

**Minutes of March 11, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present: Charlie Ewert, acting for Planning Director; Tammy Aydelotte, Planner III; Marta Borchert, Secretary**

**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**

Tammy Aydelotte presented the request and explained that the subdivision is located within the Uinta Highlands area and within a geologic hazard study area. She stated that geologic reports had been submitted and reviewed and that a natural hazard notice would be required to be recorded with the final plat. She noted that the staff report outlines the hazards identified in the geotechnical study and that development of the lots would be required to comply with all recommendations contained in the reports.

Ms. Aydelotte stated that the Uinta Highlands Improvement District had issued will-serve letters for the subdivision. She explained that the subdivision is bordered by both Karen Drive and Bonneville Terrace Drive, creating double frontage conditions on several lots. Planning staff requested that no-access lines be shown on the applicable lots to limit access to one frontage.

Ms. Aydelotte further explained that County Engineering had identified required improvements. Prior to recording the final plat, all required improvements would need to be installed, escrowed, or otherwise secured to the satisfaction of the County.

Charlie Ewert asked for clarification regarding the geologic hazard report and whether mitigation measures were feasible. Ms. Aydelotte confirmed that mitigation was possible and stated that the report identified hazards with medium or high likelihood classifications and provided recommendations that would be incorporated into the recorded natural hazard notice and future development requirements.

The applicant stated that the subdivision had been in process for approximately one year and two months and confirmed agreement with the proposed no-access lines and improvement requirements.

Mr. Ewert added that the natural hazard notice should specifically be recorded with the final plat and stated that any final improvements should comply with the recommendations of the geotechnical report.

Planning staff indicated that a formal notice of decision would be prepared reflecting the conditions of approval and additional language discussed during the meeting.

Administrative approval was granted subject to the staff recommendations and the additional condition that a natural hazard notice be recorded with the final plat and that improvements comply with the geotechnical report recommendations.

**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**

Request for final approval of the Henry Flats Cluster Subdivision Amendment to vacate the buildable area/building envelope on existing Lot 2, located in the A-1 Zone at 377 South 4350 West, Ogden, Utah 84401. Staff presenter: Tammy Aydelotte.

## ADMINISTRATIVE REVIEW

Tammy Aydelotte presented the request and stated that the proposal was straightforward in nature. She explained that a similar amendment had previously been approved for Lot 4 within the same subdivision. She noted that there was no explanation in the original subdivision file as to why restrictive buildable envelopes had originally been placed on the lots.

Ms. Aydelotte explained that the applicant desired to construct a pole barn or accessory structure outside the existing buildable area. Because the existing home already occupies the lot and no lot lines or density allocations were being modified, staff determined that removal of the buildable area was appropriate.

She stated that all review agencies had reviewed the request and had identified no concerns. She further explained that the amendment would not alter lot boundaries, density, or any other subdivision characteristics. Staff recommended approval subject only to compliance with review agency requirements and the findings outlined in the staff report.

Charlie Ewert stated that the amendment appeared appropriate and commented that unnecessary buildable envelopes should be removed when they no longer serve a planning purpose.

Administrative approval was granted as presented.

- 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**

Request for final approval of the Summit Eden Phase 1B Amendment to vacate the buildable area/building envelope on existing Lot 24, located in the DRR-1 Zone under the recorded Powder Mountain/Summit Master Development Agreement at 7903 E. Heartwood Drive, Eden, Utah 84401. The proposal would not affect approved density under the recorded development agreement. Staff presenter: Tammy Aydelotte.

Tammy Aydelotte presented the request and explained that the amendment was similar to the previous item but located within a geologic hazard study area. She stated that an updated geotechnical report had been submitted and reviewed. According to the report, no hazards were identified that required the buildable area to remain in its current location.

Ms. Aydelotte explained that the applicant sought to shift and expand the buildable area in order to preserve existing trees on the property. She noted that staff had previously discussed the matter with the applicant and determined that a variance would not have been the appropriate process. Instead, the applicant pursued a subdivision plat amendment.

Mr. Ewert asked whether the geologic hazard report required any additional mitigation measures. Ms. Aydelotte stated that no additional considerations were required beyond compliance with grading and drainage recommendations contained within the geotechnical report. She further stated that identified hazards were rated with a low likelihood of occurrence and that no natural hazard notice was required because no specific hazards had been identified.

Ms. Aydelotte explained that Hartwood Drive is a private right-of-way while Summit Pass Road remains public at this time. Updated capacity assessment letters from Powder Mountain Water and Sewer had been provided.

Discussion occurred regarding public utility easements and references to future roadway extensions shown on the plat. Staff concluded that no amendment to the plat language was necessary because the amendment only removed the buildable area and did not alter easements, setbacks, or roadway alignments.

Ms. Aydelotte clarified that all DRR-1 setbacks and development standards would remain unchanged, including a zero-foot front setback, five-foot side setbacks, ten-foot rear setback requirements, and a maximum building height of 35 feet.

**Approved 6.4.2026**

## ADMINISTRATIVE REVIEW

Charlie Ewert stated that the request was straightforward and that no additional conditions were necessary.

Administrative approval was granted as presented.

**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**

Request for final approval of the Sunset Haven Subdivision consisting of one residential lot in the A-1 Zone, located at 2267 South 4700 West, Taylor, Utah 84401. Staff presenter: Tammy Aydelotte.

Tammy Aydelotte presented the request and noted that the staff report had been prepared by Tiffany Snyder. She explained that the application consisted of a one-lot subdivision with a five-acre remnant parcel located in the A-1 Zone.

Ms. Aydelotte stated that the proposed lot contains approximately 1.715 acres and exceeds the minimum lot area and width requirements of the A-1 Zone. She noted that no open space or common area was proposed and that the remnant parcel complies with the required minimum acreage.

She explained that culinary water service would be provided by Taylor-West Weber Water District and secondary water service by Hooper Irrigation. Will-serve letters had been provided for both utilities, along with sewer service confirmation from Central Weber Sewer District. Staff also confirmed that annexation into the sewer district had been completed.

Ms. Aydelotte stated that right-of-way dedication along 4700 West was required and that a 50-foot half-width dedication from the roadway centerline had been requested by County Engineering. She further explained that curb, gutter, and sidewalk improvements would ultimately be required along the frontage, although a deferral agreement would likely be permitted for the current subdivision.

Additional staff comments clarified that the applicant would also be required to obtain an access permit application for the proposed access.

Staff recommended approval subject to a deferral agreement for curb, gutter, and sidewalk improvements and based upon the findings outlined in the staff report.

Discussion occurred regarding the future roadway width identified in the General Plan and whether setbacks should be measured from the future 66-foot half-width right-of-way rather than the currently dedicated right-of-way line.

Mr. Ewert expressed concern that future roadway expansion could create setback conflicts if structures were placed too close to the anticipated future right-of-way. Staff and the applicant's representative discussed the intended future building location and stated that the home was proposed farther back on the property and would likely not be affected.

Mr. Ewert directed that an additional condition be included requiring the plat to specify that setbacks are measured from the future planned 66-foot-wide half-width right-of-way rather than the existing property line.

Administrative approval was granted subject to the following condition:

1. The final plat shall specify that required setbacks are measured from the future planned 66-foot-wide half-width right-of-way line.

**Adjournment: 4:17pm**  
**Respectfully submitted,**

**Approved 6.4.2026**

**Marta Borchert**