

**Minutes of September 4, 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; Tiffany Snider, Secretary

**1. Administrative Items**

**1.1 File No.'s: UVS0730252, UVS0730251, UVS0730253:** Request for final subdivision approval of three subdivision plat amendments within the Shelter Hill Subdivision, the purpose of which is to combine six existing lots into three lots, taking adjacent parcels and removing the boundary that separates lots 8&9, 10 & 11, and 14 & 15. This plat amendment request also seeks to remove/vacate previously platted public utility easements along all lot boundaries and keep only the public utility easement along the front lot boundary of each of the new parcels, located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte stated that she included the exact addresses of all parcels involved in these plat amendments. She explained that not all of the lots are immediately adjacent to one another—Lots 14 and 15 are located further down the road—which is why separate applications were submitted for each.

She noted that staff did not waive the requirement to bond for infrastructure, as those improvements were already addressed with the original Shelter Hill Subdivision, which was recorded on March 27, 2025.

Ms. Aydelotte explained that for developments with a Development Agreement establishing a specific cap on density, staff requires updated reports identifying how many lots have been platted. As of the date of this report, 230 lots have been recorded within the Powder Mountain development. With the removal of three development rights through the combination of these lots, the total number of recorded lots will be reduced to 227.

She added background information, noting that the Shelter Hill Subdivision was recorded on March 27, 2025. The applicant and property owners are now requesting to combine certain lots to create larger buildable areas for potential buyers, allowing for larger homes that can be approved through Administrative Review rather than requiring Board of Adjustment approval.

Ms. Aydelotte also explained that the Public Utility Easements (PUEs) were inadvertently platted around every lot boundary in the subdivision. At the request of Planning and Engineering, staff has asked that those PUEs be removed—particularly where lot boundaries are being eliminated through this combination process.

Director Grover asked whether any utilities exist within the affected easements. Ms. Aydelotte confirmed that there are not.

Director Grover then noted for the record that the applicant was not present. He stated that he would recommend approval of *UVS0730252, UVS0730251, and UVS0730253—requests for final subdivision approval of three plat amendments within the Shelter Hill Subdivision. The purpose of the amendments is to combine six existing lots into three lots by removing internal boundaries between Lots 8 & 9, 10 & 11, and 14 & 15. The amendments also seek to remove or vacate previously platted Public Utility Easements along all interior lot boundaries, retaining only the PUE along the front boundary of each new parcel. The property is located in the DRR-1 Zone at approximately 6965 East Powder Mountain Road, Eden, Utah 84310, based on the based on the conditions and findings listed in the staff report.*

## ADMINISTRATIVE REVIEW

Staff recommends final approval of Shelter Hill Subdivision Amendments 1, 2, and 3, subject to all review agency requirements and the following condition:

This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Natural Hazards Disclosure" document shall be recorded again with the final plats.

This recommendation is based on the following findings :

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Adjourn 4:04 pm  
Respectfully Submitted,  
Marta Borchert