

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**June 17, 2026
2:00 pm**

1. **Minutes:**
2. **Administrative Items**

2.1 UVJ082625: Consideration and action for final approval of Jade Hadfield Subdivision, consisting of one lot, located in the A-1 Zone at approximately 2843 South 4375 West, Ogden, UT, 84404.

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd 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



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request:	File Number UVJ082625 - Consideration and action for final approval of Jade Hadfield Subdivision, consisting of one lot, located in the A-1 Zone at approximately 2843 South 4375 West, Ogden, UT, 84404.		
Application Type:	Administrative		
Agenda Date:	Wednesday, June 17, 2026		
Approximate Address:	2843 S 4375 W, Ogden, UT, 84404		
Project Area:	8.485 Acres		
Zoning:	A-1		
Existing Land Use:	Vacant/Agriculture		
Proposed Land Use:	Residential		
Parcel ID:	15-083-0027		
Township, Range, Section:	Township 6 North, Range 2 West, Section 32 NE		

Adjacent Land Use

North:	Residential/4375 West Street	South:	Agriculture
East:	4300 West St	West:	Residential

Staff Information

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

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 2 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions) Chapter 1-8 as applicable

Background and Summary

The Jade Hadfield Subdivision would turn a non-buildable parcel into a one-lot Subdivision. The subdivision plan is considered a small subdivision that is eligible for administrative approval from the Weber County Planning Director, the land use authority. The proposed lot, conforms to both the zoning and subdivision requirements, and is currently a vacant lot. This lot as some frontage (130') along 4300 West Street. The applicant is dedicating sufficient right-of-way for a 40' half-width. Where this applicant does not have sufficient width along 4300 West Street to meet the zoning minimum width of 150', the applicant is proposing to extend 4375 West Street into a hammerhead turnaround on the lot. Where the size of the proposed lot (approximately 8.5 acres) allows for future development if desired, Weber County may require additional right-of-way dedication to the south, or around any future structures that may impede connectivity to the south. A 10' pathway easement along the Wilson Canal, which runs in a south-west direction along a proposed lot boundary is proposed and shown on the final plat. Improvement of this pathway is not required at this time. However, further improvements may be required when further development of this lot is proposed. The owner is not responsible for street improvements along 4300 West Street at this time; however, a deferral agreement is required by County Engineering.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan thoughtfully planning patterns of connectivity. The applicant is extending 4375 West Street, which will eventually connect further south to an east-west connector road. This proposal also includes a pathway easement along Wilson Canal which encourages pedestrian transportation and recreation.

Zoning: The subject property is located in the Agricultural (A-1) Zone. The purpose and intent of the A-1 Zone is found in LUC §104-2-1:

1. *“Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment.”*

Small Subdivision: The Uniform Land Use Code of Weber County (LUC) §101 defines a “SU, subdivision small” as “A subdivision consisting of nine or fewer lots, or an amendment of nine or fewer lots. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Site Development Standards of the A-1 Zone: The proposed lot contains approximately 8.5 acres and roughly 130’ wide, along 4300 West Street, and an extension of 4375 West Street with a 150’ wide hammerhead to meet the width along frontage requirement.

The site development standards for the A-1 Zone are as follows:

- Minimum Lot Area: 40,000 square feet
- Minimum Lot Width: 150 feet

The proposed hammerhead shall be improved with hard-surface material to meet Weber County Engineering and Weber Fire District standards. These improvements shall either be installed or escrowed for prior to recording of the final plat.

Culinary water and sanitary sewage disposal: Culinary water will be supplied by Taylor West Weber Water and has supplied a letter stating that there is existing water service on it. Applicant is required to connect to Hooper Irrigation for secondary purposes, per Taylor West Weber Water.

This proposal includes a septic feasibility letter for the placement of an at-grade wastewater disposal system, with specific recommendations/requirements, from Weber-Morgan Health Department.

Review Agencies: Weber County Fire Marshal and the Weber County Engineering Department have reviewed and approved this proposal. The County Surveyor’s Office supplied the owner with comments regarding minor revisions to the subdivision plat. The Planning Division is recommending approval of this proposal after all of the county review agency comments are addressed.

