

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

March 11, 2026
4:00 pm

1. **Administrative Items**

1.1 LVB022525: Request for final approval of the Blue Spruce Subdivision, consisting of 7 residential lots in the RE-20 Zone. Located at approximately 2500 Bonneville Terrace Drive, Ogden UT, 84403.

Staff Presenter: Tammy Aydelotte

1.2 LVH022326: Request for final approval of Henry Flats Cluster Subdivision Amendment, vacating the buildable area/building envelope on the existing lot 2. This lot is located in the A-1 Zone at 377 S 4350 W, Ogden, UT 84401.

Staff Presenter: Tammy Aydelotte

1.3 UVS020526: Request for final approval of Summit Eden Phase 1B Amendment to vacate the buildable area/building envelope on the existing lot 24. Located in the DRR-1 Zone under the recorded Powder Mountain/Summit master development agreement, at 7903 E Heartwood Dr, Eden, UT 84401. This proposal will not have any effect on approved density under the recorded development agreement.

Staff Presenter: Tammy Aydelotte

1.4 LVS080825: Request for final approval of Sunset Haven Subdivision consisting of 1 residential lot in the A-1 zone. This lot is located at 2267 S 4700 W Taylor, UT, 84401.

Staff Presenter: Tammy Aydelotte

Adjourn

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



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of Blue Spruce Subdivision, consisting of 7 lots, in the RE-20 Zone.
Type of Decision: Administrative
Agenda Date: Wednesday, March 11, 2026
Applicant: Eagles Nest Investment LP
File Number: LVB022525

Property Information

Approximate Address: 2500 Bonneville Terrace Drive, Ogden, UT, 84403
Project Area: 4.483 acres
Zoning: RE-20
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 061210013
Township, Range, Section: T5N, R1W, Section 14 SW

Adjacent Land Use

North: Bonneville Terrace Drive/Karen Drive **South:** Residential
East: Bonneville Terrace Drive **West:** Karen Drive

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 3 Residential Estates Zone (RE-20)
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Natural Hazard Areas

Background and Summary

This subdivision plat request consists of 7 lots, ranging in sizes from 0.537 acres to 0.977 acres. Lot sizes and widths vary but all meet the minimum lot standards for the RE-20 zone of 20,000 square feet in area and 100 feet in width. This proposal consists of approximately 4.483 acres, along existing dedicated public roadways.

Analysis

General Plan: The proposal conforms to the 1970 South East Planning Area Master Plan, by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Geologic Hazards: The proposed development is located in a geologic hazard study area. The submitted report contains recommendations regarding foundations, drainage designs, seismic support, grading, etc... Requests for final approval of building permits shall be accompanied with a letter from the architect and/or the Geotech that design and construction followed all recommendations outlined in the submitted report(s).

Zoning: The subject property is located in the Residential Estates (RE-20) zone. The purpose and intent of the RE-20 zone is identified in the LUC §104-3-1 as:

“The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone..”

Culinary water, secondary water, and sanitary sewage disposal: Uintah Highlands Improvement District has issued a updated will-serve letter, dated 1/14/2026, to service Blue Spruce Subdivision with culinary water and sanitary sewer services (see Exhibit B – Uintah Highlands Improvement District will-serve letter).

Relation to Adjoining Street Systems: This subdivision is surrounded by Bonneville Terrace Drive and Karen Drive, both of which are public roadways. Due to Weber County Land Use Ordinance prohibiting dual frontage, a no access line is shown for lots 4-6, along Karen Drive.

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 (Ceterra dated 12/11/2025 for Geotech and Western Geologic dated 11/24/2025 for hazards evaluation), 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 – Medium

Stream Flooding – Medium

Mitigation recommendations are outlined in the geologic hazard report submitted to the County. Per Weber County LUC § 108-22-4, a notice that runs with the land shall be recorded with the final plat, along with a note on the final plat, that states the parcel is located within a natural hazard study area, a natural hazard study and report is available for public inspection in the county planning division office, a hazard has been identified on the parcel and the type and severity of the hazard, the professional who prepared the report, with his or her contact information, and Any restrictions on the use of the parcel required within the natural hazard report, or by the land use authority.

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

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2026 property taxes are not considered due at this time, but will become due in full on November 30, 2026.

