

Minutes of November 25, 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; Marta Borchert, Secretary

1. Administrative Items

1.1 LVH090325: a request for final approval of Harper Subdivision consisting of 2 lots, located at 684 North 6700 West, West Warren, Utah.

Staff Presenter: Tammy Aydelotte.

Tammy Aydelotte state that proposal included the creation of one new 40,000-square-foot lot, while the remaining parcel, identified as Lot 2, would contain approximately 433,140 square feet. The property is located within the A-3 Zone. Culinary water service would be provided by the Warren Water Improvement District, which submitted a will-serve letter. Secondary water would be supplied from an existing well on the property, and the Weber-Morgan Health Department provided a septic feasibility letter. Staff noted that the County would receive dedication of a 40-foot half-width right-of-way along both 700 North and 6700 West. Staff further stated that all reviewing agencies had approved the request.

Ms. Aydelotte explained that the request conforms to the West Weber General Plan and applicable County ordinances. Staff recommended approval subject to the condition that the applicant sign a deferral agreement for curb, gutter, and sidewalk improvements prior to recording the final plat.

Director Grover stated that he did not identify any issues with the request and recommended approval subject to the conditions and findings outlined in the staff report. No additional public comment or applicant discussion was recorded.

1.2 UVB091125: a request for final approval of Brome Ridge Subdivision consisting of 2 lots, located at 3300 North 5100 East, Eden, Utah.

Staff Presenter: Tammy Aydelotte.

Tammy Aydelotte stated that this is a request for final approval of the Brome Ridge Subdivision, consisting of two lots located at 3300 North 5100 East in Eden, Utah. The project area contains approximately 7.43 acres and is located within the AV-3 Zone. The proposal would divide one parcel into two lots, with Lot 1 containing approximately 4.43 acres and Lot 2 containing approximately 3 acres. Staff stated that both lots comply with the dimensional requirements of the AV-3 Zone.

Ms. Aydelotte noted that will-serve letters had been received from Eden Water Works for culinary water and Wolf Creek Irrigation for secondary water. A septic feasibility letter had also been provided by the Weber-Morgan Health Department. Pursuant to Land Use Code Section 106-4-2.010, staff stated that the applicant was requesting a secondary water exemption and that a restricted landscape covenant would be recorded with the final plat.

She explained that the Ogden Valley General Plan identifies 5100 East as a future 80-foot roadway corridor; therefore, dedication of a 40-foot half-width right-of-way from the centerline along the subdivision frontage is required. Staff noted that all reviewing agencies had approved the request. Staff recommended approval based on the proposal conforming to the goals of the Ogden Valley General Plan and applicable County ordinances. Staff further recommended approval subject to the following conditions:

1. The developer shall sign a deferral agreement for curb, gutter, and sidewalk improvements prior to recording the final plat.
2. The developer shall sign a restricted landscape covenant to be recorded with the final plat.

ADMINISTRATIVE REVIEW

Director Grover stated that the request appeared straightforward and recommended approval subject to the conditions and findings outlined in the staff report. No additional public comment or applicant discussion was recorded.

Adjournment 3:04pm
Respectfully Submitted,
Marta Borchert