

**Minutes of February 11, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:00 p.m.**

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

**1. Minutes: September 17, 2025 and September 25, 2025 Administrative Items:** The minutes for September 17, 2025 and September 25, 2025 were approved as presented.

**2. Administrative Items**

**2.1 UVC111325:** Request for final subdivision approval of Chalets at Powder Mountain Phase 1, consisting of four lots and private road dedication. This proposed subdivision is located in the DRR-1 Zone and located at approximately 8700 Shelter Hill Road, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final subdivision approval of Chalets at Powder Mountain Phase 1. She explained that the subject property is located off Shelter Hill Road and is surrounded by the Shelter Hill subdivision on either side. The proposal consists of two private cul-de-sacs, one serving a single lot and the second serving three lots, for a total of four residential lots.

Ms. Aydelotte stated that the proposed lot sizes range from approximately 24,000 square feet to 30,500 square feet within the DRR-1 Zone. She noted that the zone does not establish minimum lot area or width requirements.

She further explained that the recorded development agreement requires submission of a development report identifying the number of lots platted under the agreement to date. Staff had not yet received the report; however, a condition of approval requires its submission prior to recording the final plat. Ms. Aydelotte added that Planning staff has also requested that future development reports include the number of building permits submitted under the development agreement.

Ms. Aydelotte stated that Powder Mountain Water and Sewer has issued a capacity assessment for the project. She also noted that Weber County Engineering and the Weber Fire District have reviewed and approved the proposed 60-foot-wide private rights-of-way. Final engineering plans have been submitted and escrow amounts have been approved by County Engineering.

Ms. Aydelotte explained that an additional condition of approval requires that all existing trails located near or within the development remain open to the public. She also stated that a natural hazards disclosure will be recorded with the final plat.

She concluded that Weber County Engineering, the Weber County Surveyor, and the Weber Fire District have reviewed and approved the final plat and that staff recommends approval subject to the conditions and findings contained in the staff report.

Director Grover stated that he supports approval of the request subject to the conditions and findings outlined in the staff report.

**2.2 UVO010726:** Request for final approval of Overlook at Powder Mountain Phase 1, Amending Lot 23. The purpose of this request is to add area to the existing lot 23, to allow for a propane tank. Located at approximately 8594 E Meridian Ave., Eden, UT 84310 in the DRR-1 Zone.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request to amend Lot 23 within Overlook at Powder Mountain Phase 1. She explained that the request does not create any new lots and does not dedicate any new public or private right-of-way. Because the request only expands the existing lot boundaries, staff did not require submission of a development report.

**Approved 6.4.2026**

## ADMINISTRATIVE REVIEW

Ms. Aydelotte stated that the purpose of the amendment is to provide sufficient area for placement of a propane tank. She noted that discussions have occurred over the past several years regarding the limited space available on some Powder Mountain lots for propane tanks, and that several potential solutions have been considered by Powder Mountain and the master homeowners association.

She explained that the applicant has submitted an updated capacity assessment letter from Powder Mountain Water and Sewer. Ms. Aydelotte also noted that the property is located within a geologic hazard study area. In accordance with the submitted geologic hazard study, staff from the engineering firm that prepared the report will conduct field verification to ensure compliance with the recommendations contained in the study.

Ms. Aydelotte stated that a natural hazard notice will be recorded with the final plat. She added that all review agencies have reviewed and approved the amended plat.

Director Grover asked for clarification regarding field verification and whether County staff or the engineering consultant would conduct the inspections.

Ms. Aydelotte clarified that staff from the engineering firm that prepared the geologic hazard report would perform the site inspections.

Director Grover stated that he does not see any issues with the request and recommended approval subject to the conditions and findings outlined in the staff report.

**Adjournment 2:06pm**  
**Respectfully Submitted,**  
**Marta Borchert**