



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**October 8, 2025
4:00 p.m.**

1. **Minutes:** July 16, 2025, August 13, 2025
2. **Administrative Items**
 - 2.1 **UVJ082625:** Consideration and action for final approval of Jamesidney Subdivision 1 Amendment, consisting of two lots.
Staff Presenter: Felix Lleverino
 - 2.2 **UVE092925:** Request for final approval of Eden Acres Phase 2 Subdivision, a 15-lot subdivision located at approximately 2700 N 5600 E, Eden, UT, 84310. This proposal includes road dedication, is dependent upon the transfer of development rights, and is located in the Form-Based Zone.
Staff Presenter: Tammy Aydelotte
 - 2.3 **DR 2025-13:** A Request for approval of a design review for the installation/construction of Meadow Lodge, a sprung structure consisting of an aluminum frame and tension membrane. This proposal is located at the Snowbasin Resort at approximately 3925 E Snowbasin Rd, Huntsville, UT, 84317 in the DRR-1 Zone.
Staff Presenter: Tammy Aydelotte
 - 2.4 **UVO042525:** Request for final approval of Osprey Ranch Subdivision Phase 2, consisting of 28 lots and three common area parcels. This proposal also includes continuation of public right-of-way throughout this development.
Staff Presenter: Tammy Aydelotte

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 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 July 16, 2025, 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 II; Tiffany Snider, Secretary

1. Administrative Items:

- 1.1 UVV022825:** Request for final approval of Valley View Hills Subdivision Phase 2, consisting of 6 lots. Staff
Presenter: Tammy Aydelotte

Felix Lleverino is presenting in place of Tammy Aydelotte. This project is located in the FV-3 zone. The developer is proposing a private road stub that will connect to Snowbasin Road. An access road has been created through a portion of Legacy Mountain, and the developer has worked with John Lewis to obtain access across his property.

The proposal includes 9 residential lots, common area, and an established HOA. The total site area is 38 acres. The applicant is working with the Weber-Morgan Health Department and has proposed a shared well.

Some geologic hazard areas are present on the site. A hazard report is recommended, and no building will be permitted on slopes of 25% or greater, as depicted on the plat. There are limitations on where development may occur. A seasonal stream is also shown on the plat with a 50-foot setback from the high-water mark. At the time the staff report was prepared, Weber-Morgan Health had not provided comments.

Staff recommends final approval of Valley View Hills Subdivision Phase 2, consisting of 6 lots and two common area parcels. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. All improvements shall be installed, escrowed for, or a combination of both, prior to County Commission approval.
2. A Natural Hazard Notice shall be recorded with the plat, and a note on the final plat shall be required which states that the parcel is located within a natural hazard study area.
3. A covenant will be recorded with the final subdivision plat, referencing the 17,666 square feet of irrigated lawn maximum allowance per lot.
4. The final plat will show either buildable areas, that do not include easements, hazards, or slopes greater than 25 percent, or the final plat can show non-buildable areas, where the hazards and steep slopes exist.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the 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.

Director Grover recommends approval based on the findings and conditions listed in the staff report.

Adjourn 4:08pm
Respectfully Submitted,
Marta Borchert

Minutes of August 13, 2025, 2025, 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 III; Felix Lleverino, Planner II; Tiffany Snider, Secretary

1. Minutes: May 21, 2025, June 11, 2025, June 26, 2025 and July 9, 2025

Director Grover states that he reviewed the minutes were approved as presented.

2. Administrative Items

2.1 LVH061125: Consideration and action on a request for final approval of Hallows and Havens Subdivision consisting of 2 lots, located at 2885 S 4300 W, Ogden.

Felix Lleverino stated that he is presenting this item on behalf of Tiffany Snider. He noted that there is a issues to address, beginning with a correction to the date on the staff report, which should read August 13, 2025.

The property is located in Western Weber, at 2885 South 4300 West. It fronts on 4300 South, and the applicant plans to utilize the full frontage to create a lot-averaged subdivision. The lot-averaging provision is being used because there is an existing home on the property. One of the proposed lots is less than 40,000 square feet, while the remaining lots will be considerably larger.

Septic feasibility has been provided, and the development will have access to Taylor–West Weber Water District for culinary water and Hooper Irrigation Company for secondary water. There is also some right-of-way dedication along 4300 West, which is planned as an 80-foot right-of-way.

Staff has received and reviewed comments from all reviewing agencies.

The Planning Division recommends approval of Hallows and Havens Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Deferral for curb, gutter, and sidewalk signed by developer prior to recording.
2. Final approval letter from Taylor West Weber Water prior recording final plat.

The following findings are the basis for the staff recommendation:

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

Director Grover states that this items stands approved based on the finding and conditions listed in the staff report.

2.2 ZTA2025-08: Request to approve a modified concept development plan for Area F - The Meadow - in the Recorded Development Agreement for Powder Mountain.

Tammy Aydelotte states that the original Zoning Development Agreement (ZDA) for the Summit Group was recorded on January 14, 2015. A first amendment was recorded in 2019, and a second amendment was recorded on November 30, 2022.

ADMINISTRATIVE REVIEW

The second amendment allows the developer to make minor modifications to their concept plan through administrative approval.

Last fall, amendments to Concept Areas D and F were approved by the Ogden Valley Planning Commission, in conjunction with subdivision approval. There were some modifications to Area F. The applicant is now requesting approval of minor changes to The Meadows (Area F) concept plan, including relocating the proposed lift station and shifting the multi-family use to the southeast portion of The Meadows. Residential use is being shifted east of Shelter Hills for a future subdivision, as well as from the area south of Gertsen into some of the designated open space areas.

Exhibits related to this request begin on page four of the staff report, followed by an overall map. The second amendment to the ZDA allows administrative approval of these detailed changes.

The Planning Division recommends approval of the minor changes to the concept area plan for this portion of the Powder Mountain development—The Meadows, Area F—and finds that the proposed changes are slight and inconsequential. However, staff notes that further proposed modifications may require a legislative process, as the cumulative effect of ongoing changes may no longer be considered slight or inconsequential.

Staff recommends approval of the proposed changes to concept area plan for Mid Mountain (Area A), as the proposed changes fall under 'slight and inconsequential'.

This recommendation of approval is based upon the following condition:

1. A legal description of the area that falls under Area F – The Meadow be submitted to Weber County Planning prior to recording the Notice of Approval.

This recommendation is based on the following findings:

1. The proposed changes comply with the recorded development agreement and subsequent amendments, specifically, the 2nd Amendment to the Development Agreement.
2. The proposed changes and use comply with the Ogden Valley General Plan.

Director Grover states he is recommending this application for approval subject to the conditions and finds listed in the staff report.

Adjourn 4:09pm
Respectfully Submitted,
Marta Borchert



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request:	File Number UVJ082625 - Consideration and action for final approval of Jamesidney Subdivision 1 Amendment, consisting of two lots.
Application Type:	Administrative
Agenda Date:	Wednesday, October 08, 2025
Approximate Address:	8052 W 900 S, Ogden
Project Area:	10 Acres
Zoning:	M-1
Existing Land Use:	Vacant/Agriculture
Proposed Land Use:	Residential
Parcel ID:	10-174-0001
Township, Range, Section:	Township 6 North, Range 3 West, Section 15 SW

Adjacent Land Use

North:	Residential	South:	900 South St
East:	7900 West St	West:	Residential/Agriculture

Staff Information

Report Presenter:	Felix Lleverino fleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	TA

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 22 (Manufacturing (M-1) Zone)
- Title 106 (Subdivisions) Chapter 1-8 as applicable

Background and Summary

The Jamesidney Subdivision First Amendment would divide lot 1 of the original Jamesidney Subdivision, recorded in 2023, into two 5-acre lots. 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 lots, that conform to both the zoning and subdivision requirements, are currently vacant and unused. The original subdivision plat was approved with a deferral agreement for curb, gutter, and sidewalk. The street improvements with the existing 100' public ROW of 900s are completed by a public infrastructure project that increased the asphalt width. As further asphalt widening occurs along the 900 South public ROW the appropriate ROW acquisition will take place in a manner that compensates the land owner for additional property that would accommodate the asphalt widening. This proposal indicates that a 100' ROW exists for the 900 South public ROW. The owner is not responsible for street improvements at this time; however, additional improvements may be required with new access points from 900 South Street and new utility connections within the 900 South public right-of-way.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by building our area zone for manufacturing, commercial, and industrial uses for innovation, hard good production, and the employment of skill trade workers.

Zoning: The subject property is located in the Manufacturing (M-1) Zone. The purpose and intent of the M-1 Zone is found in LUC §104-22-1:

"The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation."

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 M-1 Zone: The lots contain 5 acres each and are roughly 294' wide. Each lot exceeds the minimum requirements of the zone. As a general requirement, the minimum front yard setback is 50' with further requirements found in section 104-21-5.

The site development standards for the M-1 Zone are as follows:

Minimum Lot Area: None

Minimum Lot Width: None

Culinary water and sanitary sewage disposal: Culinary water will be supplied by Warren West-Warren Water after the owner has supplied the District with proof of secondary water by a private well that is approved to be drilled. A Restrictive Landscape Covenant shall be recorded with the subdivision plat that states the general watering restrictions/limitations found in the Exchange Application from the Utah Division of Water Rights.

This proposal includes a septic feasibility letter for the placement of Wisconsin Mounds or Packed Bed Media Systems followed by an at-grade drip irrigation absorption area.

Review Agencies: Weber County Fire Marshal and the Weber County Engineering Department have reviewed and approved this proposal. The County Surveyor's Office supplied the owner with comments regarding minor revisions to the subdivision plat. 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 Jamesidney Subdivision First Amendment. This recommendation for approval is subject to all review agency requirements and based on the following conditions

1. A Landscape Restrictive Covenant is recorded with the final plat.
2. The owner shall provide an approved exchange application for the allocation of the well water.
3. The plat shall show the location of the well.
4. The plan shall have a note stating the general watering restrictions found in the exchange application.

