



# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**June 16, 2026**  
**2:00 pm**

1. **Administrative Items**

**1.1 UVW031826:** Request for final approval of Wood Lane Subdivision, a one-lot subdivision located at approximately 286 S 9200 E, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 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*

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# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Request for final approval of Wood Lane Subdivision, a one-lot subdivision located at approximately 286 S 9200 E, Eden, UT, 84310.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, June 16, 2026
<b>Applicant:</b>	Andy Hubbard, Authorized Representative
<b>Owner:</b>	Nathan W. Jones
<b>File No.:</b>	UVW031826

### Property Information

<b>Approximate Address:</b>	286 S 9200 E, Eden, UT, 84310
<b>Project Area:</b>	Approximately 5.384 acres
<b>Zoning:</b>	Agricultural Valley (AV-3) Zone
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	21-025-0041
<b>Township, Range, Section:</b>	T6N, R2E, Section 16 NW Qtr

### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	Residential
<b>East:</b>	9200 East Street	<b>West:</b>	Agriculture

### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte <a href="mailto:taydelotte@webercountyutah.gov">taydelotte@webercountyutah.gov</a> 801-399-8794
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## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 2 Agricultural Valley (AV-3) Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Summary and Background

12/3/2025 – Application submitted for a lot of record determination.

12/4/2025 – Parcel determined to be ‘non-buildable’

12/23/2025 – Subdivision application submitted to Planning.

12/24/2025 – Notification sent to applicant regarding an incomplete subdivision application and the need to submit requested information prior to incorporation taking effect.

3/18/2026 – Updated title report submitted, and Planning Division requested by Ogden Valley City to process this application for property that is located within the newly incorporated Ogden Valley City.

4/13, 4/16, 5/18 – Reviews from Engineering, Surveyor, and Planning uploaded to Frontier

5/19, 6/11, 6/11 – Additional review comments from Planning, Engineering, and Surveyor uploaded to Frontier, with Engineering as the only department to issue approval so far.

This application requests approval for a one-lot subdivision in the AV-3 Zone. The minimum lot area and width for this zone is 3 acres and 150 feet. The request is to approve the subject parcel as a flag lot. The following standards apply to flat lots according to Weber County LUC 106-2-4. “...(e) **Flag lot.** A flag lot shall comply with the following provisions:

- Area.** Regardless of any other alternative lot area provision of this Land Use Code, the area of the lot shall be no less than twice the minimum lot area required by the zone, as specified in Title 104, but need not exceed three

acres in a zone that has a minimum lot area less than three acres. A flag lot in a zone that has a minimum lot area of three acres or greater shall comply with the minimum lot area of the zone, as specified in Title 104.

2. **Avoiding street requirement not allowed.** Unless otherwise allowed in this Land Use Code, a flag lot shall not be allowed if it avoids the installation of a street contemplated by this Land Use Code, an adopted general plan, master transportation plan, development agreement, or other adopted document intended to govern the placement, connectivity, or creation of a street or street-block.
3. **Access.**
  1. Each flag lot shall gain access to a street by means of its own fee title access strip (the flag's staff). Successive stacking of lots on the same access strip is not permitted.
  2. No access strip shall exceed 800 feet in length.
  3. A maximum of two flag lot access strips may be located adjacent to each other.
  4. The access strip shall be configured in a manner that has the ability to support a future street if one is ever needed. The access strip shall be no less than 60 feet wide and extend from the street or shared private lane to the furthest extent of the lot. This may be reduced to 30 feet if two flag lot access strips are adjacent to each other.
  5. The access strip shall be denoted on the plat as the access strip to the flag lot, and the lot's front shall be determined as facing this access strip. The front setback shall be measured from the access strip.
  6. A flag lot may be platted as long as an easement is platted over the entirety of the access strip in favor of the County for the purpose of creating a public street at a time the governing body determines a public street is necessary, if ever. However, the future street easement is not required in the following circumstances:
    1. The adjacent area to which a future street could otherwise be extended is built-out such that no reasonable street connection can be made thereto;
    2. The adjacent area to which a future street could otherwise be extended has characteristics that significantly reduce the likelihood the street-block will be needed, as determined by the Land Use Authority. These characteristics include, but are not limited to, sensitive lands such as geologic hazards, riverways, floodplains, wetlands, and slopes on which no reasonable street configuration can be created that complies with allowed street grades; or
    3. The adjacent area to which a future street could otherwise be extended has culturally or locally important lands that can, are, or will be permanently preserved in a manner that benefits the general public. The Land Use Authority may require the applicant to secure the permanent preservation in a manner satisfactory to the Land Use Authority."

The land use authority may determine if the requirement of an easement to the furthest extent of the parcel boundary (west) is not required.

## Analysis

**Improvements Required:** Applicant shall be required to submit escrow for all required improvements, which includes the access to be 26' wide of hard-surface, and shall be at least as long as the flag stem (approximately 475'). Engineering shall approve the design and cost estimate of this, and any other required improvements.

