



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**June 4, 2026
3:00 pm**

1. **Minutes: January 13, 2026, February 11, 2026, February 25, 2026, March 11, 2026, October 8, 2025, October 23, 2025, November 7, 2025**

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

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

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

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Minutes of January 13, 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; Felix Lleverino, Planner II; Marta Borchert, Secretary

Administrative Items

1.1 LVT121825: Consideration and action on a request for final approval of the Taylor Landing Subdivision Phase 1B, consisting of 14 lots, public roadways, and the dedication of a 15' wide public pathway easement.

Staff presenter: Tammy Aydelotte

Felix Lleverino presented the request for Tammy Aydelotte. He noted that this request is for final approval of Taylor Landing Subdivision Phase 1B. He explained that the subdivision had previously received preliminary approval from the Planning Commission in November 2025 and that the current request was for final approval of 14 residential lots, public roadways, and the dedication of a 15-foot public pathway easement.

Mr. Lleverino stated that the property is zoned A-1 and that the subdivision design includes pathway connections to adjacent properties as well as roadway connections to the north and south. He referenced the location map included in the staff report and noted that the subdivision roadway network is intended to connect with existing and future street systems in the surrounding area.

Discussion occurred regarding prior development agreement requirements and pathway and park dedication obligations associated with other phases of the Taylor Landing development. The applicant clarified that certain park dedication and pathway improvements referenced in earlier discussions were associated with Phases 6, 7, and 8 of the development and were not requirements of Phase 1B. It was noted that some references in the staff report may have been carried over from prior phases in error.

Mr. Lleverino reviewed utility services for the subdivision. He stated that Taylor-West Weber Water Improvement District would provide culinary and secondary water service and that final will-serve letters would need to be submitted with the final plat. He also noted that Central Weber Sewer Improvement District would provide wastewater service.

Mr. Lleverino further explained that comments from reviewing agencies would still need to be addressed prior to recording the final plat. He stated that staff was recommending final approval based on compliance with the applicable land use code requirements and the development agreement, subject to the conditions outlined in the staff report.

A representative from Heritage Land Development addressed the Administrative Review Authority and stated that the applicant had been working with County staff on the project for several years and believed the subdivision complied with the County's requirements. The applicant stated that the development team felt the request was appropriate for approval and offered to answer any questions regarding the proposal.

Director Grover asked whether all conditions associated with the Planning Commission's preliminary approval had been satisfied. Mr. Lleverino stated that he was unable to immediately locate the Planning Commission conditions of approval or notice of decision in the project file and indicated that additional review of prior minutes and records would be necessary to verify all conditions.

The applicant noted that one previously discussed condition involving transfer of park land did not appear to be applicable to Phase 1B and reiterated that the requirement was associated with later phases of the subdivision.

Director Grover stated that, to address the uncertainty regarding prior Planning Commission conditions, an additional condition of approval would be added requiring verification that all conditions of preliminary approval had been satisfied prior to recording the final plat.

ADMINISTRATIVE REVIEW

Director Grover recommended approval of the Taylor Landing Subdivision Phase 1B, consisting of 14 lots, public roadways, and the dedication of a 15-foot public pathway easement, subject to the conditions outlined in the staff report and the following additional condition:

1. Verification that all conditions of preliminary approval from the Planning Commission have been satisfied prior to recording the final plat.

The recommendation was based upon the findings contained in the staff report.

Adjournment 3:14pm
Respectfully Submitted,
Marta Borchert

Minutes of February 11, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:00 p.m.

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

1. Minutes: September 17, 2025 and September 25, 2025 Administrative Items: The minutes for September 17, 2025 and September 25, 2025 were approved as presented.

2. Administrative Items

2.1 UVC111325: Request for final subdivision approval of Chalets at Powder Mountain Phase 1, consisting of four lots and private road dedication. This proposed subdivision is located in the DRR-1 Zone and located at approximately 8700 Shelter Hill Road, Eden, UT, 84310.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final subdivision approval of Chalets at Powder Mountain Phase 1. She explained that the subject property is located off Shelter Hill Road and is surrounded by the Shelter Hill subdivision on either side. The proposal consists of two private cul-de-sacs, one serving a single lot and the second serving three lots, for a total of four residential lots.

Tammy stated that the proposed lot sizes range from approximately 24,000 square feet to 30,500 square feet within the DRR-1 Zone. She noted that the zone does not establish minimum lot area or width requirements.

She further explained that the recorded development agreement requires submission of a development report identifying the number of lots platted under the agreement to date. Staff had not yet received the report; however, a condition of approval requires its submission prior to recording the final plat. Tammy added that Planning staff has also requested that future development reports include the number of building permits submitted under the development agreement.

Tammy stated that Powder Mountain Water and Sewer has issued a capacity assessment for the project. She also noted that Weber County Engineering and the Weber Fire District have reviewed and approved the proposed 60-foot-wide private rights-of-way. Final engineering plans have been submitted and escrow amounts have been approved by County Engineering.

Tammy explained that an additional condition of approval requires that all existing trails located near or within the development remain open to the public. She also stated that a natural hazards disclosure will be recorded with the final plat.

She concluded that Weber County Engineering, the Weber County Surveyor, and the Weber Fire District have reviewed and approved the final plat and that staff recommends approval subject to the conditions and findings contained in the staff report.

Director Grover stated that he supports approval of the request subject to the conditions and findings outlined in the staff report.

2.2 UVO010726: Request for final approval of Overlook at Powder Mountain Phase 1, Amending Lot 23. The purpose of this request is to add area to the existing lot 23, to allow for a propane tank. Located at approximately 8594 E Meridian Ave., Eden, UT 84310 in the DRR-1 Zone.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request to amend Lot 23 within Overlook at Powder Mountain Phase 1. She explained that the request does not create any new lots and does not dedicate any new public or private right-of-way. Because the request only expands the existing lot boundaries, staff did not require submission of a development report.

ADMINISTRATIVE REVIEW

Tammy stated that the purpose of the amendment is to provide sufficient area for placement of a propane tank. She noted that discussions have occurred over the past several years regarding the limited space available on some Powder Mountain lots for propane tanks, and that several potential solutions have been considered by Powder Mountain and the master homeowners association.

She explained that the applicant has submitted an updated capacity assessment letter from Powder Mountain Water and Sewer. Tammy also noted that the property is located within a geologic hazard study area. In accordance with the submitted geologic hazard study, staff from the engineering firm that prepared the report will conduct field verification to ensure compliance with the recommendations contained in the study.