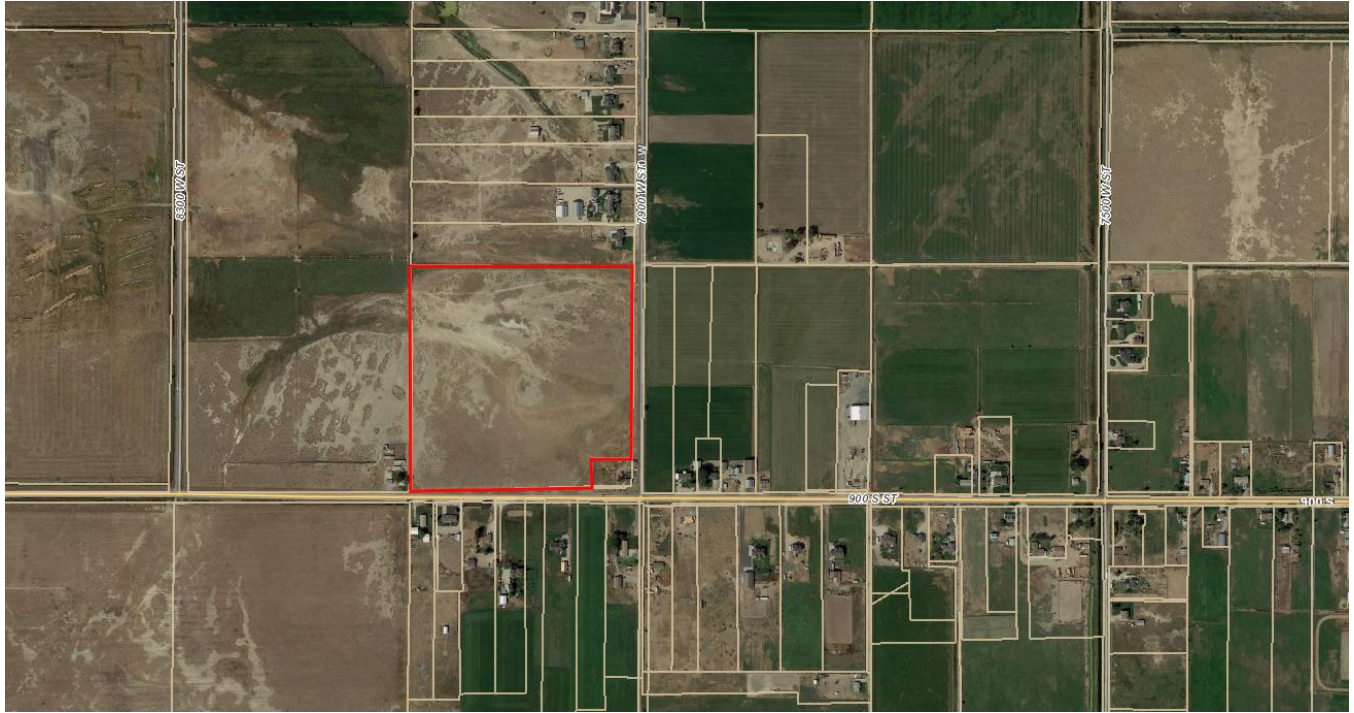
This recommendation is based on the following findings:

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. Jamesidney Subdivision Plat
- B. Warren West-Warren Will Serve Letter
- C. Secondary Water Well permission to drill
- D. Health Department Feasibility Letter

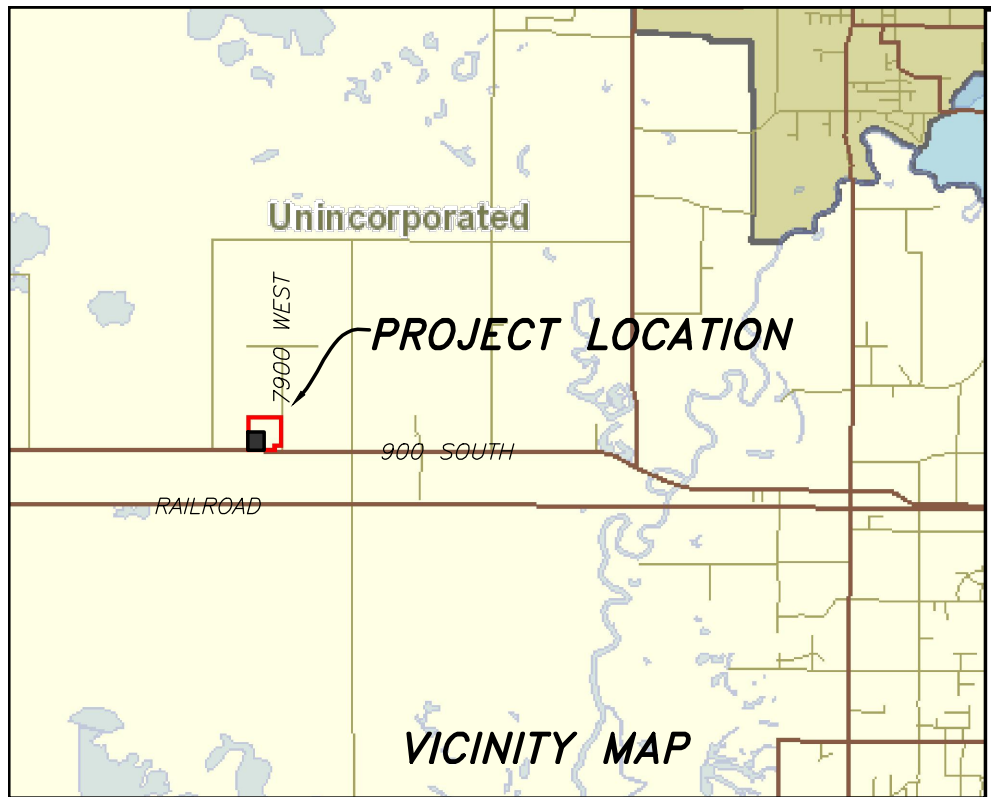
Map 1



JAMESIDNEY SUBDIVISION FIRST AMENDMENT
AMENDING LOT 1, JAMESIDNEY SUBDIVISION

WEBER COUNTY, UTAH

A PART OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2025



NOTE:

- 1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- 2 - REBAR AND CAP SET ON ALL BACK LOT CORNERS.
- 3 - SEWER SYSTEM TO BE INDIVIDUAL SEPTIC SEWER SYSTEMS APPROVED BY THE WEBER-MORGAN HEALTH DEPARTMENT.
- 4 - 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 UNTIL CURB AND GUTTER IS INSTALLED.
- 5 - DUE TO HIGH GROUND WATER THE LOWEST HABITABLE FLOOR ELEVATION CAN NOT BE LOWER THAN 4216' (N.G.V.D. 29)
- 6 - AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE EXISTING RIGHT-OF-WAY.
- 7 - DEFERRAL OF ASPHALT, CURB & GUTTER AND SIDEWALK WAS GRANTED BY ADMINISTRATIVE APPROVAL ON FEB. 19, 2020.

EXPLORATION PIT #1 (UTM_ZONE 12 NAD 83 401602 E 4567325 N)
0-12" SILT LOAM, BLOCKY STRUCTURE
12-22" CLAY LOAM, BLOCKY STRUCTURE
22-52" FINE SANDY LOAM, GRANULAR STRUCTURE
GROUNDWATER ENCOUNTERED AT 52"

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESES IMPROVEMENTS.

SIGNED THIS _____, DAY OF _____, 2025.

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____, DAY OF _____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SOUTHWEST CORNER OF SEC. 15,
T. 6 N., R. 3 W., SLB&M
FOUND WEBER CO. BRASS CAP MONUMENT
5" BELOW TOP OF ASPHALT
(HARD TO READ)

DEVELOPER:
NATE CHRISTENSEN
P.O. BOX 937
CENTERVILLE, UTAH 84014
(801) 706-1921



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY UTAH

SIGNED THIS _____, DAY OF _____, 2025.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 _____, 2025.

WEBER COUNTY SURVEYOR

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 _____, 2025.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____, DAY OF _____, 2025.

WEBER-MORGAN HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT: AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS JAMESIDNEY SUBDIVISION FIRST AMENDMENT IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF MARCH

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802

SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 1, JAMESIDNEY SUBDIVISION, RECORDED AS ENTRY NO. 3068235 IN THE WEBER COUNTY RECORDER'S OFFICE SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET LOCATED 719.34 FEET NORTH 89°04'06" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND 46.08 FEET NORTH 00°36'23" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°07'35" WEST 614.11 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; (2) NORTH 00°36'23" EAST 740.56 FEET; (3) SOUTH 89°07'13" EAST 614.11 FEET; AND (4) SOUTH 00°36'23" WEST 740.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.44 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT, JAMESIDNEY SUBDIVISION FIRST AMENDMENT AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2025.

G N J PROPERTIES LLC
BY: JOHN BOWEN

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, JOHN BOWEN, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGER OF G N J PROPERTIES LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____

RECORDED FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrenwtr@gmail.com

February 10, 2025

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Nate Christensen

This proposed building is located at approximately 8056 W 900 S. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed building/residence.

Nate Christensen has presented the board with proof of secondary water through a well. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- All water lines, materials and installations must be done to the specification of the WWWWID board, and must be inspected by the board chairman, or his designee, along with any necessary bacterial testing required by the state.

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,



Melissa Murray, Clerk

West Warren-Warren Water Improvement District



SPENCER J. COX
Governor
DEIDRE M. HENDERSON
Lieutenant Governor

State of Utah

DEPARTMENT OF NATURAL RESOURCES

Division of Water Rights

JOEL FERRY
Executive Director

TERESA WILHELMSSEN
State Engineer/Division Director

January 23, 2025

Nathan Christensen
5258 West 560 North
Warren, UT 84404

Dear Applicant:

**RE: PROVISIONAL ("RUSH") WELL REQUEST
WATER RIGHT 35-14561(A84512)**

Reference is made to your request to expedite drilling of a well before the underlying application has been approved by the State Engineer. This well is located at:

North 685 feet, West 1202 feet from the S4 Cor, Sec 15, Town 6N , Range 3W, SLB&M.