Staff Recommendation

Staff recommends approval of Jade Hadfield Subdivision, consisting of approximately 8.5 acres located at approximately 2843 S 4375 W. Ogden, UT, 84401. This recommendation for approval is subject to all review agency requirements and based on the following conditions

1. A deferral agreement, for improvements along 4300 West Street shall be recorded with the final plat.
2. The hammerhead improvements shall either be installed or escrowed for prior to recording of the final plat. The plat shall show the location of the well.
3. A final will-serve

This recommendation is based on the following findings:

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

Exhibits

- A. Subdivision Application
- B. Jade Hadfield Subdivision Plat
- C. Will-serve and Feasibility Letters

Map 1



Exhibit A - Application

Jade Hadfield Subdivision

- [+ Add Follower](#)
- [✎ Change Status](#)
- [✎ Change Review Due Date](#)
- [✎ Edit Project](#)

Address: 2885 south 4300 west, Taylor, UT, 84401	Project Status: Accepted
Maps: Google Maps	Status Date: 8/18/2025
Project Type: Subdivisions	File Number: LVJ081825
Sub Type: Small Subdivision	Project Manager: Tammy Aydelotte
Created By: Jade Hadfield	
Created On: 1/10/2025	

- Application
- Documents **17**
- Comments **1**
- Reviews **11**
- Followers **18**
- History
- Reminder **0**
- Payments **1**
- Area Fees
- Internal **0**

Application

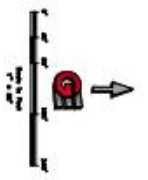
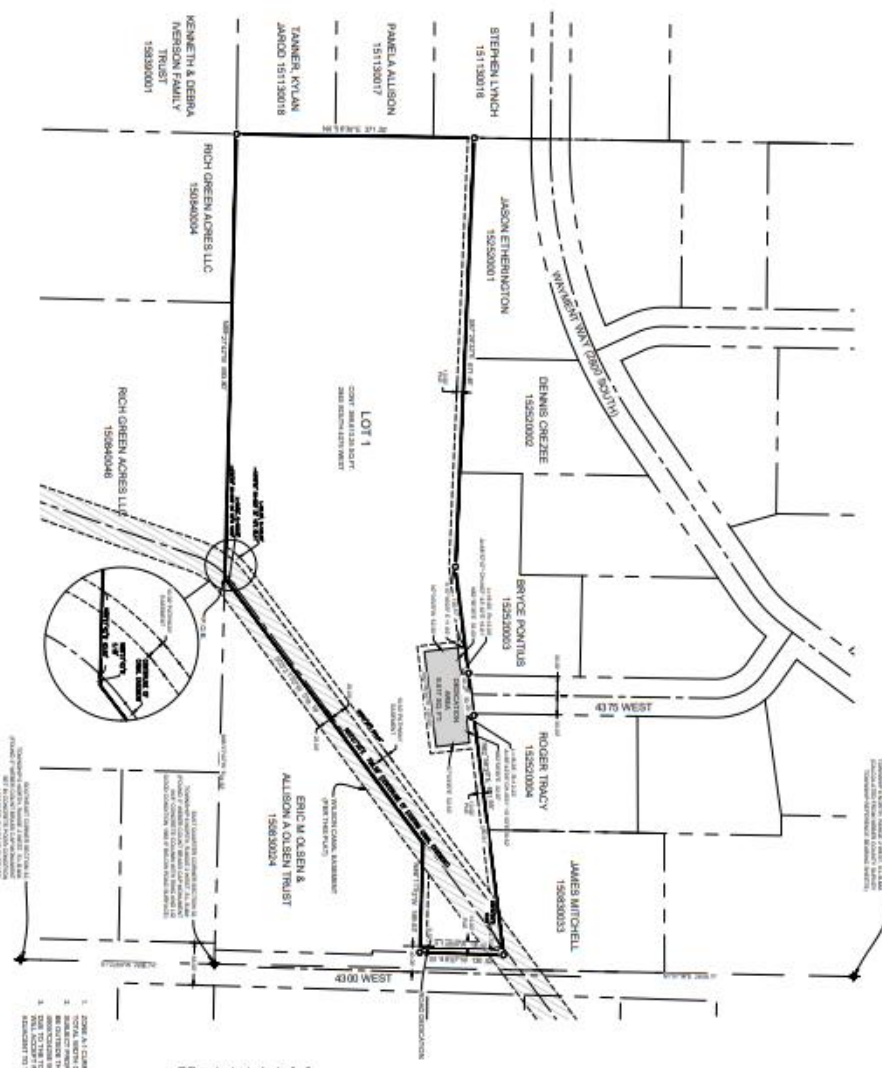
- [Show Contact Details](#)
- [+ Add Building](#)
- [+ Add Parcel](#)
- [✎ Edit Application](#)
- [+ Add a Contractor](#)
- [Print](#)
- [Building Permit](#)

