

**Minutes of November 7, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 10:00 a.m.**

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

**1. Administrative Items**

**1.1 LV2060425:** Consideration and action on a request for final approval of 2200 South Street Church Subdivision consisting of 1 lot, located at 3691 W 2200 S, Ogden.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final approval of the 2200 South Street Church Subdivision, consisting of one lot located in the A-1 Zone. She explained that the subdivision is associated with a previously approved design review for a church use on the property. Design review approval for the church was granted on May 13, 2025, and the subdivision application was submitted shortly thereafter. The proposal combines two parcels into one lot totaling slightly more than three acres.

Ms. Aydelotte stated that churches, synagogues, and similar buildings used for regular worship are permitted uses within the A-1 Zone and that the proposal conforms to the goals and policies of the Western Weber General Plan. She noted that the A-1 Zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet, and that the proposed subdivision complies with those requirements. No open space was proposed as part of the subdivision.

Ms. Aydelotte further explained that a final will-serve letter for culinary water had been provided by Taylor-West Weber Water District, and a preliminary will-serve letter for secondary water had been provided by Hooper Irrigation. Proof of annexation into the Central Weber Sewer District had also been submitted. She stated that road dedication along the entire frontage on 2200 South would be required, consisting of a 33-foot half-width dedication from the centerline of the road. A letter of credit had been provided for required right-of-way improvements, including sidewalk installation, asphalt, and roadway widening.

Ms. Aydelotte stated that the proposal had been reviewed by County Engineering, Surveying, and the Fire District. The applicant would be required to comply with all review agency requirements prior to recording the final plat. She added that Tiffany Snider had reviewed the subdivision for compliance with County ordinances and the previously approved design review.

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

1. An improvement guarantee shall be recorded with the final plat.
2. An easement for the sewer line shall be signed and recorded prior to recording the final plat.
3. A final approval letter from Hooper Irrigation shall be obtained prior to recording the final plat.

Director Grover asked whether road dedication should also be included as a condition of approval. Ms. Aydelotte responded that it could be added as a condition.

Director Grover recommended approval of the subdivision subject to the conditions outlined by staff, with the additional condition that the required road dedication be provided. He stated that the recommendation was based upon the findings outlined in the staff report.

The request was approved as presented with the added condition regarding road dedication.

**1.2 DR 2025-05:** Consideration and action on a request for design review approval of an updated signage plan to replace the 2017 approval. This proposed sign plan includes 36 signs, consisting of sandblasted stainless steel, thermally treated wood, and vinyl-coated sign faces. Approximate address is 6500 Powder Mountain Rd., Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for design review approval of an updated signage plan for Powder Mountain. She explained that the original submittal included 52 signs; however, after review and coordination with County Engineering regarding sign placement within public rights-of-way, the proposal had been reduced to 10 signs.

Ms. Aydelotte stated that staff reviewed the proposal for compliance with the Ogden Valley Sign Standards and Weber County Land Use Ordinance Section 102. She explained that the proposed signs consisted of sandblasted stainless steel, thermally treated wood, and vinyl-coated sign faces. Staff determined that the proposed materials, colors, and sign construction met ordinance standards and did not include reflective materials.

She noted that County Engineering and the Fire District had reviewed the proposal and had no outstanding concerns. Engineering recommended approval subject to the condition that no signs be located within County rights-of-way. Planning staff recommended approval with the additional condition that any future changes to the signage plan, including expansion beyond the approved 10 signs, would require approval from the land use authority.

Director Grover requested that the condition reference the "land use authority" rather than "Weber County Planning." Ms. Aydelotte agreed with the revision.

Director Grover recommended approval of the 10-sign plan, noting that the remaining proposed signs were not approved because they were located within the right-of-way. Approval was granted subject to the condition that any future changes to the master sign plan require approval from the land use authority. He stated that the recommendation was based upon the findings outlined in the staff report.

Following the action, Ms. Aydelotte stated that she would verify that all approved signs matched the submitted drawings prior to issuance of the written approval and notice of decision. She noted that if any approved sign was not included in the submitted materials, the applicant would be required to return for additional review. She confirmed that Engineering had verified the approved signs were located outside of the public right-of-way.

**Adjournment 10:08 am**  
**Respectfully Submitted,**  
**Marta Borchert**