Permission is **HEREBY GRANTED** to proceed with the drilling of this well. While this letter grants you permission to proceed with the construction of the well, **IT DOES NOT GRANT ANY APPROVAL TO DIVERT OR USE WATER FROM THE WELL.**

Following completion and testing, the well casing must be sealed with a tamper-resistant, water-tight cap or permanently abandoned by licensed driller before the drill rig is removed from the site. No water may be diverted from the provisional well and applied to beneficial use under this permission to drill, and **no assurances are given that the subject application will be approved.** You may proceed with the drilling, but all risks associated with drilling under this authority are borne by the applicant. Please note that this permission to drill expires on **July 23, 2025.**

Enclosed are two self-addressed postage-paid 'cards.' One page is the Driller (Start) card which you **MUST** give to the licensed driller with whom you contract to drill the well. The well driller must have a current Utah Water Well Driller license, and the well must be constructed in accordance with the State of Utah Administrative Rules for Water Wells. The driller may not commence construction of the well until you provide the Driller (Start) Card which the driller must submit to our office.

The other page is the Applicant Card which is **YOUR RESPONSIBILITY** to sign and return **immediately upon completion of drilling.** **DO NOT GIVE THE APPLICANT CARD TO THE DRILLER. Your submission of the Applicant Card is your certification that the drilling is complete and the well site is secured.**

You are advised to review this letter with the driller prior to commencing construction to assure that all restrictions and conditions are understood.

Sincerely,

Ryan Broadbent, P.E., Regional Engineer - Weber
RB:rb

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



August 6, 2025

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

RE: **Nate Christensen**
8052 W 900 S, Ogden Utah
Parcel #10-174-0001
Soil log #15783

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by West Warren 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 exceeding 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by an At-Grade or Drip Irrigation absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.22 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.45 gal/sq. ft./day for the Packed Bed Media absorption area as required for the silt loam, blocky structure soil horizon.

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,

Carrie Lynch-Burke, LEHS
Environmental Health Division
801-399-7160



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of Eden Acres Phase 2 Subdivision, a 15-lot subdivision, located at approximately 2700 N 5600 E, Eden, UT, 84310. This proposal includes road dedication, is dependent upon the transfer of development rights, and is located in the Form-Based Zone.

Agenda Date: Wednesday, October 08, 2025

Applicant: Shawn Clegg, on behalf of Dog and Bone LLC

File Number: UVE092925

Property Information

Approximate Address: Approximately 2700 N 5600 E, Eden, UT 84310

Project Area: 22.94 Acres

Zoning: Form Based (FB)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-050-0017

Township, Range, Section: T7N, R1E Section 35 NW Qtr

Adjacent Land Use

North:	2700 North Street	South:	Residential
East:	5600 East Street	West:	Residential

Staff Information

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

Report Reviewer: FL

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 22 (Form Based, FB)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 5 (Final Plat Requirements)

Development History

6/13/2023: Parcel was rezoned from AV-3 to the Form Based Zone (Ordinance # 2023-20, entry # 3286852)

10/23/2024: Application accepted for Eden Acres Phase 2 Subdivision (formerly Camel Subdivision).

12/17/2024: Preliminary approval granted by the Ogden Valley Planning Commission

9/2/2025: Application for final approval submitted to Weber County Planning

Background and Summary

This proposed subdivision is located along a Rural Residential street type, according to the Street Regulating plan for this area (**Exhibit B**). The applicant is requesting final approval of a 15-lot subdivision that will gain access from 2700 North and 5600 East in Eden. 2700 N and 5600 E are built and maintained as public roads. Additional road dedication is required along these existing 66' wide roadways that run along the north and east boundaries of this development. The proposal includes two additional 60' wide public roadways that will stub to the western and southern boundaries of this subdivision. Adopted residential street design standards apply for these new roads within the subdivision.

Rural Residential lots can be as small as 40,000 square feet in area and 150 feet in width. The proposed sizes of the lots in this subdivision range from 48,630 – 69,361 square feet. Lot widths vary from 150' - 214.47'. Setbacks for residential use on these type of lots in the Form Based Zone are as follows:

Front – 30'

Rear – 30'

Maximum height for main buildings on a Rural Residential street type is 35' from finished grade.

Architectural standards do not apply to single-family dwellings in the form-based zone.

This area is also a designated Transferable Development Right (TDR) receiving area for the Ogden Valley, per the Street Regulating map. The applicant will be transferring 8 development rights to this parcel. Verification of this transfer will be required prior to recording the final plat.

Eden Water Works has issued a will-serve letter for culinary water for this 15-lot subdivision. Secondary water will be provided by the Ogden Valley Canal that runs along the northern boundary of this subdivision. A letter of septic feasibility has been issued by Weber-Morgan Health Department.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FB zone found in LUC §104-22. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with Ogden Valley General Plan (OVGP) by providing housing choices (smaller lots) in neighborhoods that will allow residents with a variety of incomes to live in Ogden Valley. (see page 33 of the OVGP).

Zoning: The property is within the FB Zone. The purpose of this zone is stated in the LUC §104-22-1.

"The purpose and intent of the Form-Based Zone is to provide a form-based regulatory tool that focuses on the public street design and the buildings that frame the public street. This deemphasizes separation of land uses as is typically found elsewhere in this Land Use Code. Form-based regulations help enable a mixture of allowed uses, multimodal active transportation, and enhanced building design. Additionally:

1. ***Implements the general plan.*** The Form-Based Zone regulations are intended to carry out the objectives of the 2016 Ogden Valley General Plan through the implementation of form-based small area zoning and transferable development rights.
2. ***Creates street regulating plans.*** Each area affected by the Form-Based Zone shall be governed by a Street Regulating Plan. The purpose of the Street Regulating Plan is to address specific design and functionality of streets and building facades along these streets. The intent is to stimulate the creation of buildings and streets that frame the public rights-of-way with architectural and design elements that are unified under a common design theme whilst enabling unique building facades."

Irrigation and Domestic Water: The owner has secured a will-serve letter from Eden Water Works. Secondary water will be provided by several shares owned by developer from the Ogden Valley Canal Company. Developer owns 44 acre-feet, and plans to dedicate a portion of these to this subdivision. The mechanism for securing these shares to the lots will be worked out by final approval.

Sanitary System: Weber-Morgan Health Department has provided a septic feasibility letter for all 15 lots in this subdivision.

Review Agencies: The Weber County Fire District has posted requested a hydrant site plan. Weber County Engineering has reviewed, but not yet approved of this subdivision. Weber-Morgan Health is aware of this project, and has but has not yet approved of this project in Frontier. Final approval from Weber-Morgan Health Department shall be required prior to recording of the final plat.

Staff Recommendation

Staff recommends final plat approval of Eden Acres Phase 2 Subdivision, consisting of 15 lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the final plat, proof of the transfer of 8 additional transferable development rights shall be submitted to the County.
2. Escrow for the County Engineer-approved cost estimate shall be submitted to the County prior to recording the final plat.
3. A No Access line shall be shown along the eastern boundaries of lots 11 and 12 (along 5600 East Street).

The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

- A. Eden Acres Final Subdivision Plat
- B. Feasibility Letters

Area Map / Zoning Map



Exhibit A – Eden Acres Ph 2 Final Plat

Exhibit B – Feasibility Letter

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



September 26, 2025

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

RE: Preliminary Subdivision **Determination (revised 9/26/2025)**
Eden Acres Phase 2 Subdivision, 15 lots
5600 E 2500 N, Eden UT
Parcel #22-050-0017
Soil log #13377 & 15570

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

DESIGN REQUIREMENTS

Lots 1,10

Documented ground water tables not to exceeding 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 0.4 gal/sq. ft. /day as required for a silty clay & silty clay loam, blocky structure soil horizon with a documented percolation rate of 61-90 minutes per inch.

Lots 2,3,4,5,6, 7

Documented ground water tables not to exceeding 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 silty clay & silty clay loam, blocky structure soil horizon with a documented percolation rate of 91-120 minutes per inch.

Lots 11

Documented ground water tables are not expected to exceed 24 inches. Due to the gravelly coarse loamy sand, single grain structure soil horizon beginning at 24 inches below grade with a percolation rate of 3.6 minutes per inch the property falls within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System as a means of wastewater disposal. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.3 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.60 gal/sq. ft./day for the Packed Bed Media absorption area as required for the sandy loam, massive structure soil horizon. Maximum absorption area depth is limited to 0 inches for the Wisconsin Mound system and 12 inches for the Packed Bed Media System.

Lot 12,13,14,15

Documented ground water tables not to exceeding 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.5 gal/sq. ft. /day as required for the medium to coarse sandy loam, blocky structure soil horizon.

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

ENGINEERING CONSIDERATIONS Lot 15:

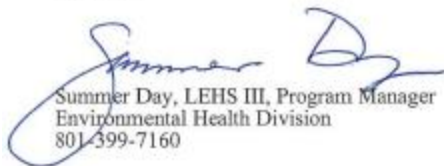
Lot 15 is very restrictive for placement of an onsite wastewater treatment system. The Health Department cannot warrant or guarantee the size, shape, or square footage of a structure per individual lot. The structure, size, shape and number of bedrooms will need to be determined in conjunction with an appropriate wastewater treatment system design. Designing the wastewater system utilizing a Packed Bed Media with a conventional absorption area or drip irrigation drainfield may aid in increasing the number of bedrooms of the potential residence. 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,



Summer Day, LEHS III, Program Manager
Environmental Health Division
801-399-7160



Staff Report to Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number: DR2025-13 – A Request for approval of a design review for the installation/construction of Meadow Lodge, a sprung structure consisting of an aluminum frame and tension membrane.