Project Description	This project will be my personal residence
Property Address	2885 south 4300 west Taylor, UT, 84401
Property Owner	Jade Hadfield
Representative	
Accessory Dwelling Unit	False
Current Zoning	A-1
Subdivision Name	Jade Hadfield Subdivision
Number of new lots being created	1
Number of lots affected	0
Number of lots approved	0
Lot Number	1
Lot Size	8.48 acres
Frontage	371'
Culinary Water Authority	Taylor-West Weber Water District
Secondary Water Provider	Hooper Irrigation Company
Sanitary Sewer Authority	Health Department (Septic)
Nearest Hydrant Address	2825 S 4375 W
Signed By	Owner, Jade Hadfield

Parcel Number

[✖ Remove](#) **150830027**

JADE HADFIELD SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH, MARCH 2026



- NOTES**
1. OWNER'S CERTIFICATE AND RECORDING FEE TO BE PAID TO THE COUNTY CLERK'S OFFICE AT THE TIME OF RECORDING.
 2. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS AND RECORDS OF THE COUNTY CLERK'S OFFICE.
 3. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS AND RECORDS OF THE COUNTY CLERK'S OFFICE.

NARRATIVE

The purpose of this plat is to create a subdivision of land owned by the owner as shown on the plat. The owner has provided the following information for the plat:

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MARCH 2026. THE BOUNDARY DESCRIPTION IS AS FOLLOWS:

SURVEYOR'S CERTIFICATE

I, JADE HADFIELD, A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF UTAH, HAVE CONDUCTED A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND HAVE FOUND THAT THE BOUNDARY DESCRIPTION IS CORRECT AND ACCURATE. I HAVE FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. I HAVE FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. I HAVE FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.

OWNER'S DECLARATION

I, JADE HADFIELD, THE SURVEYOR, HAVE FOUND THAT THE BOUNDARY DESCRIPTION IS CORRECT AND ACCURATE. I HAVE FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. I HAVE FOUND NO EVIDENCE OF ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.