Staff Recommendations

Staff recommends final approval of Bluspruce Subdivision, consisting of seven lots and located in the RE-20 Zone, based on all review agency requirements and on the following conditions that will need to be met before recording the final plat:

1. All required improvements shall be installed, escrowed for, or a combination of both, prior to recording the final plat.
2. A natural hazards notice 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 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. Application
- B. Proposed Final Plat
- C. Water/Sewer Letters

Location Map

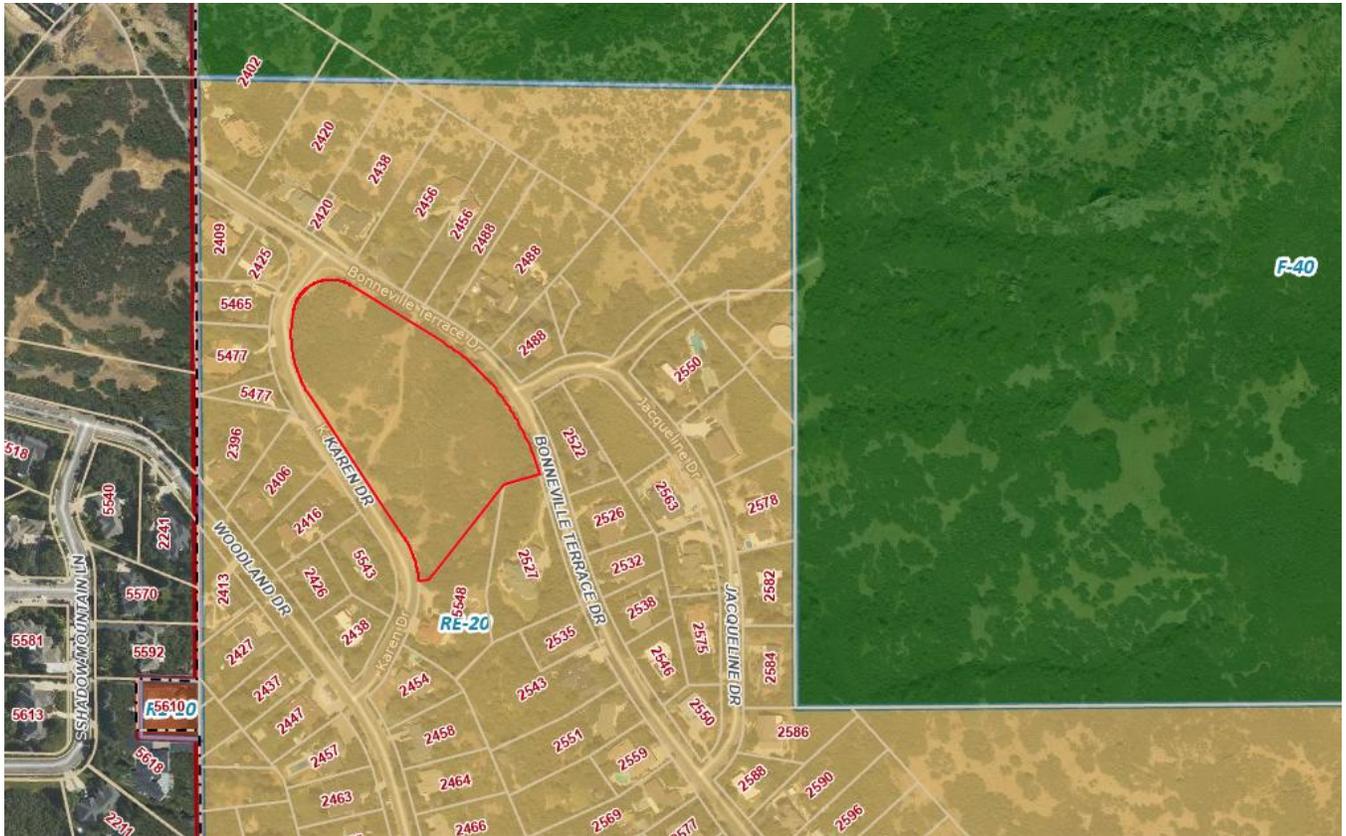


Exhibit A – Application

Blue Spruce Subdivision

+ Add Follower

✎ Change Status

✎ Change Review Due Date

✎ Edit Project

Address: 2500 Bonneville Terrace Drive, Ogden, UT, 84403 5122
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: [Matthew Meyer](#)
Created On: 1/11/2025