Tammy stated that a natural hazard notice will be recorded with the final plat. She added that all review agencies have reviewed and approved the amended plat.

Director Grover asked for clarification regarding field verification and whether County staff or the engineering consultant would conduct the inspections.

Tammy clarified that staff from the engineering firm that prepared the geologic hazard report would perform the site inspections.

Director Grover stated that he does not see any issues with the request and recommended approval subject to the conditions and findings outlined in the staff report.

Adjournment 2:06pm
Respectfully Submitted,
Marta Borchert

Minutes of February 25, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:30 p.m.

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

1.1 ZDA2025-13: Request to approve a minor amendment to the Singletree Acres Development Agreement to adjust the side setbacks. The amendment would allow for an eight-foot side yard setback and a 20 side yard setback on a corner lot.

Staff Presenter: Felix Lleverino

Felix Lleverino explained that the application was submitted by builder Scott Lindsey, who had purchased a majority of the lots within the Singletree Acres subdivision. He noted that the subdivision had previously been rezoned to the R1-15 Zone and that most subdivision improvements had already been completed. He stated that the developer, Chad Butler, was still completing final improvements and would sign the development agreement amendment if approved.

Mr. Lleverino explained that the amendment request would allow eight-foot side yard setbacks and 20-foot setbacks on corner lots. Director Grover stated that he did not see any issues with the request and recommended approval subject to the recommendations and findings outlined in the staff report.

Director Grover approved the request subject to the staff report recommendations and findings.

1.2 SUB012026: Consideration and action on a request for final approval of Suncrest Meadows Subdivision Phase 4, consisting of 6 lots.

Staff Presenter: Felix Lleverino

Felix Lleverino explained that the proposal consisted of a six-lot subdivision phase designed in accordance with the A-1 Zone requirements through lot averaging. He noted that the subdivision complied with minimum lot width and lot area standards when averaged across the six lots. He stated that the developer had submitted the required dedication plat and utility will-serve letters and that annexation into the Central Weber Sewer District had been completed.

Mr. Lleverino stated that final will-serve letters from both the sewer district and irrigation provider were still required prior to plat recording. He also explained that additional asphalt improvements associated with Phase 3 would be completed concurrently with Phase 4 improvements. Staff recommended final approval subject to the conditions outlined in the staff report.

Director Grover asked whether the road dedication along 2550 South satisfied the General Plan and County Engineering requirements. Mr. Lleverino confirmed that it did. Discussion followed regarding lot averaging and the impact of additional right-of-way dedication on lot widths. Mr. Lleverino explained that the lot averaging calculation demonstrated compliance with ordinance requirements across the six lots collectively.

Director Grover stated that the subdivision complied with applicable ordinance requirements and recommended approval subject to the conditions and findings outlined in the staff report. Additional discussion occurred regarding a possible future rezoning request for Phase 5, and Director Grover directed the applicant to discuss that matter separately with staff outside the meeting.

Director Grover approved the request subject to the conditions and findings contained in the staff report.

1.3 SUB012026: Consideration and action on a request for administrative review of the Hipwell Subdivision First Amendment, consisting of 2 lots.

Staff Presenter: Felix Lleverino

Felix Lleverino explained that the subdivision was located at approximately 111 North 3600 West and involved a terminal street with substandard street conditions. He stated that staff had included conditions requiring the applicant to provide a cost estimate for street improvements, improve frontage adjacent to the property, and provide a proportionate contribution toward upgrades to 3600 West in accordance with County standards.

Mr. Lleverino explained that improvements could be completed through installation, escrow, or a deferral agreement depending on County Engineering requirements. He also stated that there was currently no secondary irrigation water service to the property, although future development in the area was anticipated to provide service through Hooper Irrigation. He noted that one existing lot already contained a residence served by septic and culinary water, while the second lot remained vacant.

Mr. Lleverino stated that secondary egress would eventually be required before development on the terminal street exceeded 30 lots. He noted that the emergency egress would be required to connect to the broader street network rather than looping back onto the same road. He further stated that Weber Fire District and County Engineering had reviewed the proposal and that outstanding grading and engineering comments would be addressed through the final plat process.

Staff recommended approval of the subdivision subject to the conditions outlined in the staff report, including preparation of a cost estimate, payment of a proportionate share for roadway improvements, responsibility for frontage improvements, and recording of any accepted deferral agreement with the final plat.

Director Grover stated that he did not see any issues with the proposal and recommended approval subject to the conditions and findings contained in the staff report.

Director Grover approved the request subject to the staff report recommendations and findings.

1.4 UVH012726: Consideration and action for final subdivision approval of the Horizon Run Ranches Phase 1 Subdivision. This application proposes to combine both Lot 2R of Horizon Run Ranches Subdivision Phase 1, and Lot 117 R of Summit Eden Phase 1A Amendment 2 Subdivision.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte explained that the request involved combining two existing lots into a single 4.5-acre parcel. She stated that a structure had already been installed on the property and that Weber Fire District and County Engineering had already approved the proposal. She noted that the County Surveyor's Office had requested minor revisions to the plat.

Ms. Aydelotte described several easements affecting the property, including access easements, retaining wall easements, and recreation easements. She explained that the property was located within the DRR Zone, which allowed a zero-foot front setback, five-foot side setbacks, and a 10-foot rear setback. She stated that the proposed lot configuration exceeded all setback requirements and provided adequate buildable area.

Ms. Aydelotte stated that Planning staff had no concerns with the proposal and recommended approval subject to the recording of an updated natural hazards notice with the final plat. Director Grover confirmed that the subdivision was part of the Powder Mountain development area.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

1.5 UVV111325: A request from Summit Mountain Holding Group (Powder Mountain) for final subdivision approval of the Village Nest East 2025 Subdivision, a 20-lot subdivision located in the DRR-1 zone at approximately 5780 N Daybreak Ridge, Eden, UT, 84310.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte explained that the Village Nest East project had previously been approved as a recorded 20-unit PRUD. The applicant was requesting to vacate the PRUD and replat the property as a standard subdivision. She explained that the existing configuration consisted of building envelopes surrounded by common area and that the applicant was proposing to eliminate the common area and dedicate a new private road through the subdivision.

Ms. Aydelotte stated that Planning staff had discussed potential roadway connectivity at the southern end of the development but determined that ski easements and topographic constraints made the connection infeasible. She stated that the applicant had coordinated closely with Weber Fire District to provide a hammerhead turnaround meeting minimum fire access standards.

