major Collector on the Master Transportation Plan.

PLANNING COMMISSION REVIEW

The Planning Commission will review and determine whether to grant the request for a Conditional Use Permit to allow the developer to move forward with the grading and removal of rock and gravel materials prior to full infrastructure plans for the master community development.

An excavation permit would be required to proceed with the work, which would be approved by the City Council as stated in §8.24 of City Code, meeting all requirements of the section.

8.24.010 Purpose. It is the purpose and object of this ordinance to establish reasonable and uniform limitations, safeguards, and controls on excavation within the city. These provisions are deemed necessary in the public interest to affect practices which will provide protection of the tax base, provide for the economical use of vital materials necessary for our economy and give due consideration to the present and future use of land in the interest of promoting the public health, comfort, safety, community character and general welfare. It is the primary intent of this ordinance that excavated land be rehabilitated as soon as possible to prevent conditions detrimental to neighboring property and residents,

and to provide for the subsequent beautification and beneficial use of the lands affected by excavation. (Ord.2005-16, dated 12/13/05, Ord. 98-9, dated 10/27/98: prior codes Ord. dated 1/9/75 (part) and § 19-1-1).

An excavation permit review requires the following based on §8.24.040:

- Pre-excavation Site Inventory and Analysis
- Excavation Operations Plan
- Rehabilitation Plan

Review of plans by DRC prior to final permit approval of City Council.

STAFF RECOMMENDATION

Staff recommend approval of this application for a conditional use permit after providing required documents and plans and meeting all requirements of §8.24 of the Municipal Code.

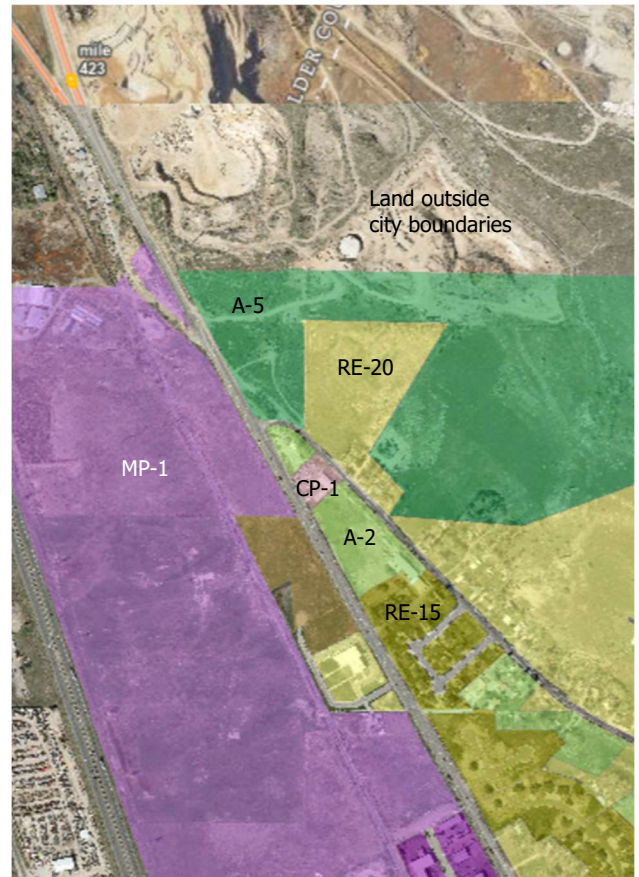
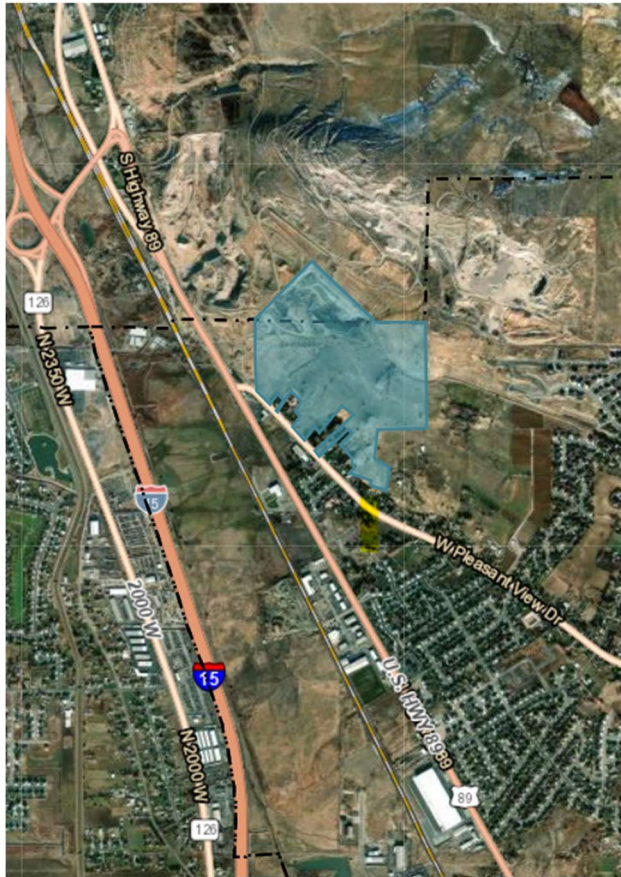
STAFF CONTACT

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801-782-8529

ATTACHMENTS

- 1) Vicinity Map / Zoning Map
- 2) Plans

ATTACHMENT 1) Vicinity Map / Zoning Map



ATTACHMENT 2) Plans

PRELIMINARY CHADING EXHIBIT

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

