

**Minutes of October 8, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

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

**1. Minutes: July 16, 2025, August 13, 2025:** Approved as presented

**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**

Felix Lleverino presented the proposal for the Jamesidney Subdivision 1 Amendment. He explained that the owners are proposing to subdivide a 10-acre parcel located in western Weber County within the M-1 Zone into two five-acre building lots fronting directly on 900 South Street.

Mr. Lleverino discussed applicable site development standards, utilities, and right-of-way dedication. He stated that the property already includes a 100-foot right-of-way dedication along 900 South and that roads had recently been installed along 900 South. Because of the existing dedication and the limited scope of the two-lot subdivision, staff was not requesting additional right-of-way dedication at this time, although the Future Streets and Transit Plan identifies the road for future expansion.

Mr. Lleverino noted that development standards in the M-1 Zone vary depending on the proposed use. Certain uses may require up to a 600-foot setback from zone boundaries, while light manufacturing uses would generally require a standard 50-foot setback from the right-of-way. He further stated that the property has a culinary water connection through West Warren Water and that the water provider issued a will-serve approval contingent upon the owner drilling a secondary water well.

Applicant Nate Christensen stated that the culinary water had already been stubbed into the property and that the secondary water well had already been drilled.

Mr. Lleverino explained that the proposal aligns with the General Plan vision for manufacturing and innovation-oriented uses focused on hard goods production and skilled trade employment. He stated that future site development or occupancy proposals for manufacturing uses would require design review approval. He added that because the property is surrounded by M-1 zoning, side and rear setbacks are minimal, allowing flexibility for site utilization.

Mr. Lleverino stated that all County review agencies had approved the proposal and that staff recommended approval subject to the following conditions:

1. A landscape restrictive covenant shall be recorded with the final plat.
2. The owner shall provide an exchange application for the allocation of secondary water.
3. The plat shall show the location of the well.
4. The plat shall include a note stating the general watering restrictions found in the exchange application.

Director Grover asked whether the applicant had any additional comments. No additional comments were offered.

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

**Approved 6.4.2026**

**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**

Tammy Aydelotte presented the request for final approval of Eden Acres Phase 2 Subdivision. She explained that the project area consists of just under 23 acres and was rezoned from the AV-3 Zone to the Form-Based Zone in 2023. The property is located within the northeast corner of the Eden Street Regulating Plan area, where the applicable street type designation is Rural Residential.

Ms. Aydelotte stated that the applicant is requesting final approval for a 15-lot subdivision. The property currently contains seven development entitlements, and approval is conditioned upon the transfer of eight additional development rights prior to recording the plat. The proposal includes two 60-foot-wide public roadways that stub to the western and southern boundaries of the subdivision.

Ms. Aydelotte reviewed the applicable development standards for Rural Residential lots within the Form-Based Zone. She stated that lots may be as small as 40,000 square feet with a minimum width of 150 feet. Proposed lot sizes range from 48,630 square feet to 69,361 square feet, with widths ranging from 150 to 215 feet. She stated for the record that required setbacks are 30 feet in the front and rear yards and 10 feet on the sides. She also noted that architectural standards do not apply to residential dwellings in the Form-Based Zone.

Ms. Aydelotte explained that the Weber-Morgan Health Department issued an updated review on September 26 regarding water concerns in a corner of the development, and she indicated that the matter appeared to have been resolved. Staff recommended approval subject to the conditions in the staff report. She added that Condition No. 3 could likely be removed because an updated plat had been submitted showing the required no-access line.

Director Grover asked if the applicant wished to provide additional comments. No additional comments were provided.

Director Grover stated that the proposal appeared straightforward and expressed appreciation to the applicant for working with staff. He recommended approval subject to the conditions and findings outlined in the staff report. The item stood approved.

**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**

Tammy Aydelotte presented the request for design review approval for Meadow Lodge at Snowbasin Resort. She stated that the project area consists of approximately one-half acre. She explained that projects typically require Planning Commission review if the area of disturbance exceeds one acre and the proposed structure exceeds 10,000 square feet. In this case, the structure footprint is approximately 7,700 square feet and disturbs less than one-half acre.

Ms. Aydelotte explained that the proposal consists of a sprung structure utilizing an aluminum frame and tension membrane. The applicant proposed incorporating timber elements along the front elevation to better match the adjacent existing lodge. She stated that staff wanted to review the final architectural elements during the building permit stage to ensure the structure visually integrates with the adjacent lodge and does not appear as simply a membrane stretched over a frame.

Ms. Aydelotte stated that the applicant meets landscaping requirements and plans to reinstall turf disturbed by construction. Heated walkways are also proposed to provide access to the structure. She explained that Snowbasin Resort has experienced increased customer demand and requires additional lodge and gathering space for guests.

Director Grover asked whether the structure was intended to be temporary or permanent. Ms. Aydelotte responded that it was

intended to function as a semi-permanent structure for the next several years.

Director Grover asked how the proposal complied with Snowbasin Resort's overall development plan. Ms. Aydelotte explained that the proposal does not conflict with the development agreement or applicable ordinances. She noted that temporary structures, including yurts, smaller sprung structures, and portable restrooms, had previously been approved at the resort, particularly during the COVID period.

Ms. Aydelotte stated that staff recommended approval subject to the conditions in the staff report, including a condition requiring architectural finishes during the second phase of construction that would better integrate the structure with the adjacent lodge. She explained that the project would occur in two phases, with the shell constructed first and interior improvements completed later.

Director Grover asked whether the applicant intended to complete the structure before ski season. Ms. Aydelotte stated that she was uncertain of the construction schedule but understood that the applicant hoped to install the shell as soon as possible.

Director Grover asked whether the applicant agreed with the conditions of approval. The applicant indicated agreement.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report. He also asked whether a building permit application had been submitted. Ms. Aydelotte stated that the applicant had been waiting for Administrative Review approval prior to submitting the permit application. The item stood approved.

**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**

Tammy Aydelotte presented the request for final approval of Osprey Ranch Subdivision Phase 2. She explained that the subdivision previously received approval for 30 lots; however, the updated plat now reflects 28 lots. Aside from the removal of two lots, no substantial changes had been made to the proposal. She noted that roadway alignments had been adjusted slightly to accommodate County Engineering requests regarding grades.

Ms. Aydelotte stated that the subdivision is located within the FB-3 Zone. Proposed lots range in size from 4.1 acres to 26.8 acres, and all lots meet or exceed the minimum required width of 150 feet. She also noted that a geologic hazard study had been completed and recommended that all conditions contained within the submitted geotechnical reports, including future lot-specific reports, be adhered to at the time of building permit review. She stated that the identified hazards were outlined in the staff report.

Ms. Aydelotte referenced a condition involving a 30-foot drainage easement located above Lot 56 and suggested that it may need to be revised to function as both an access and drainage easement because it serves as a roadway stub to the adjacent Clark property. She stated that the easement area was part of the requested dedication.

Director Grover asked for comments from the applicant representative. The representative stated that he was not aware of the issue but had the signed plat available for review. Ms. Aydelotte responded that the matter had likely already been addressed on the most recent plat revision and noted that she had been coordinating with staff on the issue.

Director Grover asked whether the applicant had any additional comments. No additional comments were offered.

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

**Adjournment 4:15 pm**  
**Respectfully Submitted,**  
**Marta Borchert**