

Minutes of June 16, 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

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

Tammy Aydelotte presented the request for final approval of the Wood Lane Subdivision, a one-lot subdivision located at approximately 286 South 9200 East in Eden. She explained that the project area contains slightly more than five acres and is located in the AV-3 Zone. Because the applicant is proposing a flag lot configuration, staff reviewed the request against the applicable flag lot standards and analyzed the potential for future roadway connectivity through adjacent properties.

Ms. Aydelotte stated that the proposed lot would be accessed by an access strip extending from 9200 East. She explained that County ordinances require staff to evaluate opportunities for future roadway connections when reviewing flag lots. Staff reviewed the possibility of extending access to adjacent properties and included the applicable standards in the staff report. However, staff also noted that the Land Use Authority may determine that an easement extending to the westernmost portion of the parcel is not necessary.

Ms. Aydelotte stated Weber County Engineering requested that frontage improvements along 9200 East be addressed through a deferral agreement. She noted that a copy of the proposed deferral agreement was available for the applicant's review. She further explained that access strips of approximately 475 feet in length typically require review by the Weber Fire District, which often requires a hard-surfaced travel way of approximately 24 to 26 feet in width. Required subdivision improvements would need to be installed or secured through escrow prior to recording the final plat.

Ms. Aydelotte stated that culinary water service would be provided through a private well, for which approval had already been obtained. Secondary irrigation water is also required. The applicant submitted a statement indicating ownership of Huntsville Irrigation shares; however, proof of ownership must be provided prior to plat recording. Wastewater service will be provided through an on-site septic system, and an on-site wastewater covenant will be required.

Staff recommended approval of the subdivision subject to the following conditions:

1. An on-site 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 required improvements along 9200 East shall be recorded with the final plat.

Ms. Aydelotte recommended removing the staff report condition requiring a private well deed covenant because the well has already been drilled and approved. She further recommended adding a condition requiring approval from the Weber Fire District regarding the final access width prior to recording the final plat.

Director Grover asked whether any review agency comments required additional discussion. Ms. Aydelotte responded that the comments appeared to be standard surveying and engineering requirements.

Applicant Nate Jones addressed the review. Mr. Jones stated that he possesses both Huntsville Irrigation shares and a water right and can provide documentation to satisfy the irrigation share requirement.

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Mr. Jones also discussed the access width requirement. He explained that during previous discussions with the Fire Marshal, he was informed that a 16-foot-wide gravel access route would be acceptable. He expressed concern that a 26-foot-wide access could resemble a roadway rather than a residential driveway. Mr. Jones noted that his engineer had also questioned the necessity of a 26-foot width.

Mr. Jones further inquired about escrow requirements and asked whether alternatives such as a bond or letter of credit could be utilized. Director Grover responded that County ordinances do not allow bonds for this purpose but do permit alternatives such as letters of credit where authorized by ordinance.

Discussion followed regarding access width requirements and the role of the Weber Fire District. Staff explained that the proposed condition was intended to obtain a formal written determination from the Fire District regarding the required width and surface standard.

Tucker Weight from the Engineering department participated in the discussion and indicated that the final width should be determined by the Fire District. He also noted that hard surface requirements may be satisfied by engineered road base capable of supporting emergency vehicles rather than necessarily requiring asphalt or concrete pavement. He questioned whether escrow would ultimately be necessary for the driveway improvements and suggested that completion of the required access improvements prior to occupancy may adequately address the concern.

Director Grover encouraged the applicant to continue coordinating with the Weber Fire District and stated that the County would rely on the Fire District's written determination regarding access requirements.

After discussion, Director Grover stated that he did not believe roadway connectivity through the property was reasonably necessary. He approved the subdivision subject to the following modified conditions:

1. An on-site wastewater covenant shall be recorded with the final plat.
2. Installation or escrow for all required improvements shall be submitted prior to issuance of a Certificate of Occupancy, if required.
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 required improvements along 9200 East shall be recorded with the final plat.
5. Written approval shall be obtained from the Weber Fire District prior to recording the final plat. The required width of the access road shall be determined by the Fire District.
6. All review agency requirements shall be satisfied.

Director Grover stated that approval was based upon the findings outlined in the staff report and declared the item approved.

Following approval, Mr. Jones noted that the required wastewater covenant had already been recorded as an easement. Director Grover stated that staff would verify the recorded document and incorporate it into the file as appropriate.

Adjournment 2:15pm
Respectfully Submitted,
Marta Borchert