

Minutes of June 4, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.

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

1. **Minutes: January 13, 2026, February 11, 2026, February 25, 2026, March 11, 2026, October 8, 2025, October 23, 2025, November 7, 2025** Director Grover reviewed the minutes of January 13, 2026; February 11, 2026; February 25, 2026; March 11, 2026; October 8, 2025; October 23, 2025; and November 7, 2025. The minutes stood approved.

2. **Administrative Items**

- 2.1 **ZDA2026-03: A request for an amendment to the Stagecoach Estates Development Agreement in order to apply/include R1-15 setbacks from when the Stagecoach Development Agreement was approved and recorded.**
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request. She explained that development agreements often include an exhibit containing the development standards in effect at the time the agreement is adopted or recorded. In this instance, the Stagecoach Estates Development Agreement did not include such an exhibit. Since the adoption of the agreement, amendments have been made to the R1-15 Zone setback standards. The developer indicated that the current standards make it difficult to construct the housing product originally contemplated under the development agreement.

Ms. Aydelotte stated that the applicant is requesting amendments to the setbacks, specifically reducing the front setback from 30 feet to 20 feet and reducing the combined side-yard setback requirement from 17 feet to 15 feet.

She further explained that the amendment also addresses park strip landscaping requirements contained within the development agreement. County staff and the applicant have worked for approximately one year to develop an agreement that would allow escrow releases to occur earlier while still ensuring installation of required street trees and maintaining adequate guarantees for completion. The proposed tree agreement was included as an exhibit to the staff report.

Staff recommended approval of the amendment. Ms. Aydelotte additionally recommended a condition requiring the amendment exhibit to include the tree agreement and that any revised language be reviewed by legal counsel prior to finalization.

Director Grover confirmed that the applicant was aware of the proposed condition.

Director Grover recommended approval of ZDA2026-03, subject to the conditions and findings outlined in the staff report, with the additional condition that an exhibit be provided documenting the tree agreement and that the agreement receive final legal review and approval.

- 2.2 **CUP 2026-06: A request to amend a previous conditional use approval to bring the previously approved landscaping plan for The Barn at Terakee Farms PRUD into compliance with Weber County Waterwise Landscape standards.**
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request. She explained that the Terakee Farms Conditional Use Permit was approved in 2019 and that Phase 1 received final approval in 2021, with the plat recorded shortly thereafter. The original approved landscaping plan included a variety of trees, shrubs, and turf areas.

ADMINISTRATIVE REVIEW

Ms. Aydelotte stated that the current property owner is seeking to amend the approved landscaping plan to better comply with Weber County water-wise landscaping standards and General Plan objectives. She indicated that the submitted narrative did not clearly identify the amount of living plant material that would remain on the site and requested clarification from the applicant.

Selvoy Fillerup, representing Heritage Land Development, explained that the proposed amendment would remove turf, shrubs, and other plant material from the detention basins only. He stated that the detention basins would instead be lined with rock and weed barrier. Mr. Fillerup emphasized that the street trees shown on the original approved plan would remain. He noted that the proposal provides approximately one tree for every 50 feet of frontage, resulting in two street trees per lot frontage within the park strip.

Mr. Fillerup further stated that the proposal would eliminate the requirement for streetlights in order to better comply with Weber County dark-sky standards.

Ms. Aydelotte stated that staff had reviewed the revised plan and found it acceptable. She recommended an additional condition requiring irrigation to be provided to each street tree within the park strip.

Mr. Fillerup indicated that he would prefer the installation of street trees and irrigation systems be the responsibility of individual builders, as trees are typically installed after homes are constructed. Ms. Aydelotte sought clarification and confirmed that the request was for builders to install both the trees and irrigation systems.

Discussion followed regarding existing landscaping bonding requirements. Ms. Aydelotte noted that the development is already subject to a landscaping bond and indicated that street tree improvements may already be included within that bond. Mr. Fillerup stated his understanding that the street trees had already been bonded.

Director Grover expressed concern that making installation the responsibility of future builders could complicate bond release procedures and delay reimbursement of bonded funds. Mr. Fillerup acknowledged the concern but stated that transferring responsibilities to builders would be preferable if possible.

Director Grover stated that compliance with the applicable ordinance requirements would ultimately govern installation obligations. He indicated that if the proposal complies with County ordinance requirements, it would be acceptable; otherwise, the applicant would be required to follow the ordinance as written.

Director Grover recommended approval of CUP 2026-06, subject to the conditions and findings outlined in the staff report, with the added condition that the landscaping plan be approved by staff and include plant material and an irrigation system that complies with Weber County ordinance requirements.

Adjournment 3:09 pm
Respectfully Submitted,
Marta Borchert