Project Status: Accepted
Status Date: 2/25/2025
File Number: LVB022525
Project Manager: [Tammy Aydelotte](#)

Application

Documents 34

Comments 0

Reviews 12

Followers 15

History

Reminder 0

Payments 1

Area Fees

Internal 0

Application

+ Add Building

+ Add Parcel

✎ Edit Application

+ Add a Contractor

Print

Building Permit

Project Description

7 Lot residential subdivision at Karen Drive and Bonneville Terrace Drive in Weber County

Property Address

2500 Bonneville Terrace Drive
Ogden, UT, 84403 5122

Property Owner

EAGLES NEST INVESTMENT LIMITED PAR EAGLES NEST INVESTMENT LIMITED PAR
801 831 - 3926
matthewmeyerphd@icloud.com

Representative

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Accessory Dwelling Unit	False
Current Zoning	RE-20
Subdivision Name	Bluespruce Subdivision
Number of new lots being created	7
Number of lots affected	1
Number of lots approved	0
Lot Number	081210013
Lot Size	4.483 AC
Frontage	850 ft
Culinary Water Authority	Uintah Highlands Water and Sewer District
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Central Weber Sewer
Nearest Hydrant Address	2500 Bonneville Terrace Drive, Ogden, Utah
Signed By	Representative, Matthew Meyer

Parcel Number

✖ Remove 081210013

Uintah Highlands Improvement District

2401 East 6175 South
Ogden, UT 84403-5344
Phone: 801-476-0945
Fax: 801-476-2012
office@uintah-highlands.com

January 14, 2026

Subdivision Planner
Weber County Planning and Engineering
2380 Washington Blvd.
Ogden, Utah 84401

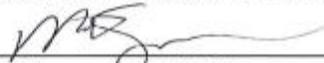
Re: Availability of services for Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed Bluespruce Subdivision – 7 Lots

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed Bluespruce Subdivision (parcel # 06-121-0013) to be divided into 7 Lots, which is located within the boundaries of the District. Based upon the information provided and under existing conditions, the District hereby states that municipal water and sanitary sewer collection services would be available for the proposed 7 Lot subdivision. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then be the sole responsibility of the owner. Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted on a building or home and before an individual building permit is granted for each lot.

This commitment is made expressly subject to the condition that the Developer of the Project shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements within the Project in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 14 day of January, 2026.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
Matt Sorensen, District Manager



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final plat approval of Henry Flats Cluster Subdivision 2nd Amendment, located in the A-1 Zone at 377 S 4350 W, Ogden, UT, 84404.		
Type of Decision:	Administrative		
Agenda Date:	Wednesday, March 11, 2026		
Project Area:	0.48 acres		
Zoning:	Agricultural Zone (A-1)		
Existing Land Use:	Residential		
Proposed Land Use:	Residential		
Parcel ID:	15-639-0002		
Township, Range, Section:	T6N, R2W, Section 17 NE		

Adjacent Land Use

North:	Common Area/Residential	South:	Residential
East:	Residential	West:	4350 West St

Staff Information

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

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

Development History

- Henry Flats Cluster Subdivision was recorded August 28, 2017.

Background and Summary

The Planning Division recommends final approval of Henry Flats Cluster Subdivision 2nd Amendment, removing the designated building envelope on lot 2. The applicant would like additional space for an outbuilding on the northeast side of the lot.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by encouraging lower-density development within the rural residential areas.

Zoning: The subject property is located in the Agricultural Zone more particularly described as the A-2 zone. The purpose and intent of the Agricultural (A-2) zone is identified in the LUC §104-2-1 as:

“The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the A-2 zone in LUC §104-2. The proposed subdivision amendment is in conformance with county code, and the original platted subdivision. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

A cluster subdivision in the A-2 Zone has a minimum lot area of 9,000 square feet, unless otherwise regulated by Weber-Morgan Health Department, and a minimum lot width requirement, per LUC §108-3-7(b), for a single family residential use of 60 feet. The proposed amendment will not alter the lot lines of the existing lot 6, but merely remove the building envelope. The following development standards will be reviewed upon submittal for land use approval for an addition to the existing main residential building/ an accessory building:

- Front yard setback: 20 feet
- Side yard setback: 8 feet/one foot, if accessory structure is located at least six feet to the rear of the dwelling
- Rear yard setback: 20 feet
- Maximum building height: 40 feet/30 feet for an accessory structure

The existing lot configuration, is not changing, only the buildable area within the existing lot boundaries.