Meeting Date: Wednesday, October 8, 2025

Type of Decision: Administrative

Applicant: David Ratchford

Owner: Snowbasin Resort Co.

Property Information

Approximate Address: 3925 E Snowbasin Rd, Huntsville, UT, 84317

Project Area: Approximately 0.50 acres

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 20-043-0012

Township, Range, Section: Township 6 North, Range 1 East, Section 32 NE

Adjacent Land Use

North:	Snowbasin access road	South:	Resort Property/Mtn Ops/Ski Patrol
East:	Grizzly Center	West:	Resort Parking Lot

Staff Information

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

Report Reviewer: FL

Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 16 – Ogden Valley Outdoor Lighting
- Weber County LUC Title 108, Chapter 2 – Ogden Valley Signs

Summary and Background

The applicant is requesting design review approval for the installation and construction of a sprung structure that will serve as an additional day lodge and seating area to accommodate increased customer volume. This project will be completed in 2 phases. Phase 1 will consist of the core and shell only. Phase 2 will include all interior improvements including mechanical, plumbing, and electrical systems. This proposal meets the requirements in Weber County LUC 108-1-2 which allows for structures that have a footprint less than 10,000 square feet, and a disturbance area of less than an acre to be approved by the Planning Director. This proposal consists of a footprint of 7,711 square feet, and an area of disturbance of approximately 0.50 acres.

The applicant has provided a narrative, a rendering of the sprung structure, and a detailed site plan.

Analysis

Design Review: The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. This review will address the following standards outlined in LUC 108-1-4:

- **Considerations relating to traffic safety and traffic congestion:**
 - Considering that the use/impact will not change, the layout will remain the same, and access will continue from the Snowbasin access road that comes off Old Snowbasin Road.
 - There is no additional parking proposed.
- **Considerations relating to outdoor advertising:**
 - This plan includes minimal signage, consisting of the resort name, on the structure itself. If at any time in the future signage becomes part of this operation, an amended design review application is necessary.
- **Considerations relating to building and site layout:**
 - The site plan (**Exhibit B**) shows that the project area is compliant with the minimum zoning site development standards:
 - There are no minimum setbacks for a commercial structure in the DRR-1 Zone.
 - Max building height for a commercial structure in this zone is as follows:
 - 55 feet at elevations lower than 6,200 feet above sea level. 75 feet at elevations of at least 6,200 feet above sea level. This elevation of this project site is 6,397.55'. Therefore, max height for this proposed structure can be 75'. Proposed height is less than 35'.
 - Per the applicant, "The structure is proposed with a white primary fabric color for the roof and upper portions of walls, and a light tan "Beach Sand" lower wall color, which has been chosen to compliment and provide harmony with the existing Earl's Day Lodge, Skier Services and Mountain Operations buildings in the immediate vicinity of the proposed development site. The proposed structure is generally oriented northeast/southwest with large windows on the southern façade to provide daylighting and views of the ski area and mountainous terrain. Windows on all facades are proposed as white vinyl windows with matching white metal trims."
 - Applicant is proposing an architectural log entry roof to be incorporated into Phase 2, for the main entrance on the north façade.
 - Applicant is proposing snow melt pavers to ensure safe and accessible entry to this structure.
- **Considerations relating to landscaping:**
 - Applicant proposes to reinstall turf groundcover and irrigation to match existing surrounding conditions.
- **Considerations relating to prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:**
 - The proposal complies with the approved Snowbasin Master Plan, in continuing and expanding the existing recreation uses on this specific parcel, and the applicable zoning development agreement.
- **Considerations relating to utility easements, drainage, and other engineering questions:**
 - There are currently no utility within the project area. The County Engineer's review comments will be conditions of design review approval.
- **Other considerations:**

The Weber Fire District approves of this, with the condition that an NFPA 13 system installed. Engineering has also issued approval with a SWPPP requirement. The applicant shall follow all recommendations and conditions of approval from all review agencies prior to written approval being granted.

Conformance to the General Plan

Page 29, Commercial Development: The Ogden Valley General Plan supports this use within existing resort areas. *"Ogden Valley capitalizes on recreational tourism to support its economic base."*

Staff Recommendation

The Planning Division recommends approval of the Snowbasin Meadow Lodge sprung structure located at approximately 3925 E Snowbasin Rd. Approval of file# DR 2025-13 is subject to all review agency requirements, and the following conditions:

1. The final structure, as part of Phase 2, shall incorporate architectural elements as stated in the applicant narrative, that complement/go well with the existing lodge structures (similar uses) on site.
2. A design review amendment is necessary for all site expansions and additions.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Snowbasin Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

Exhibits

- A. Narrative
- B. Site Plan & Elevations

Area Map



SNOWBASIN SKI RESORT MEADOW LODGE – SPRUNG STRUCTURE

WEBER COUNTY - DESIGN REVIEW NARRATIVE OF REQUEST

September 5, 2025

Project Name:	Snowbasin Resort – Meadow Lodge		
Applicant:	Ruscitto/Latham/Blanton for Snowbasin Resort Company		
Location:	3925 Snow Basin Road, Huntsville, UT 84317		
Zoning District:	Ogden Valley Destination & Recreation Resort (DDR-1) Zoning District		
Area Calculations:	Proposed Building Footprint	7,711	square feet
	Proposed Building Area	7,457	square feet
Maximum Height Allowed per DDR-1 Zone:	75'-0"		
Proposed Building Height:	31'-8" +/-		

Project Description:

The scope of work includes the erection of an aluminum frame and tensioned membrane clad "sprung" structure, along with associated concrete foundations and floor. The proposed project will house a new skier day lodge at the base of the Snowbasin Ski Resort. The project is proposed to be completed in two (2) phases as summarized below.

The phase 1 scope of work shall include the "core & shell" only. Phase 1 consists of building foundations, erection of the "sprung" frame structure and installation of the tensioned membrane. Phase 1 scope also includes exterior openings, associated entry vestibules, and installation of primary mechanical, plumbing & electrical services

The phase 2 scope of work shall consist of all interior improvements, completed mechanical, plumbing & electrical systems, etc.

The building shall not be occupied until phase 2 scope of work has been completed, inspected and approved by the local authority having jurisdiction (AHJ).

Detailed Narrative of Request:

The Snowbasin Ski Resort has seen a sizable increase in skier volume over the past several years and has need for additional day lodge and seating areas at the ski area base facilities to provide appropriate accommodation for resort guests.

The proposed Meadow Lodge structure is a pre-manufactured "Sprung" structure consisting of an arched aluminum structural frame with tensioned polyvinylidene fluoride (PVDF) membranes on the interior and exterior sides of the structural frame. The structural frame is also capped with powder coated column covers to match the primary fabric color.

The structure is proposed with a white primary fabric color for the roof and upper portions of walls, and a light tan "Beach Sand" lower wall color, which has been chosen to compliment and provide harmony with the existing Earl's Day Lodge, Skier Services and Mountain Operations buildings in the immediate vicinity of the proposed development site.

The proposed structure is generally oriented northeast/southwest with large windows on the southern façade to provide daylighting and views of the ski area and mountainous terrain. Windows on all facades are proposed as white vinyl windows with matching white metal trims.

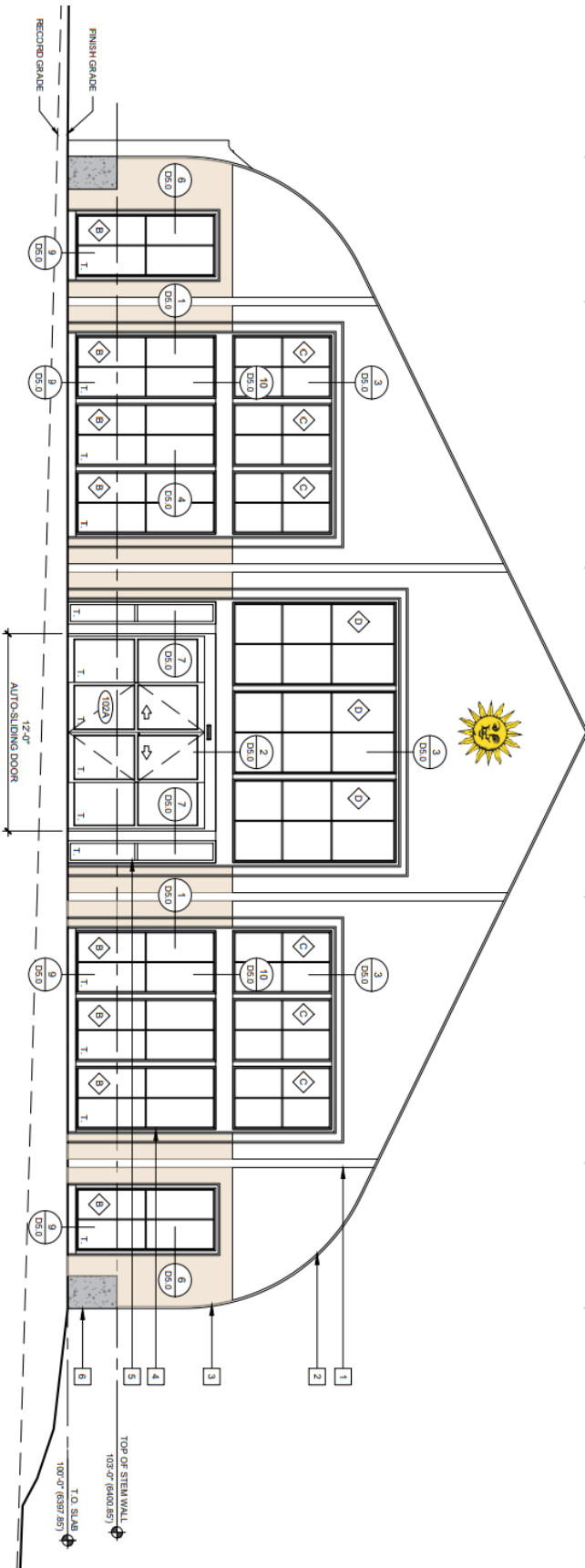
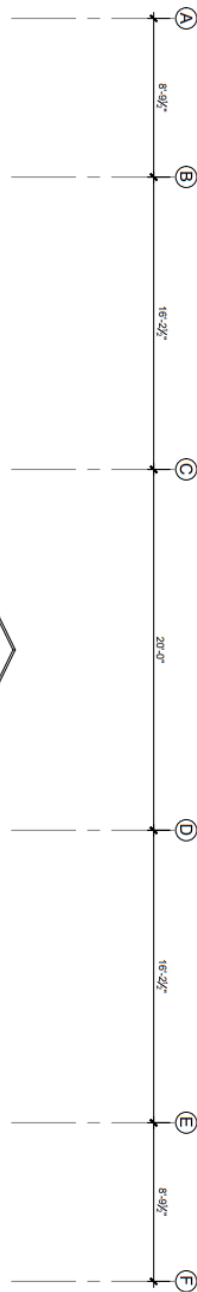
Entry to the proposed building is facilitated by two (2) new snow melted concrete paver pathways that will match existing pathways on property. The north and south elevations also have sliding automatic door systems to provide entry to the building for convenience. The exterior sliding door systems are also proposed in white to match the tent and adjacent fixed window trim colors.