**Culinary water and sanitary sewage disposal:** Culinary water shall be provided by a private well. Applicant has indicated ownership of two shares of Huntsville Irrigation water. Proof of these shares shall be submitted to Planning prior to recording of the final plat. A letter of feasibility from Weber-Morgan Health Department has been submitted, outlining design requirements of an on-site wastewater disposal system.

**Review Agencies:** Weber County Engineering has requested a deferral agreement. Weber County Surveyor still has outstanding items to address on the final plat. Weber-Morgan Health Department has not yet reviewed this subdivision application, though they usually request to see the 100' well protection area on the plat.

## Staff Recommendation

Staff recommends final approval of the Wood Lane Subdivision subject to any additional requirements of the Land Use Authority (Planning Director). This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. An Onsite Wastewater Covenant shall be recorded with the final plat.
2. Installation or escrow for all required improvements shall be submitted prior to recording the final plat.
3. Proof of irrigation shares shall be submitted prior to recording the final plat, or a Restricted Landscape Covenant shall be recorded with the final plat.
4. A deferral agreement for future improvements along 9200 East Street shall be recorded with the final plat.
5. A Private Well Deed Covenant and Restriction shall be recorded with the final plat.

This recommendation is based on the following findings:

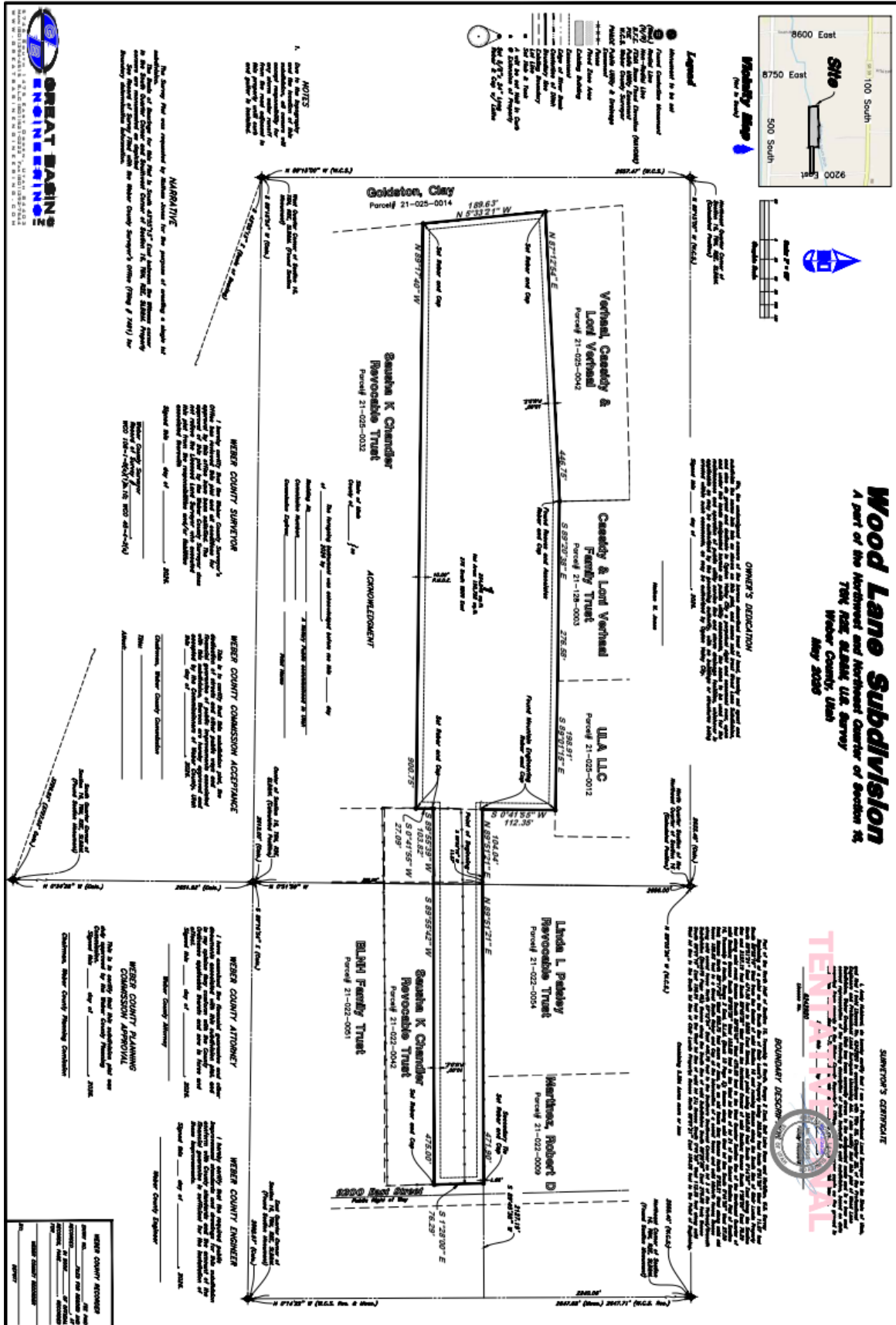
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
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. Application
- C. Private Well Approval, Statement of Irrigation Shares, & Septic Feasibility Letter