Natural Hazards Areas: The proposed subdivision is located in a Zone “X” as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone “X” are typically areas in which no analysis of flood hazards have been conducted.

Review Agencies: The Weber Fire District, Weber County Surveyor’s office, and Weber County Planning have reviewed and approved the proposal.

Tax clearance: The 2025 property taxes have been paid in full. The 2026 property taxes will be due in full on November 30, 2026.

Staff Recommendation

Staff recommends final approval of Henry Flats Cluster Subdivision 2nd Amendment, removing the designated building envelope on lot 2. This recommendation for approval is subject to all applicable review agency requirements and is based on the following findings:

1. The proposed subdivision amendment conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

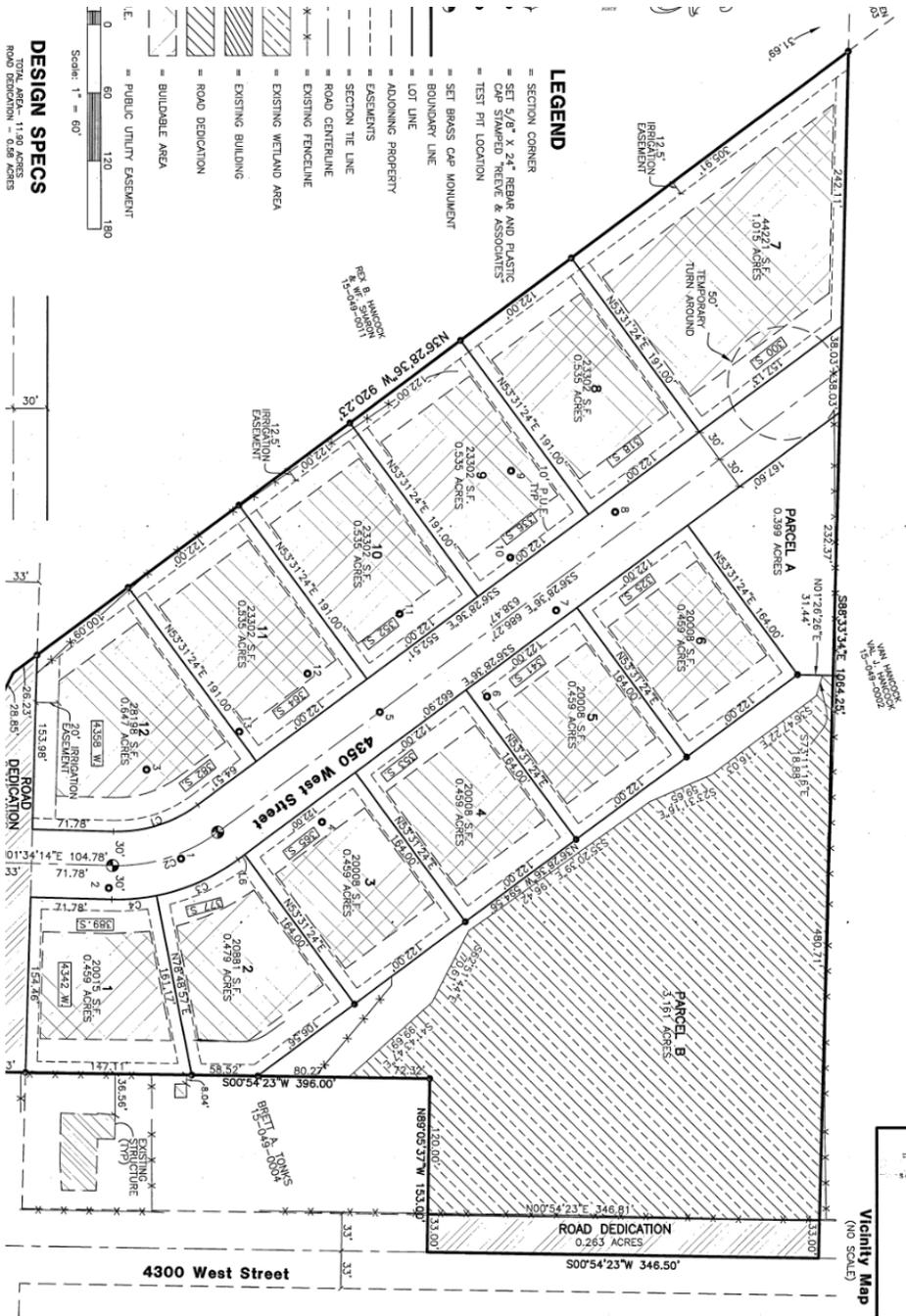
Exhibits

- A. Existing Henry Flats Cluster Subdivision Plat
- B. Proposed Henry Flats Cluster Subdivision 2nd Amendment Plat

Location Map 1



Exhibit A - Existing Henry Flats Cluster Subdivision Plat





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final plat approval of Summit Eden Phase 1B Subdivision 2nd Amendment, located in the DRR-1 Zone at 7903 Heartwood Dr, Eden, UT, 84310.		
Type of Decision:	Administrative		
Agenda Date:	Wednesday, March 11, 2026		
Project Area:	0.53 acres		
Zoning:	Ogden Valley Destination and Recreation Resort Zone (DRR-1)		
Existing Land Use:	Residential		
Proposed Land Use:	Residential		
Parcel ID:	23-129-0001		
Township, Range, Section:	T7N, R2E, Section 05 SW/06 SE		

Adjacent Land Use

North:	Heartwood Dr	South:	Summit Pass Rd
East:	Residential	West:	Heartwood Dr

Staff Information

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

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 106, Subdivisions, Chapter 1-8 as applicable

Development History

- Summit Eden Phase 1B Subdivision was recorded July 27, 2014.

Background and Summary

The Planning Division recommends final approval of Summit Eden Phase 1B 2nd Amendment, removing the designated building envelope on lot 24. The applicant would like to maximize buildable area for a single-family residence, while preserving as many existing trees on this lot.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging higher density development within the recreation resort areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the Ogden Valley Destination and Recreation Resort (DRR-1) zone is identified in the LUC §104-29-1 as:

“The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley’s rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when

compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the DRR-1 zone in LUC §104-2. The proposed subdivision amendment is in conformance with county code, and the original platted subdivision. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

A standard subdivision in the DRR-1 Zone has no minimum lot area and no minimum lot width requirement, per LUC §108-29-2(h), for a single family residential use. The proposed amendment will not alter the lot lines of the existing lot 24, but merely remove the building envelope. The following development standards will be reviewed upon submittal for land use approval for an addition to the existing main residential building/ an accessory building:

- Front yard setback: 0 feet
- Side yard setback: 5 feet for a single-family dwelling and 5 feet/3 foot, for an accessory structure if it is located at least 10 feet to the rear of the dwelling
- Rear yard setback: 10 feet
- Maximum building height: 35 feet

The existing lot configuration, is not changing, only the buildable area within the existing lot boundaries.

Natural Hazards Areas: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted. This subdivision is located in a geologic hazard study area. All recommendations in the submitted report (IGES dated 1/23/2026: project no. 05218-001) shall be followed throughout the development process. Per the submitted report, all identified geologic hazards are rated with a 'low' likelihood of occurring, however, the report does contain recommendations related to grading, drainage, etc. A note on the plat shall be included to state that a geotechnical and geologic hazard study is on file with Weber County.

Review Agencies: The Weber Fire District, Weber County Surveyor's office, and Weber County Planning have reviewed and approved the proposal.

Tax clearance: The 2025 property taxes have been paid in full. The 2026 property taxes will be due in full on November 30, 2026.

Staff Recommendation

Staff recommends final approval of Summit Eden Phase 1B Subdivision 2nd Amendment, removing the designated building envelope on lot 24. This recommendation for approval is subject to all applicable review agency requirements and is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Exhibits

- A. Application
- B. Existing Summit Eden Phase 1B Subdivision Plat
- C. Proposed Summit Eden Phase 1B Subdivision 2nd Amendment Plat
- D. Updated Capacity Assessment Letter

Location Map 1



Exhibit A – Application

Summit Eden Phase 1B Amendment 2

+ Add Follower

✎ Change Status

✎ Change Review Due Date

✎ Edit Project

Address: LOT 24, 7903 E. HEARTWOOD DRIVE, EDEN, UT, 84317
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: Bryan Pendz
Created On: 1/27/2026