An architectural log entry roof is planned to be incorporated into the Phase 2 scope of work for the main entrance of the building located on the north façade. The log entry roof will be designed to compliment and mimic the architectural log truss detailing found on similar entry elements of the adjacent buildings.

A snow melted concrete paver patio is proposed for the south façade of the structure, where skiers will have access to outdoor seating when weather permits. This space is also intended to support summer event programming such as the "Blues and Brews" events, weddings, and other recreation-oriented events occurring at the resort.

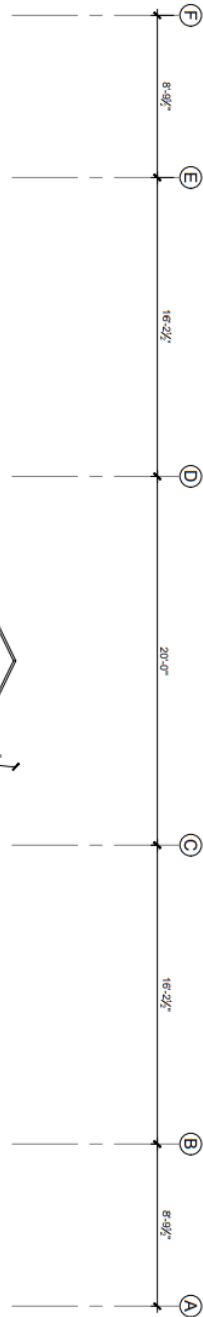
Exhibit B – Site Plan & Elevations



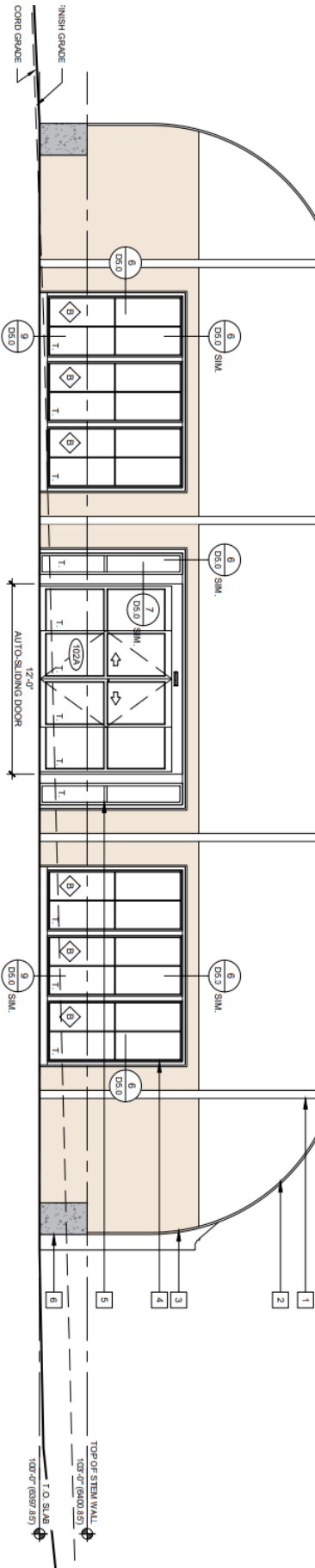


SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

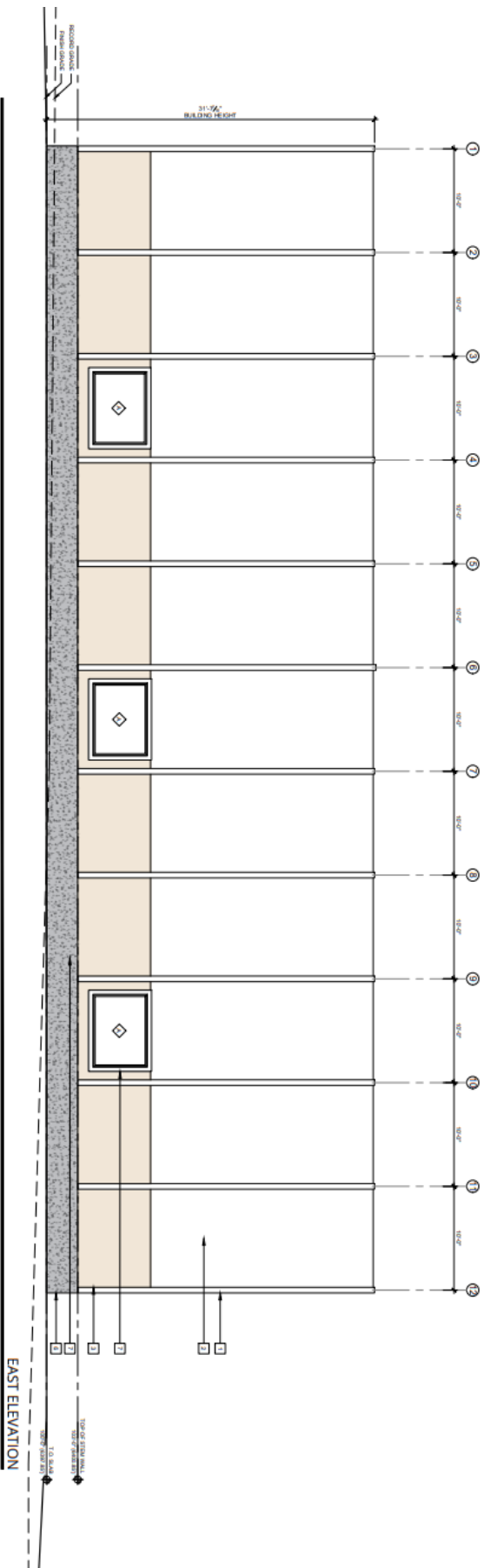
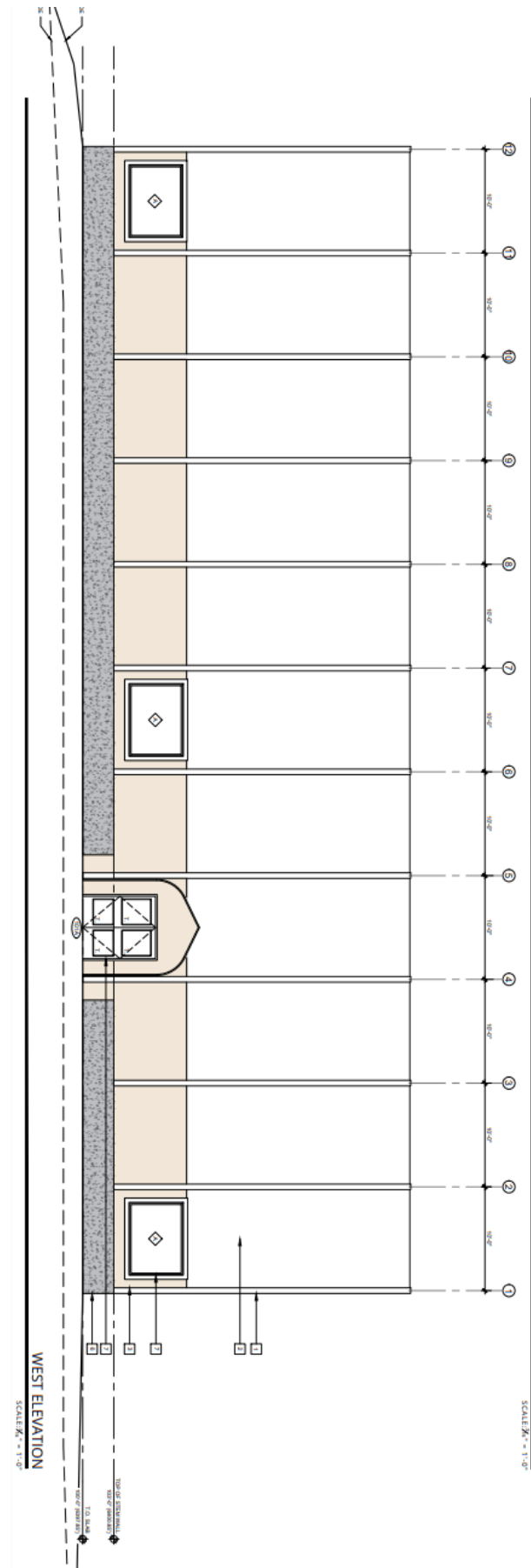


- | | |
|---|---|
| 1 | WHITE COLUMNS CAP. |
| 2 | WHITE MEMBRANE FABRIC. |
| 3 | BEACH SAND MEMBRANE FABRIC. |
| 4 | WHITE VINYL WINDOWS. |
| 5 | WHITE SLIDING DOOR & STOREFRONT SIDELITES. |
| 6 | EXPOSED CONCRETE STEIN WALLS. |
| 7 | STANDARD SPRUNG WINDOWS AND DOOR WITH WHITE FRONTS. |
- NOTE: LETTER 'T' REFERS TO TEMPERED GLASS LOCATION BY 2021 IBC SECTION 2408



NORTH ELEVATION

SCALE: 1/8" = 1'-0"





Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final approval of Osprey Ranch Subdivision Phase 2, consisting of 28 lots and three common area parcels. This proposal also includes continuation of public right-of-way throughout this development.
Type of Decision:	Administrative
Agenda Date:	Wednesday, October 8, 2025
Applicant:	Osprey Ranch, LLC
File Number:	UVO042525

Property Information

Approximate Address:	1385 N Hwy 158, Eden, UT, 84310
Project Area:	275 acres
Zoning:	FV-3
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	See application for all parcel numbers
Township, Range, Section:	T6N, R1E, Sections 3 & 4 N and T7N R1E, Section 33 SE

Adjacent Land Use

North:	Vacant/Residential	South:	Vacant/USFS
East:	Hwy 158	West:	Vacant

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 14 Forest Valley Zone (FV-3)
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Chapter 17 Ogden Valley Pathways

Background and Summary

5/24/2022 – CUP 2022-06, approval of a water tank for the proposed subdivision, was granted by the Ogden Valley Planning Commission.