## Location Map 1





# Exhibit B - Application

## Wood Lane Subdivision

+ Add Follower

✎ Change Status

✎ Change Review Due Date

✎ Edit Project

**Address:** 286 S 9200 East, Huntsville, UT, 84317  
**Maps:** [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Small Subdivision  
**Created By:** [Andy Hubbard](#)  
**Created On:** 12/23/2025

**Project Status:** Accepted  
**Status Date:** 3/18/2026  
**File Number:** UVW031826  
**Project Manager:** [Tammy Aydelotte](#)

- Application
- Documents 13
- Comments 3
- Reviews 11
- Followers 19
- History
- Reminder 0
- Payments 1
- Area Fees
- Internal 0

## Application

Show Contact Details + Add Building + Add Parcel ✎ Edit Application + Add a Contractor Print Building Permit

### Project Description

Single Lot Subdivision for Building Lot

**Property Address** 286 S 9200 East  
Huntsville, UT, 84317

**Property Owner** Nathan W Jones

**Representative** Andy Hubbard

**Accessory Dwelling Unit** False  
**Current Zoning** A-3  
**Subdivision Name** Wood Lane Subdivision  
**Number of new lots being created** 1  
**Number of lots affected** 1  
**Number of lots approved** 0  
**Lot Number** 1  
**Lot Size** 234,546 sq ft  
**Frontage** 200  
**Culinary Water Authority** Health Department (Well)  
**Secondary Water Provider** Not Applicable  
**Sanitary Sewer Authority** Health Department (Septic)  
**Nearest Hydrant Address**  
**Signed By** Representative, Andy Hubbard

### Parcel Number

✖ Remove 210250041

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



September 29, 2025

Nathan and Sue Ann Jones  
2131 Parkway Ave  
Salt Lake City, UT 84109

RE: **Private Well Approval at:**  
9035 Wood Lane  
Huntsville, UT 84317  
Parcel #21-025-0041

Dear Mr. Nathan and Sue Ann Jones:

**A request for approval of connection to an existing well has been made to our office for the aforementioned property.** The construction of the well predates the inception of the Weber-Morgan Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections, thus no oversight of the well construction would have been required by our office at that time.

The following have been submitted:937

1. The Water Right Number: E2590 (35-9225)
2. Well driller license # 937
3. The depth and type of grout material is not documented.
4. The applicant has tested the well yield 30GPM in 4hr.
5. The water samples for the partial inorganic analysis were submitted to Chemtech-Ford Laboratories on August 28, 2025. The water analysis was satisfactory.
6. A bacteriological water sample was collected by staff of this department on August 28, 2025, sample was found to be present for Total Coliform. A corrective plan has been submitted for the installation system to treat Total Coliform. Post treatment, the culinary water supplied by this system must meet the minimum drinking water standards established by the EPA and within the Weber-Morgan Health Department Installation and Approval of Nonpublic Water System and Private Water Production Wells Regulation.
7. This is not a shared well

As per Utah Administrative Code R317-4 the required separation distance between the onsite wastewater absorption field and the well head is 100-feet for grouted wells and 200 feet for unrouted wells and springs. The wellhead protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feedlots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at (801) 399-7160 if you have further questions.

Sincerely,

Cynthia Rudolf, LEHS III, MBA  
Division of Environmental Health

In addition to the Well the property has 2 shares of Huntsville Irrigation that will be use to irrigate the property.

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



September 25, 2025

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

RE: **Parcel OWTS Feasibility Determination**  
Nate and Sue Ann Jones  
9035 Wood Lane, Huntsville, UT 84317  
Parcel #210250041  
Soil log #15787

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

#### DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 48 inches. Due to the loamy coarse sand, single grain structure soil horizon beginning at 43 inches below grade with a percolation rate of 1.03 minutes per inch the property fall within the range of acceptability for a Mound Treatment System with a maximum trench depth limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/sq. ft. /day as required for a cobbly loamy fine-med sand, single grain structure.

or

Anticipated ground water tables not to exceed 48 inches, and soil classified as Type 1, fall within the range of acceptability for a Packed Bed Media Treatment System followed by a conventional trench with a maximum trench depth limited to 24 inches. The absorption system is to be designed using a maximum loading rate of 0.90 gal/sq. ft. /day as required for a cobbly loamy fine-med sand, single grain structure with a documented percolation rate of 1.03 minutes per inch.

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.

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,

Tiffany Rivera, LEHS  
Environmental Health Division  
801-399-7160