Project Status: Accepted
Status Date: 2/5/2026
File Number: UVS020526
Project Manager: [Tammy Aydelotte](#)

Application

Documents 12

Comments 1

Reviews 3

Followers 17

History

Reminder 0

Payments 1

Area Fees

Internal 0

Application

+ Add Building

+ Add Parcel

✎ Edit Application

+ Add a Contractor

Print

Building Permit

Project Description

ELIMINATE BUILDABLE ENVELOPE

Property Address

LOT 24, 7903 E. HEARTWOOD DRIVE
EDEN, UT, 84317

Property Owner

TOM BACON
713 412 - 4952
tbacon@civicap.com

Representative

Bryan Pendzinski
206-514 - 8483
bryan@onomaarchitecture.com

Accessory Dwelling Unit

False

Current Zoning

DRR-1

Subdivision Name

HEARTWOOD

Number of new lots being created

0

Number of lots affected

0

Number of lots approved

0

Lot Number

24

Lot Size

23178

Frontage

200FT

Culinary Water Authority

Not Applicable

Secondary Water Provider

Not Applicable

Sanitary Sewer Authority

Not Applicable

Nearest Hydrant Address

7903 E. HEARTWOOD DRIVE

Signed By

Representative, BRYAN PENDZINSKI

Parcel Number

✖ Remove 231290001



**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

January 30, 2026

Bacon Family Limited Partnership
7903 E. Heartwood Dr.
Eden, Utah 84310

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Commitment to provide culinary water and/or sanitary sewer services

CAPACITY ASSESSMENT LETTER

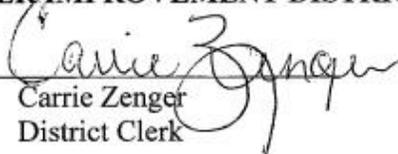
This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the “District”).

The district confirms that it has adequate capacity to provide water and/or sewer services to serve parcel #23-129-0001

Building permits shall not be issued without final approval by the District and a Will Serve Letter. Final approval is subject to meeting all applicable requirements of the district and payment of all applicable fees.

The district’s commitment set forth in this letter is effective and good for two years as of the date of this letter.

**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

By: 
Carrie Zenger
District Clerk



Staff Report to the Western Weber Planning

Weber County Planning Division

Synopsis

Application Information

Agenda Item: Consideration and action on a request for final approval of Sunset Haven Subdivision consisting of 1 lot and 5 acre remnant parcel, located at 2267 S 4700 W, Ogden.

Agenda Date: Wednesday, March 11, 2026

Application Type: Subdivision, administrative

Applicant: Randy and Shaunalee Stanger

File Number: LVT080825

Property Information

Approximate Address: 2267 S 4700 W Ogden 84401

Project Area: 6.715 acres

Zoning: A1

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 150790115

Adjacent Land Use

North: Residential	South: Agricultural/Residential
East: Residential	West: Agricultural

Staff Information

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

Report Reviewer: CE

Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 2, Agricultural Zones
- Title 106 (Subdivisions)

Background and Summary

The application was accepted for review on August 8, 2025. The applicant is requesting final approval of Sunset Haven Subdivision consisting of 1 lot and a remnant parcel. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

Analysis

General Plan: The Future Land Use map for Western Weber County shows this property being utilized for rural residential lots. This request fits within the goals and policies of the Western Weber General Plan.

Zoning: The subject property is located in the A1 zone. Chapter 104-2 gives the following purpose and intent of the A1 zones:

The A1 zone is both an agricultural and a low-density rural residential zone. The purpose is to designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern; set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: The A1 zone requires 40,000 square feet of area per lot and 150 feet of lot width for a single-family dwelling. The proposal is a 1 lot subdivision with a 5-acre remnant parcel. Per LUC 106-2-4 **Remnant Parcel size**. An allowed remnant Parcel shall be no smaller than five acres, and be recorded with the agricultural notice specified in UCA § 17-27a-605. Lot 1 will be 1.715 acres. All lots in the proposed subdivision are at least 40,000 square feet in area and have at least 150 feet of lot width.

Common and Open Space: No open spaces are proposed within this project.