10/28/2022 – Phase 1 recorded.

3/21/23 – Phase 2 application accepted in for review.

4/25/2023 – Phase 2 granted preliminary approval.

6/25/2025 – Phase 2 granted final approval with **30** lots.

This subdivision plat request consists of 28 lots, ranging in sizes from 4.138 acres to 26.855 acres. Lot sizes and widths vary but all meet the minimum lot standards for the FV-3 zone of 3 acres in area and 150 feet in width. This proposal consists of approximately 275 acres, public roads, common areas, and paved trails within the dedicated right-of-way, throughout the development.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Valley (FV-3) zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

“The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”

Culinary water, secondary water, and sanitary sewage disposal: Nordic Mountain Water Inc. has issued an updated will-serve letter, dated 6/5/2025, to service Osprey Ranch Subdivision with culinary water (see Exhibit B – Nordic Mountain Water will-serve letter). Per the previously issued letter (dated 5/10/2021) from Nordic Mountain Water, residents shall be restricted to watering no more than 5000 square feet of residential landscape until such time as secondary water becomes available.

Wolf Creek Water and Sewer has issued a will-serve letter, dated 6/4/2025, for sewer services only, specific to this development. Final approval from Wolf Creek Water & Sewer is required prior to recording the final plat.

Relation to Adjoining Street Systems/Ogden Valley Pathways: The proposed subdivision will continue a previously dedicated (in Phase 1) public road that will connect Highway 158 to Nordic Valley Drive. A 10 foot wide paved pathway will run adjacent to the new roadway, allowing for pedestrian access from Nordic Valley Drive to pathways that run adjacent to Pineview Reservoir. Proposed pathways shall be constructed or designated for public use on currently existing, or in proposed public rights-of-way. A 33' access easement, to be dedicated as a public right-of-way at a later time, shall be shown on the final plat, running east, at the northern end of this project, to eventually connect to 2650 North Street, when the adjacent parcel east of this project area develops. Currently, this easement is being shown as a drainage easement, and needs to be labeled as an access easement on the final plat.

An emergency egress is being requested by the county to connect to 2050 North Street, through parcel 22-040-0035 (to the proposed Hidden Brook Subdivision – 9 lots). A second emergency egress is being requested so that Big Sky Drive can connect to the main public road throughout Osprey. The developer is including the previously labeled lots 43 and 46 into Phase 3, to be granted approval at a later date.

Natural hazards/wetlands/ stream corridors: This proposed subdivision lies within a geologic hazard study area. Per LUC § 104-22 a hazard study is required. All recommendations outlined in the submitted report (Western Geologic dated 1/3/2022), shall be followed throughout development of this subdivision, and subsequent construction of each lot.

The following are identified hazards/area of concern outlined in the above referenced reports, that are rated wither a medium or high likelihood to occur, and will be included on a Natural Hazards Notice to be recorded with the final plat:

Earthquake ground shaking – High

Landslides and slope failures – High

Problem soil and rock – High

Shallow groundwater - Medium

Mitigation recommendations are outlined in the geologic hazard report submitted to the County. The developer will be required to supply a letter from the geologist and geotechnical engineer, after the roads are built, that verifies that the roads were built to the recommendations in the reports.

There are several streams mapped on the property that are shown on the final plat. These include 100' drainage easement and a 25' drainage easement shown through various lots on the final plat (see Exhibit A).

Standards: Per LUC § 106-1-8.20, the developer has been required to define buildable areas on each lot that has slopes of 25% or greater. These buildable areas are shown on the submitted final plat.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Weber County Engineering, Weber County Surveyor, and Weber Fire District. Weber Fire District has required updates to the final plat.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2025 property taxes are not considered due at this time, but will become due in full on November 30, 2025.

Staff Recommendations

Staff recommends final approval of Osprey Ranch Subdivision Phase 2, consisting of 28 lots, based on all review agency requirements and on the following conditions that will need to be met before recording the final plat:

1. The 33' drainage easement shown above lot 56, shall be labeled as an access easement, to be dedicated as a public right-of-way at a later time, on the final plat, prior to recording the final plat.
2. The proposal will need to demonstrate compliance with all other final subdivision plat requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the 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.

Exhibits

- A. Proposed Final Plat
- B. Updated Water/Sewer Letters

Location Map

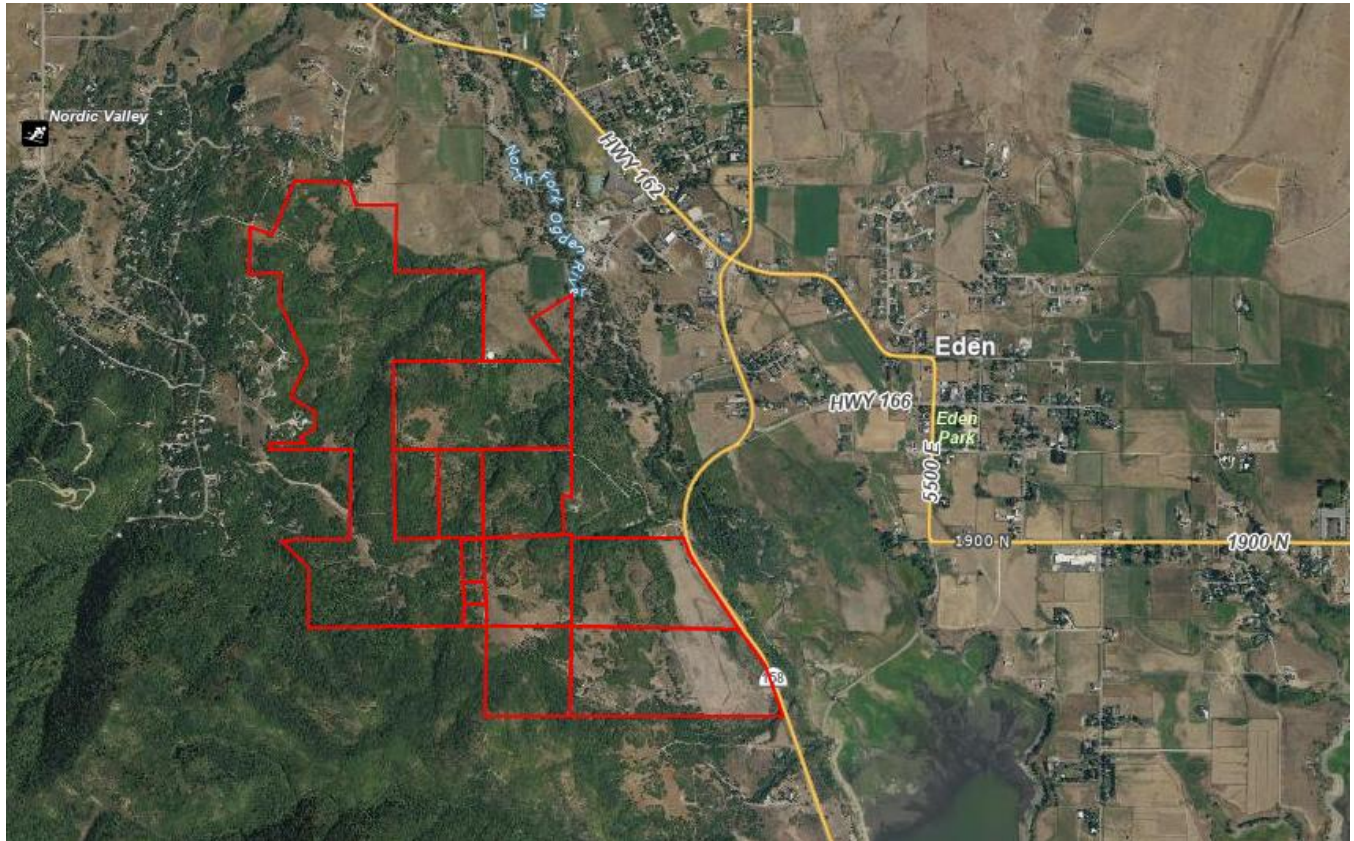
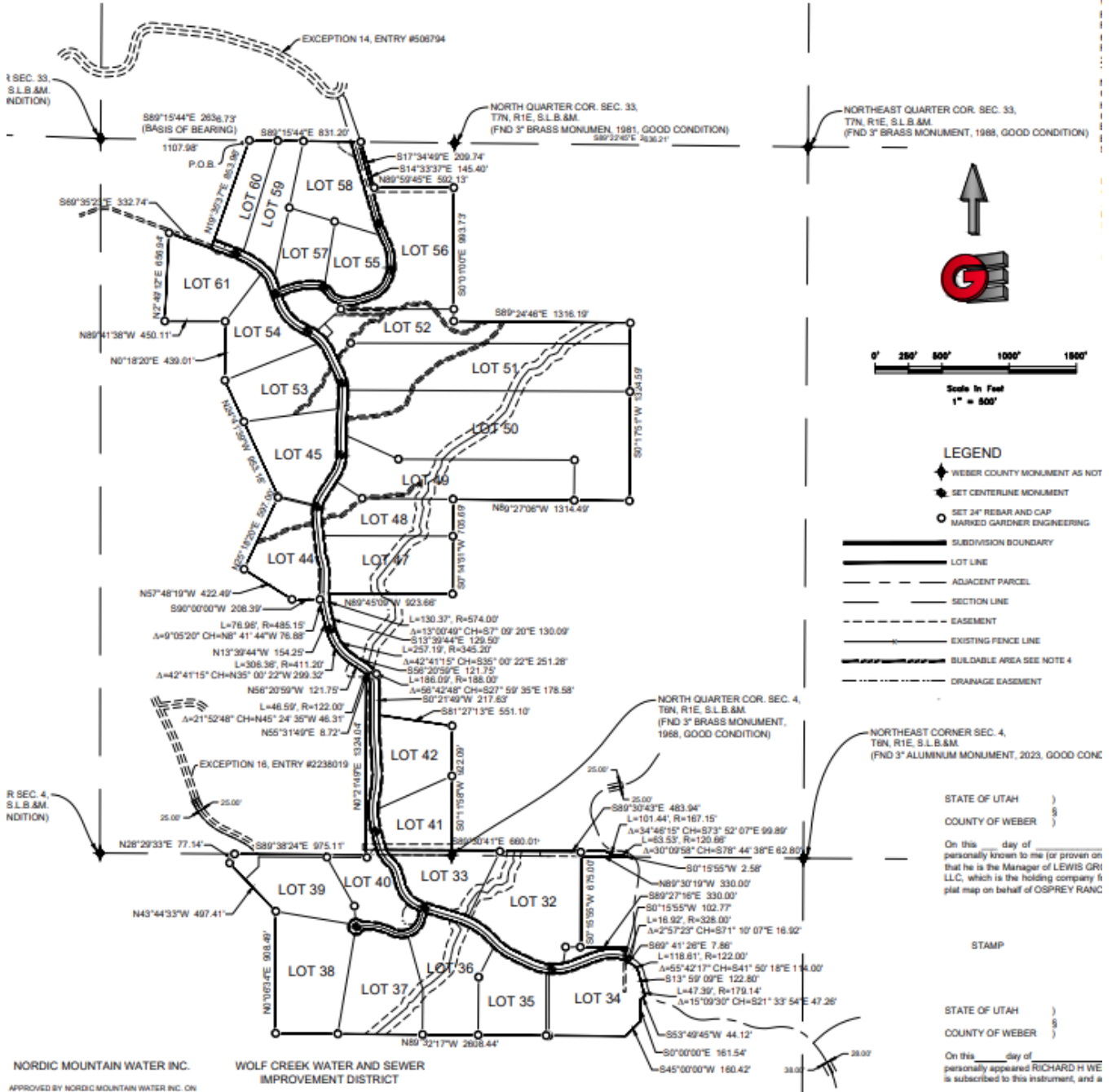