Ms. Aydelotte further explained that several lots along the western side of the subdivision would have double frontage. Planning staff requested a no-access line along Cochise Way because the number of lots permitted to access the terminal street was limited. She explained that western lots would take access from Daybreak Ridge while eastern lots would access the new private road.

Ms. Aydelotte noted that several review agency comments were still pending but stated that extensive internal review meetings had already occurred with Engineering and Surveying staff. She stated that any remaining comments were not expected to be substantial. Staff recommended approval subject to the conditions outlined in the staff report, including recording of a natural hazards disclosure, installation of a no-access line, and completion or escrow of all required improvements prior to recording the final plat. She also noted that the engineering drawings had already been approved by County Engineering.

Director Grover stated that the proposal appeared reasonable and approved the request subject to the conditions and findings contained in the staff report.

Adjournment: 2:48 pm
Respectfully submitted,
Marta Borchert

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.

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.

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,
Marta Borchert

Minutes of October 8, 2025, 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: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Felix Lleverino, Planner II; Marta Borchert, Secretary

1. Minutes: July 16, 2025, August 13, 2025: Approved as presented

2. Administrative Items

2.1 UVJ082625: Consideration and action for final approval of Jamesidney Subdivision 1 Amendment, consisting of two lots.

Staff Presenter: Felix Lleverino

Felix Lleverino presented the proposal for the Jamesidney Subdivision 1 Amendment. He explained that the owners are proposing to subdivide a 10-acre parcel located in western Weber County within the M-1 Zone into two five-acre building lots fronting directly on 900 South Street.

Mr. Lleverino discussed applicable site development standards, utilities, and right-of-way dedication. He stated that the property already includes a 100-foot right-of-way dedication along 900 South and that roads had recently been installed along 900 South. Because of the existing dedication and the limited scope of the two-lot subdivision, staff was not requesting additional right-of-way dedication at this time, although the Future Streets and Transit Plan identifies the road for future expansion.

Mr. Lleverino noted that development standards in the M-1 Zone vary depending on the proposed use. Certain uses may require up to a 600-foot setback from zone boundaries, while light manufacturing uses would generally require a standard 50-foot setback from the right-of-way. He further stated that the property has a culinary water connection through West Warren Water and that the water provider issued a will-serve approval contingent upon the owner drilling a secondary water well.

Applicant Nate Christensen stated that the culinary water had already been stubbed into the property and that the secondary water well had already been drilled.

Mr. Lleverino explained that the proposal aligns with the General Plan vision for manufacturing and innovation-oriented uses focused on hard goods production and skilled trade employment. He stated that future site development or occupancy proposals for manufacturing uses would require design review approval. He added that because the property is surrounded by M-1 zoning, side and rear setbacks are minimal, allowing flexibility for site utilization.

Mr. Lleverino stated that all County review agencies had approved the proposal and that staff recommended approval subject to the following conditions:

1. A landscape restrictive covenant shall be recorded with the final plat.
2. The owner shall provide an exchange application for the allocation of secondary water.
3. The plat shall show the location of the well.
4. The plat shall include a note stating the general watering restrictions found in the exchange application.

Director Grover asked whether the applicant had any additional comments. No additional comments were offered.

Director Grover stated that he did not see any issues with the proposal and recommended approval subject to the conditions and findings outlined in the staff report. The item stood approved.

2.2 UVE092925: Request for final approval of Eden Acres Phase 2 Subdivision, a 15-lot subdivision located at approximately 2700 N 5600 E, Eden, UT, 84310. This proposal includes road dedication, is dependent upon the transfer of development rights, and is located in the Form-Based Zone.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of Eden Acres Phase 2 Subdivision. She explained that the project area consists of just under 23 acres and was rezoned from the AV-3 Zone to the Form-Based Zone in 2023. The property is located within the northeast corner of the Eden Street Regulating Plan area, where the applicable street type designation is Rural Residential.

Ms. Aydelotte stated that the applicant is requesting final approval for a 15-lot subdivision. The property currently contains seven development entitlements, and approval is conditioned upon the transfer of eight additional development rights prior to recording the plat. The proposal includes two 60-foot-wide public roadways that stub to the western and southern boundaries of the subdivision.

Ms. Aydelotte reviewed the applicable development standards for Rural Residential lots within the Form-Based Zone. She stated that lots may be as small as 40,000 square feet with a minimum width of 150 feet. Proposed lot sizes range from 48,630 square feet to 69,361 square feet, with widths ranging from 150 to 215 feet. She stated for the record that required setbacks are 30 feet in the front and rear yards and 10 feet on the sides. She also noted that architectural standards do not apply to residential dwellings in the Form-Based Zone.

Ms. Aydelotte explained that the Weber-Morgan Health Department issued an updated review on September 26 regarding water concerns in a corner of the development, and she indicated that the matter appeared to have been resolved. Staff recommended approval subject to the conditions in the staff report. She added that Condition No. 3 could likely be removed because an updated plat had been submitted showing the required no-access line.

Director Grover asked if the applicant wished to provide additional comments. No additional comments were provided.

Director Grover stated that the proposal appeared straightforward and expressed appreciation to the applicant for working with staff. He recommended approval subject to the conditions and findings outlined in the staff report. The item stood approved.

2.3 DR 2025-13: A Request for approval of a design review for the installation/construction of Meadow Lodge, a sprung structure consisting of an aluminum frame and tension membrane. This proposal is located at the Snowbasin Resort at approximately 3925 E Snowbasin Rd, Huntsville, UT, 84317 in the DRR-1 Zone.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for design review approval for Meadow Lodge at Snowbasin Resort. She stated that the project area consists of approximately one-half acre. She explained that projects typically require Planning Commission review if the area of disturbance exceeds one acre and the proposed structure exceeds 10,000 square feet. In this case, the structure footprint is approximately 7,700 square feet and disturbs less than one-half acre.

Ms. Aydelotte explained that the proposal consists of a sprung structure utilizing an aluminum frame and tension membrane. The applicant proposed incorporating timber elements along the front elevation to better match the adjacent existing lodge. She stated that staff wanted to review the final architectural elements during the building permit stage to ensure the structure visually integrates with the adjacent lodge and does not appear as simply a membrane stretched over a frame.

Ms. Aydelotte stated that the applicant meets landscaping requirements and plans to reinstall turf disturbed by construction. Heated walkways are also proposed to provide access to the structure. She explained that Snowbasin Resort has experienced increased customer demand and requires additional lodge and gathering space for guests.