ACKNOWLEDGMENT

BY: JADE HADFIELD

DATE OF SIGNATURE: _____

DATE OF PLAT: _____

COUNTY OF UTAH

COUNTY RECORDER

BY: _____

DATE OF RECORDING: _____

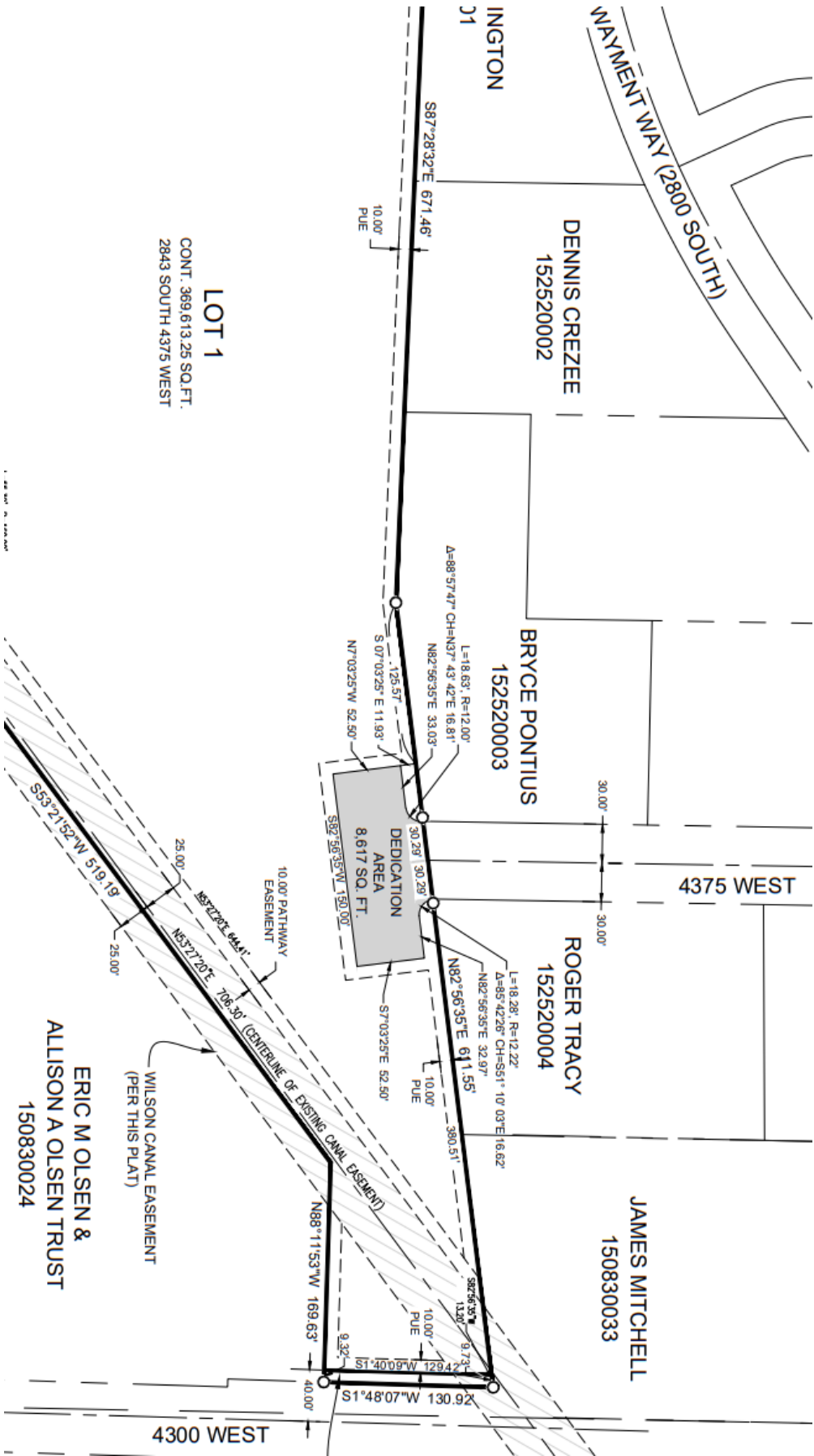
RECORDING FEE: _____

RECORDING NUMBER: _____

BOOK: _____ OF PAGES: _____

BY: _____





LOT 1
 CONT. 369,613.25 SQ.FT.
 2843 SOUTH 4375 WEST

**ERIC M OLSEN &
 ALLISON A OLSEN TRUST**
 150830024

WILSON CANAL EASEMENT
 (PER THIS PLAT)

10.00' PATHWAY
 EASEMENT

**DEDICATION
 AREA**
 8,617 SQ. FT.

DENNIS CREZEE
 152520002

BRYCE PONTIUS
 152520003

ROGER TRACY
 152520004

JAMES MITCHELL
 150830033

WAYMENT WAY (2800 SOUTH)

INGTON
 C1

4375 WEST

4300 WEST



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
1/10/2025

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Subdivision approval** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for the Jade Hadfield property. The property is located at approx. 4375 W. 2850 S. Taylor UT. This property has an existing water service on it. The District will supply water for a **1 Lot subdivision**. The District has the capacity to serve this subdivision for culinary purposes only. This subdivision will need to be connected to Hooper Irrigation for outdoor watering. No outdoor watering with Taylor West Weber Water. Taylor West Weber Water specifications and standards must be followed in all installation procedures. Before a building permit is issued proof of pressurized secondary water must be presented to the District.

~~Expires 6/10/2025~~

NO EXPIRATION DATE NEEDED

RS
1/22/25

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

February 12, 2025

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

RE: PRELIMINARY WILL SERVE LETTER – Jade Hadfield Subdivision

There is a proposed one lot subdivision located in the Taylor area relating to a parcel located at approximately 2883 S and 4300 W. The subdivision is in the boundaries of the Hooper Irrigation Company service area and Hooper Irrigation is willing and able to provide secondary pressurized water for the subdivision. The connection ends currently at the end of 4375 West and can be connected there.

There are sufficient Wilson Irrigation shares affiliated with the property to connect to the secondary pressurized system for the building lot and the shares are in good standing.

Any private ditches, drains, or tailwater ditches, within the boundaries of the subdivision will need to be piped with a minimum of 18-inch RCP, according to Hooper Irrigation standards and specs, to ensure a continuation of water flow for irrigation users. Ditches should not be planned to be located underneath building structures. This project 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

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

April 22, 2025



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

RE: Preliminary Subdivision **Determination**
Jade Hadfield, 1 lot
2791 S 4300 W, Taylor, Utah 84401
Parcel #15-083-0027
Soil log #14830

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor West Weber Water District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit**

DESIGN REQUIREMENTS

Lot 1: Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for an At-Grade Wastewater Disposal System with a maximum trench depth limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.70 gal/sq. ft. /day as required for a loamy fine sand with single grain structure.

The absorption field shall be located within 50 feet of test pit #1 (UTM Zone 12, Nad 83, 0409001 E 4562958 N).

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. Provide evidence of sufficient available area for both original and replacement systems 100 ft. from any open water courses.

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

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,

Pedro Lozano, LEHS
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org