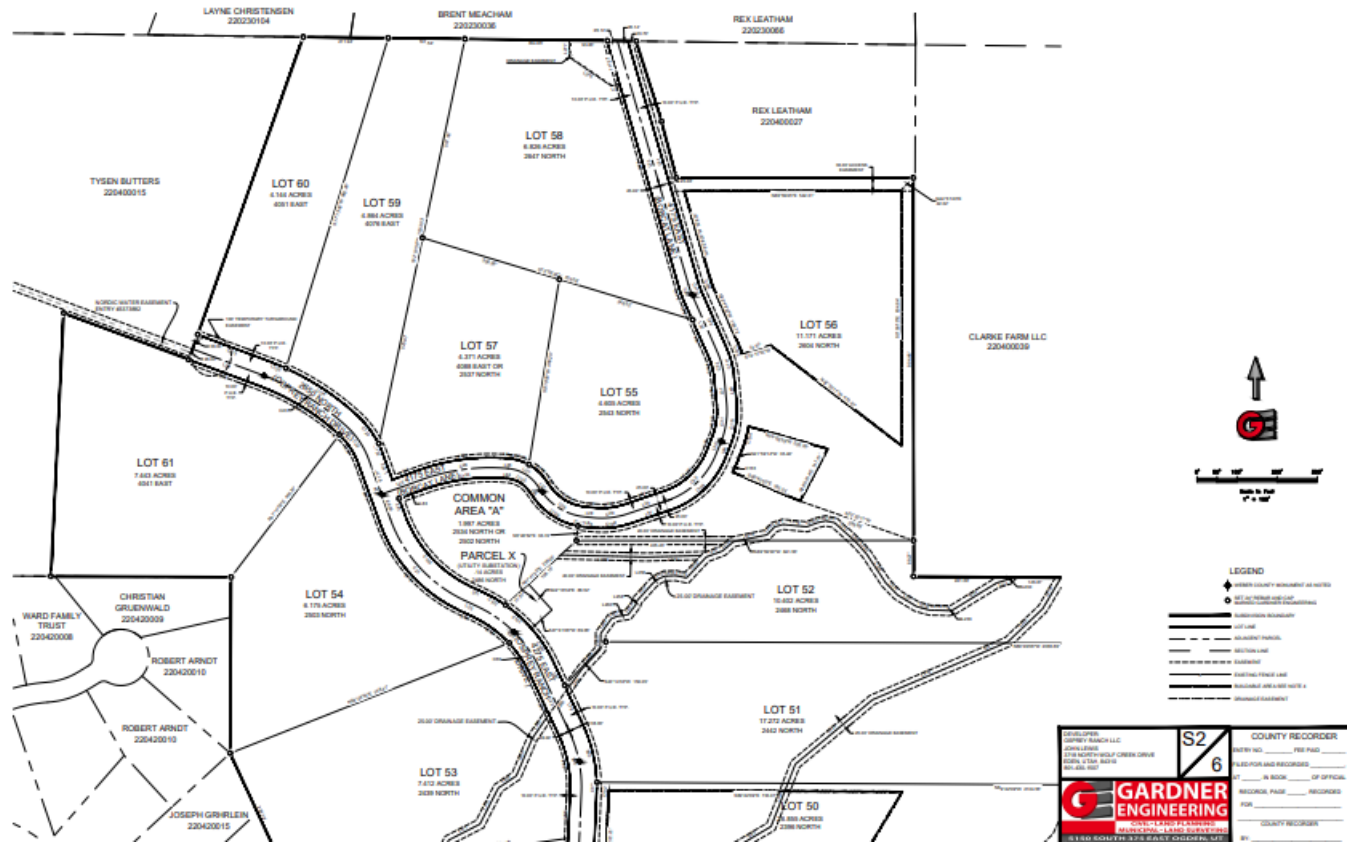
Exhibit A – Proposed Final Plat

OSPREY RANCH SUBDIVISION PHASE 2

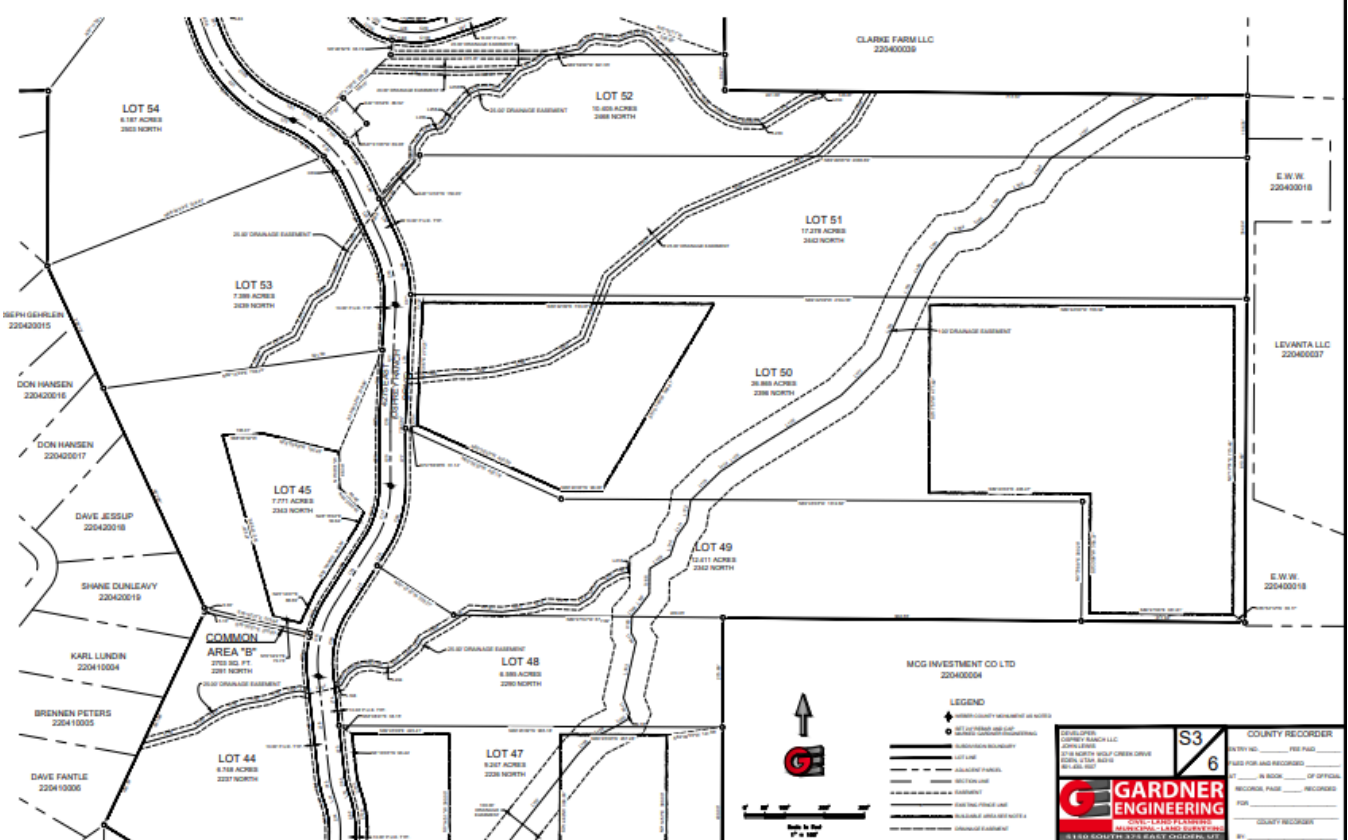
LOCATED IN SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTION 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, JULY 2025



