

Minutes of August 13, 2025, 2025, 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; Felix Lleverino, Planner II; Tiffany Snider, Secretary

1. Minutes: May 21, 2025, June 11, 2025, June 26, 2025 and July 9, 2025

Director Grover states that he reviewed the minutes were approved as presented.

2. Administrative Items

2.1 LVH061125: Consideration and action on a request for final approval of Hallows and Havens Subdivision consisting of 2 lots, located at 2885 S 4300 W, Ogden.

Felix Lleverino stated that he is presenting this item on behalf of Tiffany Snider. He noted that there is a issues to address, beginning with a correction to the date on the staff report, which should read August 13, 2025.

The property is located in Western Weber, at 2885 South 4300 West. It fronts on 4300 South, and the applicant plans to utilize the full frontage to create a lot-averaged subdivision. The lot-averaging provision is being used because there is an existing home on the property. One of the proposed lots is less than 40,000 square feet, while the remaining lots will be considerably larger.

Septic feasibility has been provided, and the development will have access to Taylor–West Weber Water District for culinary water and Hooper Irrigation Company for secondary water. There is also some right-of-way dedication along 4300 West, which is planned as an 80-foot right-of-way.

Staff has received and reviewed comments from all reviewing agencies.

The Planning Division recommends approval of Hallows and Havens Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Deferral for curb, gutter, and sidewalk signed by developer prior to recording.
2. Final approval letter from Taylor West Weber Water prior recording final plat.

The following findings are the basis for the staff recommendation:

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

Director Grover states that this items stands approved based on the finding and conditions listed in the staff report.

2.2 ZTA2025-08: Request to approve a modified concept development plan for Area F - The Meadow - in the Recorded Development Agreement for Powder Mountain.

Tammy Aydelotte states that the original Zoning Development Agreement (ZDA) for the Summit Group was recorded on January 14, 2015. A first amendment was recorded in 2019, and a second amendment was recorded on November 30, 2022.

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The second amendment allows the developer to make minor modifications to their concept plan through administrative approval.

Last fall, amendments to Concept Areas D and F were approved by the Ogden Valley Planning Commission, in conjunction with subdivision approval. There were some modifications to Area F. The applicant is now requesting approval of minor changes to The Meadows (Area F) concept plan, including relocating the proposed lift station and shifting the multi-family use to the southeast portion of The Meadows. Residential use is being shifted east of Shelter Hills for a future subdivision, as well as from the area south of Gertsen into some of the designated open space areas.

Exhibits related to this request begin on page four of the staff report, followed by an overall map. The second amendment to the ZDA allows administrative approval of these detailed changes.

The Planning Division recommends approval of the minor changes to the concept area plan for this portion of the Powder Mountain development—The Meadows, Area F—and finds that the proposed changes are slight and inconsequential. However, staff notes that further proposed modifications may require a legislative process, as the cumulative effect of ongoing changes may no longer be considered slight or inconsequential.

Staff recommends approval of the proposed changes to concept area plan for Mid Mountain (Area A), as the proposed changes fall under 'slight and inconsequential'.

This recommendation of approval is based upon the following condition:

1. A legal description of the area that falls under Area F – The Meadow be submitted to Weber County Planning prior to recording the Notice of Approval.

This recommendation is based on the following findings:

1. The proposed changes comply with the recorded development agreement and subsequent amendments, specifically, the 2nd Amendment to the Development Agreement.
2. The proposed changes and use comply with the Ogden Valley General Plan.

Director Grover states he is recommending this application for approval subject to the conditions and finds listed in the staff report.

Adjourn 4:09pm
Respectfully Submitted,
Marta Borchert