Director Grover asked whether the structure was intended to be temporary or permanent. Ms. Aydelotte responded that it was

intended to function as a semi-permanent structure for the next several years.

Director Grover asked how the proposal complied with Snowbasin Resort's overall development plan. Ms. Aydelotte explained that the proposal does not conflict with the development agreement or applicable ordinances. She noted that temporary structures, including yurts, smaller sprung structures, and portable restrooms, had previously been approved at the resort, particularly during the COVID period.

Ms. Aydelotte stated that staff recommended approval subject to the conditions in the staff report, including a condition requiring architectural finishes during the second phase of construction that would better integrate the structure with the adjacent lodge. She explained that the project would occur in two phases, with the shell constructed first and interior improvements completed later.

Director Grover asked whether the applicant intended to complete the structure before ski season. Ms. Aydelotte stated that she was uncertain of the construction schedule but understood that the applicant hoped to install the shell as soon as possible.

Director Grover asked whether the applicant agreed with the conditions of approval. The applicant indicated agreement.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report. He also asked whether a building permit application had been submitted. Ms. Aydelotte stated that the applicant had been waiting for Administrative Review approval prior to submitting the permit application. The item stood approved.

2.4 UVO042525: Request for final approval of Osprey Ranch Subdivision Phase 2, consisting of 28 lots and three common area parcels. This proposal also includes continuation of public right-of-way throughout this development.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of Osprey Ranch Subdivision Phase 2. She explained that the subdivision previously received approval for 30 lots; however, the updated plat now reflects 28 lots. Aside from the removal of two lots, no substantial changes had been made to the proposal. She noted that roadway alignments had been adjusted slightly to accommodate County Engineering requests regarding grades.

Ms. Aydelotte stated that the subdivision is located within the FB-3 Zone. Proposed lots range in size from 4.1 acres to 26.8 acres, and all lots meet or exceed the minimum required width of 150 feet. She also noted that a geologic hazard study had been completed and recommended that all conditions contained within the submitted geotechnical reports, including future lot-specific reports, be adhered to at the time of building permit review. She stated that the identified hazards were outlined in the staff report.

Ms. Aydelotte referenced a condition involving a 30-foot drainage easement located above Lot 56 and suggested that it may need to be revised to function as both an access and drainage easement because it serves as a roadway stub to the adjacent Clark property. She stated that the easement area was part of the requested dedication.

Director Grover asked for comments from the applicant representative. The representative stated that he was not aware of the issue but had the signed plat available for review. Ms. Aydelotte responded that the matter had likely already been addressed on the most recent plat revision and noted that she had been coordinating with staff on the issue.

Director Grover asked whether the applicant had any additional comments. No additional comments were offered.

Director Grover stated that he did not see any issues with the proposal and recommended approval subject to the conditions and findings outlined in the staff report. The item stood approved.

Adjournment 4:15 pm
Respectfully Submitted,
Marta Borchert

Minutes of October 23, 2025, 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: Rick Grover, Planning Director; Tiffany Snider, Secretary

1. Administrative Items

2.1 UVF091925: Consideration and action on the application for final approval of Family Dreams Subdivision Second Amendment, A Lot Average Subdivision, consisting of 2 lots, located at approximately 7475 E 500 N, Huntsville.

Staff Presenter - Felix Lleverino

Tiffany Snider stated that the request was for consideration and action on final approval of the Family Dreams Subdivision Second Amendment, a lot average subdivision consisting of two lots located at approximately 7475 East 500 North in Huntsville. She explained that the request met all zoning and applicable subdivision standards.

Ms. Snider stated that staff recommended approval of the application subject to the following conditions:

1. The owners shall complete the requirements of the Health Department, including a 48-hour pump test and water sample testing by the Health Department, and shall record a shared well agreement before the Health Department signs off on the subdivision plat.
2. All required agreements, including the on-site wastewater covenant, well covenant, and deferral agreement for curb, sidewalk, and asphalt improvements, shall be recorded with the final plat.

Ms. Snider stated that the recommendation was based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and applicable county ordinances.

Director Grover invited comment from the applicant.

The applicant, Mr. Burton, stated that the Health Department requirements had arisen earlier that week. He explained that the 48-hour pump test was currently underway and would be completed the following morning at approximately 8:00 a.m. He further stated that he had communicated with the Health Department regarding the water sample testing requirements and had obtained the necessary forms and cost information. He noted that the required materials had been submitted and paid for.

Director Grover acknowledged that the process appeared to be moving forward appropriately and asked if the applicant had any additional comments. Mr. Burton stated that he did not.

Director Grover stated that he did not see any issues with the request and recommended approval subject to the conditions and findings outlined in the staff report. He declared the item approved.

Adjournment 3:03 pm
Respectfully Submitted,
Marta Borchert

Minutes of November 7, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 10:00 a.m.

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

1. Administrative Items

1.1 LV2060425: Consideration and action on a request for final approval of 2200 South Street Church Subdivision consisting of 1 lot, located at 3691 W 2200 S, Ogden.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of the 2200 South Street Church Subdivision, consisting of one lot located in the A-1 Zone. She explained that the subdivision is associated with a previously approved design review for a church use on the property. Design review approval for the church was granted on May 13, 2025, and the subdivision application was submitted shortly thereafter. The proposal combines two parcels into one lot totaling slightly more than three acres.

Ms. Aydelotte stated that churches, synagogues, and similar buildings used for regular worship are permitted uses within the A-1 Zone and that the proposal conforms to the goals and policies of the Western Weber General Plan. She noted that the A-1 Zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet, and that the proposed subdivision complies with those requirements. No open space was proposed as part of the subdivision.

Ms. Aydelotte further explained that a final will-serve letter for culinary water had been provided by Taylor-West Weber Water District, and a preliminary will-serve letter for secondary water had been provided by Hooper Irrigation. Proof of annexation into the Central Weber Sewer District had also been submitted. She stated that road dedication along the entire frontage on 2200 South would be required, consisting of a 33-foot half-width dedication from the centerline of the road. A letter of credit had been provided for required right-of-way improvements, including sidewalk installation, asphalt, and roadway widening.

Ms. Aydelotte stated that the proposal had been reviewed by County Engineering, Surveying, and the Fire District. The applicant would be required to comply with all review agency requirements prior to recording the final plat. She added that Tiffany Snider had reviewed the subdivision for compliance with County ordinances and the previously approved design review.

Staff recommended approval of the subdivision subject to the following conditions:

1. An improvement guarantee shall be recorded with the final plat.
2. An easement for the sewer line shall be signed and recorded prior to recording the final plat.
3. A final approval letter from Hooper Irrigation shall be obtained prior to recording the final plat.