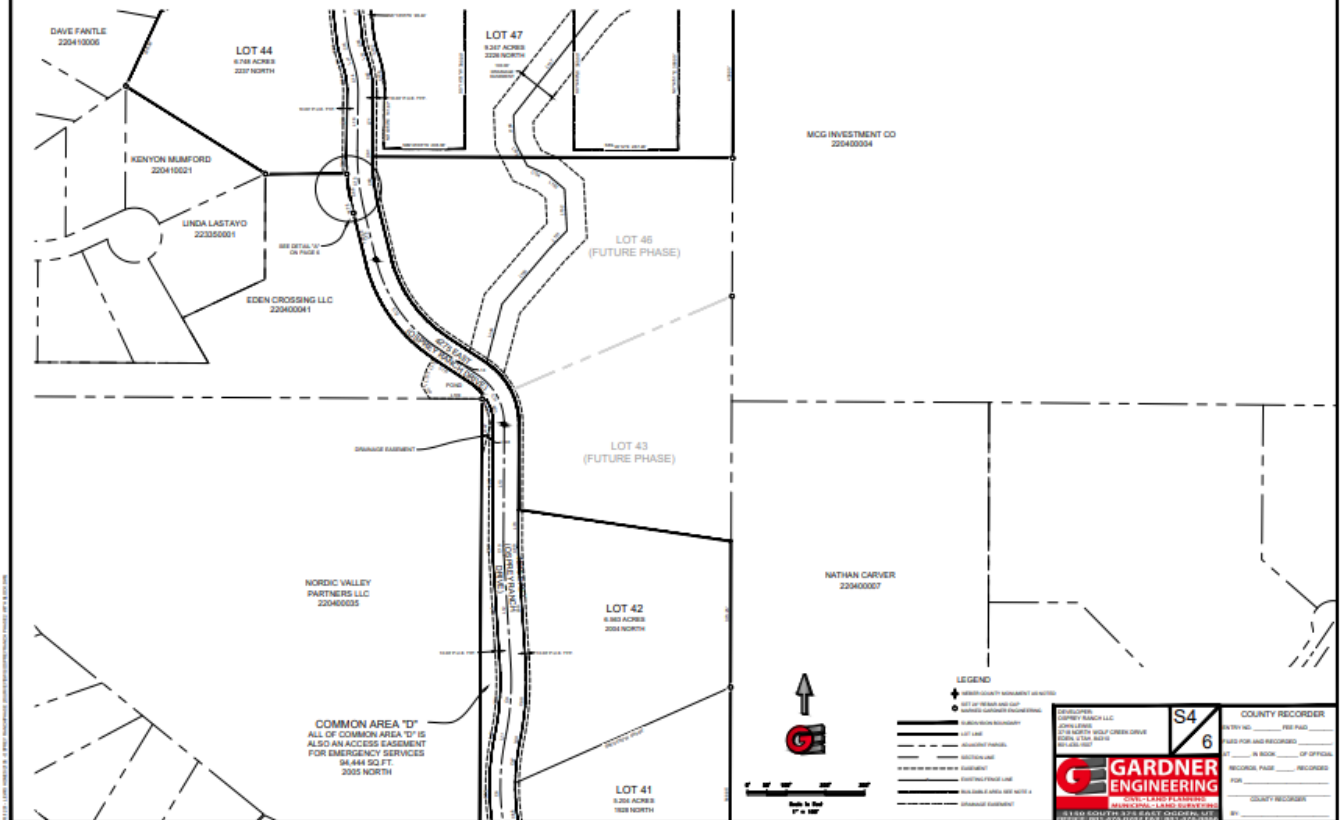
OSPREY RANCH SUBDIVISION PHASE 2
 LOCATED IN SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTION 4 OF
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MARCH 2024



OSPREY RANCH SUBDIVISION PHASE 2
 LOCATED IN SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTION 4 OF
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MARCH 2024



LOCATED IN SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTION 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2024



LOCATED IN SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTION 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2024

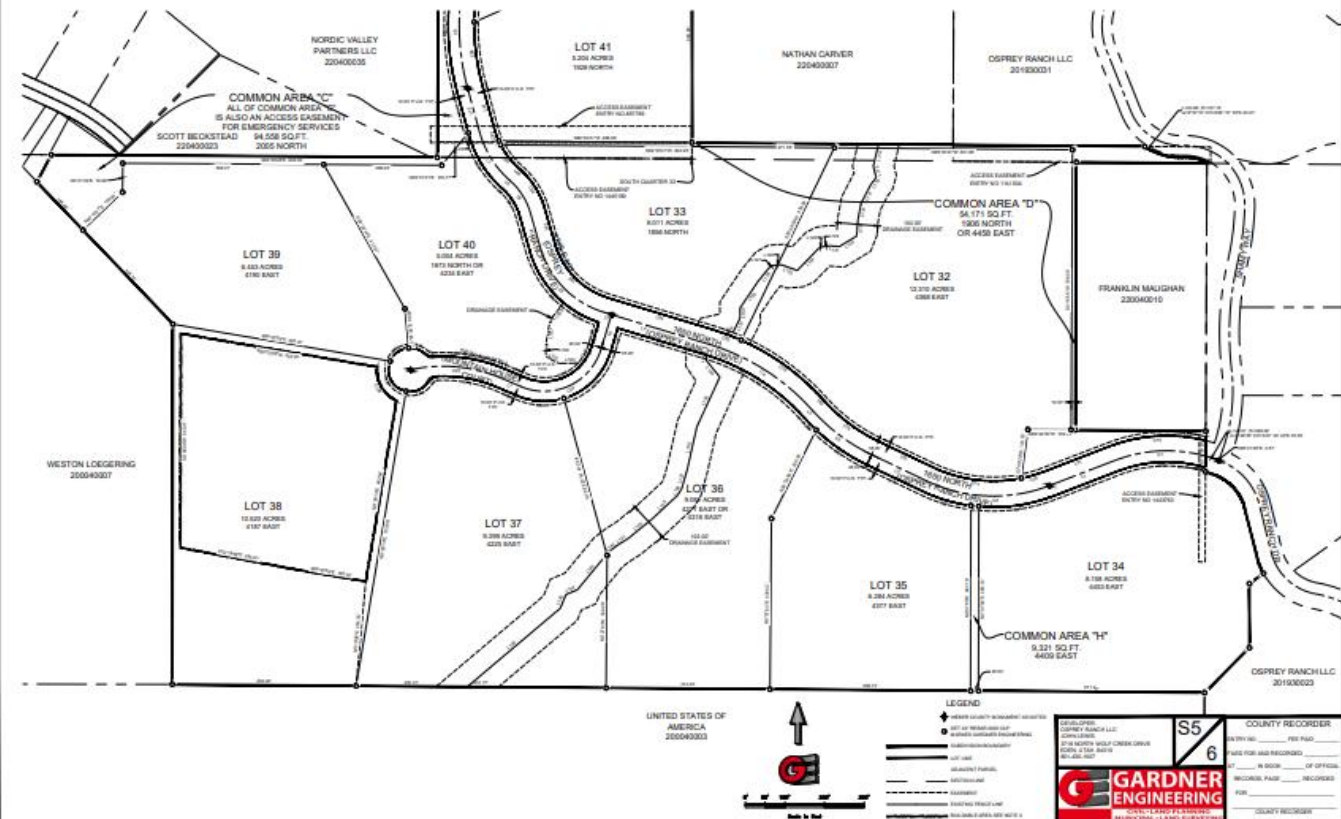


Exhibit B – Updated Water/Sewer Letters

To Osprey Ranch, LLC.

6/5/2025

The Nordic Mountain Water, Inc. Board of Directors has unanimously approved your Phase II Culinary Water Plans as presented to us on 6/5/2025. Therefore, you have our approval to proceed with Phase II of the Osprey Ranch Development.

Please let me know if you need any additional information or signatures.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill D. Green".

Bill Green – Pres., NMWI Board of Directors



June 4, 2025

RE: Osprey PH2

Weber County

2380 Washington Blvd

Ogden UT, 84401

To whom it may concern:

Wolf Creek Water and Sewer Improvement District (District) has reviewed the preliminary plans for Osprey PH2 30 lots and has the following comments.

- 1- District has met with the Lewis Team and Gardner Engineering to review PH2 plans that include gravity sewer, pressure sewer, low pressure sewer and a sewer lift station.
- 2- District has met with Ensign Engineering to go over design elements for a lift station for 17 homes, building design, pump station design and backup power. Final pump station design to be determined before infrastructure begins. Lift station design should be expandable for possible future growth.
- 3- Lots that require low pressure sewer will be responsible for the lateral all the way to gravity sewer.

The District approves the preliminary plans with the above items to be finalized.

Let me know if you have any questions.

A handwritten signature in blue ink, appearing to read "Robert Thomas", is written over a light blue background.

Robert Thomas

Wolf Creek Water and Sewer Improvement District

801-430-4647