

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 III; Felix Lleverino, Planner II; 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.

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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:

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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

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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.

- 1.10UVR100225:** 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.

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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