Director Grover asked whether road dedication should also be included as a condition of approval. Ms. Aydelotte responded that it could be added as a condition.

Director Grover recommended approval of the subdivision subject to the conditions outlined by staff, with the additional condition that the required road dedication be provided. He stated that the recommendation was based upon the findings outlined in the staff report.

The request was approved as presented with the added condition regarding road dedication.

1.2 DR 2025-05: Consideration and action on a request for design review approval of an updated signage plan to replace the 2017 approval. This proposed sign plan includes 36 signs, consisting of sandblasted stainless steel, thermally treated wood, and vinyl-coated sign faces. Approximate address is 6500 Powder Mountain Rd., Eden, UT, 84310.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for design review approval of an updated signage plan for Powder Mountain. She explained that the original submittal included 52 signs; however, after review and coordination with County Engineering regarding sign placement within public rights-of-way, the proposal had been reduced to 10 signs.

Ms. Aydelotte stated that staff reviewed the proposal for compliance with the Ogden Valley Sign Standards and Weber County Land Use Ordinance Section 102. She explained that the proposed signs consisted of sandblasted stainless steel, thermally treated wood, and vinyl-coated sign faces. Staff determined that the proposed materials, colors, and sign construction met ordinance standards and did not include reflective materials.

She noted that County Engineering and the Fire District had reviewed the proposal and had no outstanding concerns. Engineering recommended approval subject to the condition that no signs be located within County rights-of-way. Planning staff recommended approval with the additional condition that any future changes to the signage plan, including expansion beyond the approved 10 signs, would require approval from the land use authority.

Director Grover requested that the condition reference the "land use authority" rather than "Weber County Planning." Ms. Aydelotte agreed with the revision.

Director Grover recommended approval of the 10-sign plan, noting that the remaining proposed signs were not approved because they were located within the right-of-way. Approval was granted subject to the condition that any future changes to the master sign plan require approval from the land use authority. He stated that the recommendation was based upon the findings outlined in the staff report.

Following the action, Ms. Aydelotte stated that she would verify that all approved signs matched the submitted drawings prior to issuance of the written approval and notice of decision. She noted that if any approved sign was not included in the submitted materials, the applicant would be required to return for additional review. She confirmed that Engineering had verified the approved signs were located outside of the public right-of-way.

Adjournment 10:08 am
Respectfully Submitted,
Marta Borchert



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request to approve a minor amendment to the Stage Coach Development Agreement to adjust the minimum setbacks. The amendment would allow for a 20' front setback, a 30' rear setback, and 5' side yard setback, with a combined total side yard setback of not less than 15'.
Type of Decision:	Administrative
Agenda Date:	Thursday, June 04, 2026
Applicant:	John Gassman, McArthur Homes
File Number:	ZDA2026-03

Property Information

Approximate Address:	1800 South 3800 West
Zoning:	Residential R1-15
Existing Land Use:	Residential
Proposed Land Use:	Residential
Development Name:	Stage Coach Development (Stage Coach Subdivision, Phases 1-4)
Township, Range, Section:	T6N, R2W, Section 29

Adjacent Land Use

North:	Agriculture	South:	Residential
East:	Residential	West:	1800 South Street

Staff Information

Report Presenter:	Tammy Aydelotte
Phone Number:	801-399-8794

Applicable Ordinances/Agreements

Title 104, Chapter 12 Residential Zones R1-15
Singletree Acres Development Agreement Entry # 3300338

Development History

The development agreement associated with the Stagecoach Estates Zoning Map Amendment was recorded on October 2, 2023.

The subdivision plats for the Stagecoach Estates development were recorded between 10/1/2024 and 5/6/2025.

Summary and Background

Applicant is requesting approval of minor changes to The Stagecoach Estates Development Agreement. Section 7.1 specifies that lots will be developed in accordance to street connectivity and subdivision standards in the Weber County Land Use Code, without specifically citing lot development standards, or including the applicable zoning ordinance, as an exhibit in the development agreement, in place at the time the development agreement was recorded/executed. Applying current lot development standards in the R1-15 Zone, the setbacks would be as follows: front – *“The minimum Front Yard Setback for a public-street-facing garage door or doors with a cumulative width that is: 30 percent of the Lot Width or greater: 30 feet. “The minimum Front Yard Setback for a public-street-facing garage door or doors with a cumulative width that is: Less than 30 percent of the Lot Width: 20 feet.”* The proposed amendment would not take into account the width of the garage door, relative to the

lot width, when applying the front setback. The current side setback is “5 feet for single story; 7 feet for more than one story¹; 10 feet for an attached garage.” In some cases, the total side yard setbacks could total up to 17 feet. The proposed amendment would allow for a larger buildable area on lots that go as small as 6,000 square feet in a couple of the phases, citing a 5’ and 10’ side setback. This would give an additional 2’ of buildable area to the lots.

Per the recorded development agreement:

- 8.2. Authorized Changes, Enlargements, or Alterations.** As set forth below, County staff may review and approve certain minor changes, enlargements or adjustments (“Changes”) to the Project in their respective administrative capacities. The following types of Changes are considered minor, provided that no such Changes shall directly or indirectly result in significantly greater impacts than those contemplated in the approval of this Agreement.

Analysis

General Plan: This proposal is not contrary to the goals of the Weber County General Plan.

Additional requirements: The attached amendment to the development shall be signed by the Weber County Planning Director and by all of the owners of property within the Stagecoach Estates subdivision, then shall be recorded in the Weber County Recorder’s Office.

Applicant is also requesting to adjust park strip improvement requirements, regarding an agreed-upon approach to ensure street trees are installed according to County standards, while allowing a timely release of bonds allocated for these. See Exhibit below.

Staff Recommendation

Staff recommends approval, based upon a County legal review/approval, of the proposed minor amendments to the development agreement.

The following findings are the basis for the staff’s recommendation:

1. Minor changes such as this may be reviewed and approved by the county staff.
2. The proposed changes generally conform to the site development standards of the residential zone and the surrounding zoning districts.
3. The minor changes are not contrary to the Weber County General Plan.

Exhibits

Exhibit A: Amendment to the Development Agreement

Exhibit A – Amendment to the Development Agreement

**AMENDMENT TO DEVELOPMENT AGREEMENT
Stagecoach Estates Subdivision
Weber County, Utah**

This Amendment applies to the Stagecoach Estates Development Agreement recorded October 2, 2023, in Weber County, Utah (“Development Agreement”). This Amendment applies to all four phases of the Stagecoach Estates subdivision.