Culinary water and sanitary sewage disposal: Will-serve letters have been provided by Taylor West Weber Water for culinary water, Hooper Irrigation for secondary water, and Central Weber Sewer for sewer service. The applicant has completed annexation into Central Weber Sewer.

Public street infrastructure: ROW dedication along the entire frontage of the subdivision on 4700 West of a half width (50') will be required, from center of road. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which will be signed by the developer at recording.

Review Agencies: This subdivision is being reviewed by review agencies including the County Engineering Division, County Surveyors, and the Fire District. The applicant will be required to comply with review agency comments. All agencies have recommended approval.

Planning Division Recommendation

The Planning Division recommends approval of Sunset Haven Subdivision, consisting of 1 lot and a remainder parcel. 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.

These recommendations based on the following findings:

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

Exhibits

- A. Application
- B. Will serve letters
- C. Proposed final plat

Location map



Exhibit A - Application

Sunset Haven Subdivision

+ Add Follower

Change Status

Change Review Due Date

Edit Project

Address: 2267 S. 4700 W., Taylor, UT, 84401
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: Randy Stanger
Created On: 7/16/2025

Project Status: Accepted
Status Date: 8/8/2025
File Number: LVS080825
Project Manager: [Tammy Aydelotte](#)

Application

Documents 28

Comments 2

Reviews 13

Followers 16

History

Reminder 0

Payments 1

Area Fees

Internal 0

Application

+ Add Building

+ Add Parcel

Edit Application

+ Add a Contractor

Print

Building Permit

Project Description

Subdivision requested as required by Weber County Planning Office to build a single family home on Parcel #150790115

Property Address

2267 S. 4700 W.
Taylor, UT, 84401

Property Owner

Shaunalee Stanger
801 721 - 2892
stangertribe@gmail.com

Representative

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Accessory Dwelling Unit	False
Current Zoning	A-1
Subdivision Name	Sunset Haven
Number of new lots being created	1
Number of lots affected	1
Number of lots approved	0
Lot Number	1
Lot Size	80,050 Sq ft
Frontage	221.80'
Culinary Water Authority	Taylor-West Weber Water District
Secondary Water Provider	Hooper Irrigation Company
Sanitary Sewer Authority	Central Weber Sewer
Nearest Hydrant Address	2267 S. 4700 W. (Front of Property)
Signed By	Owner, Shaunalee Stanger

Parcel Number

[Remove](#) 150790115



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668**

9/2/2025

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve approval** has been given, Taylor West Weber Water Improvement District has the capacity to provide **only** culinary water for **1-lot 2267 S. 4700 W. Taylor, UT**. This lot has an existing water meter connection on it. **The lot will need to have its pressurized secondary water provided by Hooper Irrigation. The pressurized secondary water connection must be completed for final occupancy approval.** You may contact me with any additional questions.

Sincerely, 
Ryan Rogers-Manager
Taylor West Weber Water District



July 22, 2025

Weber County Planning Commission
2380 Washington Blvd #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Sunset Haven Subdivision

The Sunset Haven Subdivision is located at 2267 South 4700 West and a total of One lot proposed with one Single Family Home. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office and an escrow for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision phase. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lot and the shares are in good standing.

This subdivision only is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned into Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

July 17, 2025

Tammy Aydelotte
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Sunset Haven
Sanitary Sewer Service
Will Serve Letter

Tammy:

We have reviewed the request of Shaunalee Stanger to provide sanitary sewer treatment services to the development called Sunset Haven a single 1 lot residence located at approximate address 2267 S. 4700 W. We offer the following comments regarding Central Weber Sewer Improvement District ('the district') providing sanitary sewer service.

1. At this time, the district has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the district's facilities the connection must be constructed in accordance with District standards and must be inspected by the district while the work is being done. A minimum of 48-hour notice for inspection shall be given to the district prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. Connection to the sewer system must be through a retail provider, which we understand to be Weber County. The district will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. **The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the district's facilities.** This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clayton Marriott

A digital signature block for Clayton Marriott. It includes the text "Digitally signed by Clayton Marriott" and technical details such as "c:\clayton\CentralWeber.su", "O=Central Weber Sewer Improvement District, CN=Clayton Marriott", "Reason: I am the author of this message.", and "Date: 2025.07.11 08:43:27 -0400".

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Stangertribe@gmail.com