The purpose of this Amendment is to clarify that the building setback requirements applicable to the subdivision are the minimum setback dimensions that were in effect at the time the Stagecoach Estates subdivision originally received preliminary subdivision approval. Those minimum setback dimensions shall continue to apply to all lots within the Stagecoach Estates subdivision notwithstanding any subsequently adopted zoning or development standards.

The applicable minimum setback dimensions which shall apply to all lots within Phases 1 through 4 of the Stagecoach Estates subdivision, are as follows:

- Front Yard: minimum 20 feet
- Side Yard: minimum 5 feet on either side, with a minimum combined total side yard setback of 15 feet
- Rear Yard: minimum 30 feet

Except as expressly clarified herein, all other terms and provisions of the Development Agreement shall remain in full force and effect.

DATED this ___ day of _____, 2026.

WEBER COUNTY

By: _____
Name: _____
Title: _____

Stagecoach Estates

(Stagecoach Estates Development – Phases 1 through 4)

Street Tree and Park Strip Improvements

STATEMENT OF UNDERSTANDING AND COMPLIANCE

1. PARTIES

This Statement of Understanding and Compliance (“Statement”) reflects the mutual understanding between the **Weber County Planning Department (“WCPD”)** and **McArthur Homes, Inc. & SNMA-SC LLC (collectively, the “Developer”)** regarding park strip improvements within the Stagecoach Estates development (Phases 1–4).

2. BACKGROUND

The parties acknowledge:

- A. Developer is subject to a Development Agreement recorded October 2, 2023 (“Development Agreement”).
 - B. Section 7.2.2.5 of the Development Agreement requires installation of street trees.
 - C. Approved development drawings and the Street Tree Plan (prepared by Reeve Engineering) indicate installation of trees and rock mulch with landscape fabric in park strips.
 - D. The parties desire to establish a practical and workable approach to completing these improvements within the County right-of-way.
-

3. UNDERSTANDING REGARDING METHOD OF COMPLIANCE

This Statement describes the agreed-upon approach for satisfying street tree and park strip improvement requirements for this project.

Implementation will be carried out in a commercially reasonable manner consistent with typical residential construction and development practices.

4. INSTALLATION TIMING

Developer will install park strip improvements (including street trees, landscape fabric, rock mulch and tree irrigation systems) on a lot-by-lot basis **following occupancy of each home**.

For purposes of this Statement, "occupancy" means:

- (a) issuance of a Certificate of Occupancy; and
- (b) the home is occupied as a residence, as reasonably determined based on observable evidence of habitation.

Installation will generally occur within approximately sixty (60) days following occupancy, subject to weather conditions, seasonal limitations, and contractor availability.

WCPD acknowledges this sequencing and agrees it satisfies the intent of the Development Agreement for this project.

5. IRRIGATION

Developer will install a simple bubbler irrigation system for each lot's park strip trees.

The irrigation line will be extended beneath the sidewalk to the homeowner's side of the property and marked to be easily identifiable.

Developer's responsibility terminates at the stub. Connection, modification and operation, after installation shall be the responsibility of the homeowner.

6. HOMEOWNER COORDINATION

Developer will provide reasonable advance notice (typically at least 48 hours) before performing park strip work on a lot. Notice will be given by postings on both the front and garage doors of each home/lot affected.

Developer will also inform homeowners that:

- They may connect the irrigation stub to their system at their discretion
 - They are responsible for ongoing maintenance of the park strip, including watering and care of trees
 - A basic, suggested tree watering guide and general irrigation connection information will be provided with the advanced notice
-

7. STANDARDS

All improvements will be installed in general conformance with:

- The typical deciduous tree detail (Exhibit A), and
- The approved development drawings and Street Tree Plan

Minor field adjustments may be made as reasonably necessary to accommodate site conditions.

8. BOND RELEASE AND WARRANTY

For both the initial development releases and warranty releases related to “Street Trees” and “Rock/Fabric” bond items, Developer may request bond releases quarterly and will provide a list of completed lots and installation dates.

WCPD will perform inspections within a reasonable timeframe (within 30 days).

Each tree will carry a one-year warranty from the date of installation.

Trees that are dead or not viable at the end of the warranty period will be replaced by Developer.

Tree condition will be evaluated based on visible health at the time of inspection, taking into account seasonal dormancy and normal transplant stress.

Following replacement by Developer (if required), no additional warranty period will apply.

After the warranty period, ongoing responsibility for park strip maintenance enforcement will transition to Weber County.

9. PROJECT-SPECIFIC NATURE

This Statement is specific to the Stagecoach Estates development and reflects the working relationship between the parties on this project. It is not intended to establish a general policy or precedent.

10. GENERAL UNDERSTANDING

This Statement reflects the current understanding between the parties regarding park strip improvements.

It is intended to guide implementation of the Development Agreement for this project but does not replace or formally amend that agreement.

In the event of a direct conflict, the Development Agreement shall control.


11. SIGNATURES

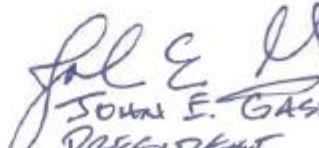
The parties acknowledge and accept this Statement as of the dates below.

WEBER COUNTY PLANNING DEPARTMENT

By: _____
Name: _____
Title: _____
Date: _____

MCARTHUR HOMES, INC. / SNMA-SC LLC

By:  _____
Name: Jason A. Dreibach
Title: V.P.
Date: 5/21/26

 _____
JOHN E. GASSMAN
PRESIDENT
MCARTHUR HOMES
5/21/26



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number CUP2026-06: Consideration and action for a conditional use permit amendment to make minor adjustments to the approved landscape plan. The Terakee Barn PRUD is located at 4300 W 900 S, Ogden.

Type of Decision: Administrative

Agenda Date: Thursday, June 4, 2026

Applicant: Heritage Land Development LLC

Authorized Representative: Selvoy Fillerup

Property Information

Approximate Address: 4300 W 900 S

Project Area: Approximately 17 acres

Zoning: A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-781-0041, 15-781-0042

Township, Range, Section: T6N, R2W, Section 33

Adjacent Land Use

North: Residential/Agricultural	South: Agricultural
East: Agricultural	West: Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 7 Agricultural A-1 Zone
- Title 108, Chapter 4 Conditional Uses
- Title 106, Chapter 4 Subdivisions (Improvements Required)

Development History

5/11/2021 – Final approval of Terakee Village Phase 1 PRUD granted final approval by the Weber County Commission.

5/11/2021 – The Barn at Terakee Farms No. 1 (Terakee Village Ph 1) recorded.

Summary and Background

The applicant is requesting approval for a conditional use permit amendment that would make changes to the previously approved landscape plan to implement water-wise components that would bring this development more into compliance with current subdivision ordinance. Applicant is proposing no trees and replacing all proposed turf with rock. Applicant is also proposing to eliminate street lights in an effort to be more dark sky compliant.

Analysis

General Plan: The proposal conforms to the 2022 Western Weber General Plan by encouraging water-wise landscaping standards, as well as minimizing light pollution.

Landscape plan: The original landscape plan that was approved through the County Commission in 2021 is included as Exhibit B in this report. See CUP2017-02.

Conditional Use Review: According to section 108-4-3(b)(2)(g) After determining that the changes to the landscape plan are slight and inconsequential and do not violate provisions of the land use code, it is decided that the Planning Director is the designated authority.

Land use authority. The planning commission is the land use authority for conditional use permits. De minimis revisions to a previously approved conditional use permit may be approved by the planning director provided it can be determined that the changes are slight, inconsequential, and not in violation of any substantive provision of this Code. The planning director's written approval of a de minimis revision shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice.

Staff Recommendations

The planning staff recommends approval of the The Barn at Terakee Village Phase 1 (Terakee Village Phase 1) landscape plan amendment with the following conditions:

1. All areas with ground coverings such as mulch, rock, and landscape gravel are underlain with weed barrier cloth.
2. Conditions from the original conditional use permit (CUP2017-02) shall remain applicable.

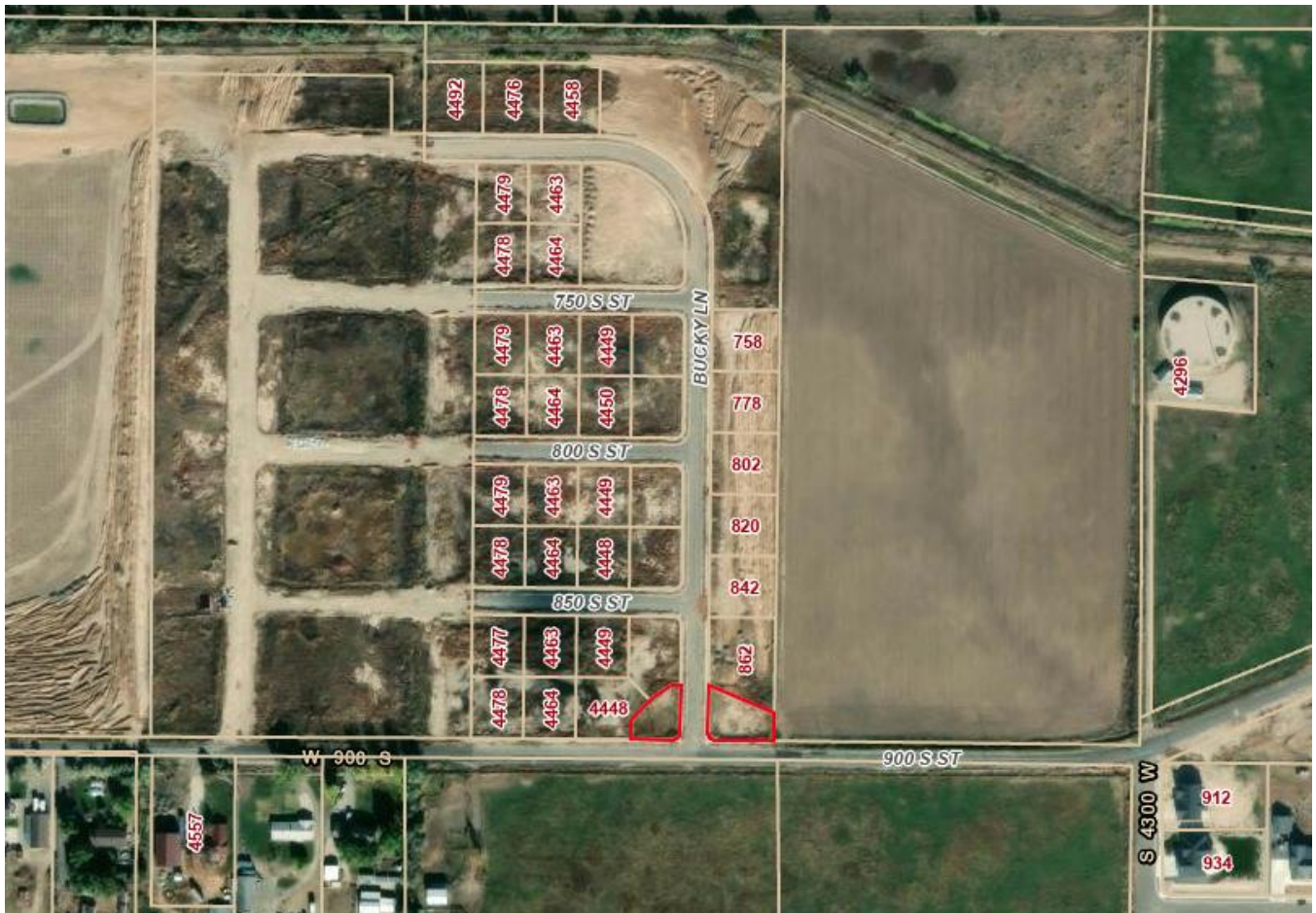
The following findings are the basis for the staff's recommendation:

1. This request complies with the requirements and procedures from the Conditional Use Permit code and the Design Review code

Exhibits

- A. Terakee Village CUP Landscape Plan Amendment (narrative)
- B. Terakee Village CUP Landscape Plan (Original/Approved)

Location Map



Terakee Barn

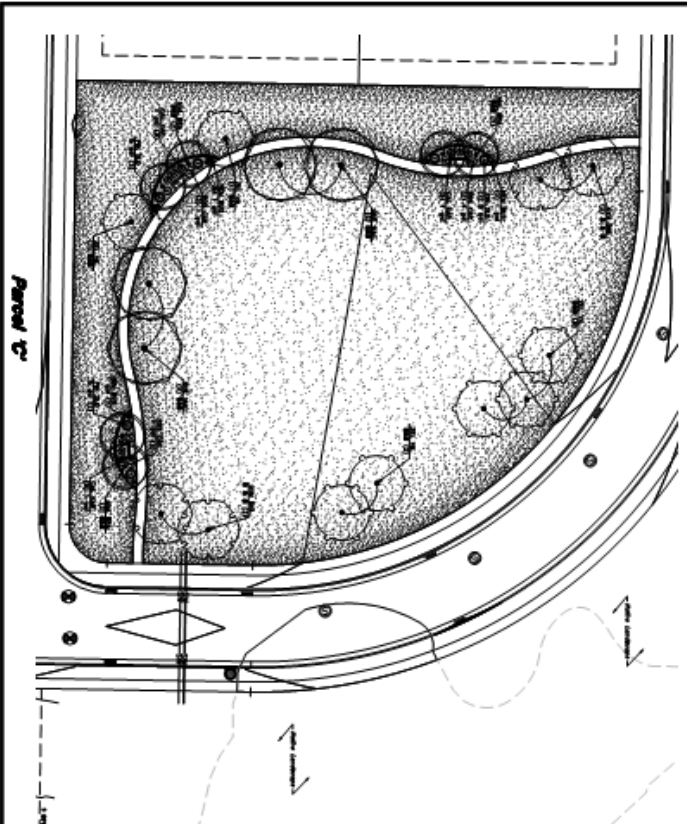
Narrative for Conditional Use Permit for Landscaping

Heritage Land Development proposes a new landscaping plan for Terakee Barn. The new plan better conforms to the County’s water conservation goals by replacing grass with rock and eliminating the trees. The new plan also reduces light pollution by eliminating street lights and lanterns on the monument sign.



**Depiction of Proposed Trees,
Shrubs & Perennials
Terakee Village PRUD**

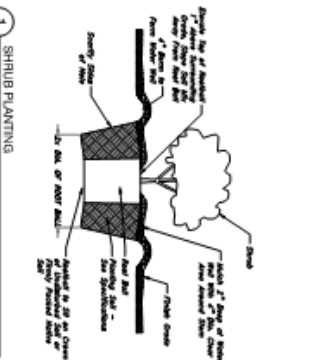
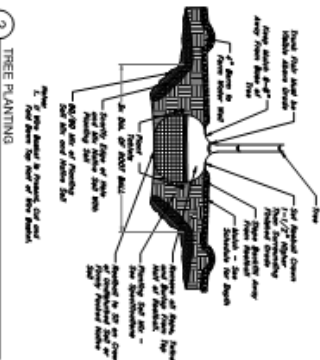
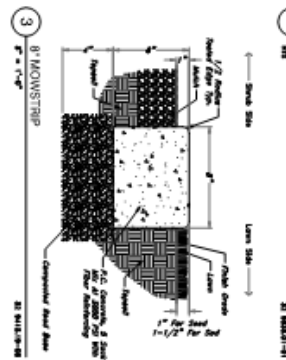
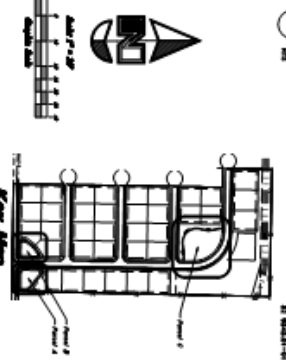
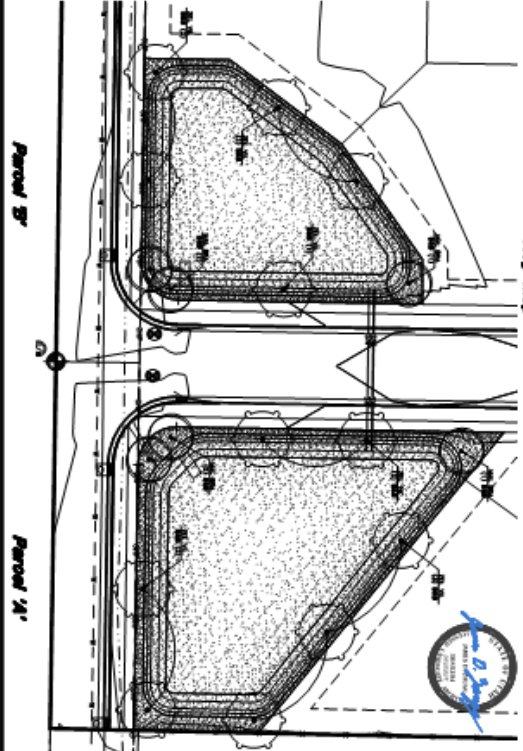




- PLANTING NOTES**
1. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS AND THE COLORADO PLANTING SPECIFICATIONS.
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PLANT SCHEDULE

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PERMIT SET - NOT FOR CONSTRUCTION

Landscape Plan
Terakes Village No. 1
 Address: 800 South 4200 West
 Weber County, Utah
 A part of Section 17, T8N, E21W, S288M, U.S. Survey

GREAT BASIN ENGINEERING INC.
 5746 SOUTH 1475 EAST 8500N, UTAH 84403
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- Installation and Maintenance of Landscaping Improvements. Within ninety (90) days after the date on which Weber County issues a Certificate of Occupancy for a Dwelling Unit on a Lot, the Owner of each Lot shall install plants and other landscaping improvements (together with a sprinkle or drip system sufficient to adequately water the plants and other landscaping improvements) in the front yard and side yard (if such side yard is Visible From The Street) of his Lot (if and to the extent not previously installed by the Declarant) in a manner that, together with the grass or other landscaping already installed in the front yard and the landscaping already installed in the landscape strips of his Lot, would give such portion of the Lot an attractive and fully landscaped appearance. All shrubs, trees and other plants of any kind installed (other than those initially installed by the Declarant) or, from time to time, replaced in the front yard and side yard (if such side yard is Visible From The Street) of his Lot, must be selected from a list approved by the Architectural Committee. If disease or other natural hardships for a particular species of plant occurs, the Architectural Committee may elect to replace such species of plant with an equivalent plant of a different species. If required by the Board, the grass, plants, trees and other landscaping improvements shall be installed in accordance with plans approved in writing by the Architectural Committee. All landscaping on a Lot and in Common Areas shall be maintained in accordance with approved landscaping plans for the Project and good landscaping maintenance practices. Dead plants shall be promptly replaced by identical specimens or other approved plants; except that flowers and other annuals may be replaced or changed at the discretion of the Owner. Notwithstanding anything in this Declaration to the contrary, neither the Architectural Committee, the Architectural Rules nor this Declaration shall or may prohibit low-water usage landscaping.