

Minutes of April 22, 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; Felix Lleverino, Planner II; Tammy Aydelotte, Planner III; Marta Borchert, Secretary

1. Administrative Items

1.1 UVP0304261: Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 1 Subdivision, a 36-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.

Staff Presenter: Felix Lleverino

Felix Lleverino presented the proposal. He explained that the application consisted of a 36-lot residential subdivision within the Powder Mountain resort area. The subdivision had previously received preliminary approval from the Planning Commission and was now before staff for final approval review. He stated that most review comments had been addressed and that only minor edits to the civil drawings remained outstanding.

Mr. Lleverino stated that the proposal was subject to a development agreement that established maximum allowable development units and open space preservation requirements. He further explained that geologic and geotechnical reports had been submitted to address mountainous terrain conditions and to ensure subdivision improvements would be constructed in accordance with accepted engineering practices related to cut-and-fill stability and long-term infrastructure performance.

Mr. Lleverino explained that the subdivision would extend Summit Pass Road, which would remain a terminal street. He noted that the applicant had submitted an emergency evacuation plan identifying evacuation routes, gathering locations, and shelter-in-place areas within the resort. He also stated that because the subdivision impacted portions of the existing Brim Trail public trail network, Powder Mountain was preparing an updated trail plan and had already constructed portions of a rerouted trail segment that had not yet been opened to the public due to ongoing construction activities.

Mr. Lleverino stated that culinary water and sewer services would be provided through the Powder Mountain Water and Sewer District. He added that Weber Fire District had reviewed the proposal and found the roadway widths, turnarounds, and fire hydrant locations acceptable.

Staff recommended final approval of the Prado at Powder Mountain Phase 1 Subdivision subject to the following conditions:

1. The final subdivision plat shall not be recorded until a cost estimate for subdivision improvements and subdivision improvement escrow are provided to the County.
2. All County review agency requirements shall be satisfied.
3. An updated trail network plan shall be submitted.

During discussion, Charlie Ewert requested clarification regarding cul-de-sac configurations, emergency access routes, and whether the subdivision layout complied with the development agreement. Mr. Ewert expressed concern regarding the increasing number of cul-de-sacs and the resulting reduction in redundant egress opportunities for emergency access. Questions were raised regarding whether certain apparent roadway connections were emergency access routes, utility easements, or private accesses.

Because additional clarification was needed regarding the roadway layout and easement configuration, Mr. Ewert temporarily postponed action on Item 1.1 and moved the item to later in the meeting for further review.

Later in the meeting, staff revisited the item after reviewing additional subdivision mapping and aerial exhibits. Tammy Aydelotte explained that several of the apparent roadway connections were utility easements and lift station access areas rather than roadway

interconnections. Staff further discussed the ongoing relocation of public trails affected by development activity and stated that Powder Mountain had been directed to provide updated public trail relocation plans before additional development applications would be processed.

Following discussion, Charlie Ewert approved the Prado at Powder Mountain Phase 1 Subdivision based on the findings and conditions contained in the staff report, with the additional condition that any trails removed or impacted by the subdivision be rebuilt around or through the subdivision as part of subdivision construction to maintain public trail connectivity and functionality.

Mr. Ewert later added an additional condition and findings to the approval. Approval was conditioned upon the developer providing evidence demonstrating that the County's dead-end road standards did not apply to the extension of the subject roads. Mr. Ewert stated that if such evidence could not be provided, the matter would need to return for further Administrative Review consideration. Additional findings were made stating that the conditions were imposed out of an abundance of caution due to concerns expressed regarding extensive development on single-access roads and the need to ensure compliance with applicable County ordinances and public safety obligations.

- 1.2 **UVP0304262:** Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 2 Subdivision, a 3-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.
Staff Presenter: Felix Lleverino

Felix Lleverino presented the proposal. He explained that Phase 2 consisted of a three-lot subdivision adjacent to the Phase 1 development area and that the subdivision had also previously received preliminary approval from the Planning Commission. Mr. Lleverino stated that many of the same development conditions applicable to Phase 1 also applied to Phase 2, including public trail relocation requirements and development agreement compliance review.

Mr. Lleverino noted that Powder Mountain continued to provide updated development reports tracking the number of approved and recorded development units within the resort area to ensure compliance with development agreement limitations.

Charlie Ewert indicated that many of the same concerns discussed during Item 1.1 also applied to Phase 2, including cul-de-sac layouts, trail connectivity, and emergency access considerations.

Following additional review later in the meeting, Charlie Ewert approved the Prado at Powder Mountain Phase 2 Subdivision based on the findings and conditions contained in the staff report, with the additional condition that any public trails affected by the subdivision be rebuilt around or through the subdivision as part of subdivision construction.

- 1.3 **ZDA2026-01:** Request to approve a minor amendment to the Winston Parks Development Agreement to amend the text related to interior stairs within the patio homes. The amendment would allow for an option for a set of stairs within the home for a bonus room in the attic and/or extra storage space in the garage.
Staff Presenter: Felix Lleverino

Felix Lleverino presented the request. He explained that the developer wished to work with a builder proposing a product design that included optional interior stairways leading either to attic bonus rooms or to additional storage space above garages. Mr. Lleverino stated that the existing development agreement prohibited stairs entering or within the homes due to how the language had originally been drafted.

Mr. Lleverino explained that staff determined the most appropriate solution was to amend the development agreement language. He stated that the amendment had been discussed with County Commissioner Jim Harvey and reviewed by the County Attorney's Office, which indicated that the amendment language was acceptable.

At Mr. Ewert's request, staff reviewed the section of the development agreement authorizing administrative approval of minor amendments and modifications that remain reasonably consistent with the intent of the agreement and zoning requirements.

Charlie Ewert stated that the intent of the original restriction on stairs was to ensure that the homes remained functional for aging populations by maintaining complete living facilities on the primary level. He stated that the addition of optional bonus rooms or

storage areas accessed by stairs did not defeat that purpose, provided the main level continued to contain the essential residential facilities, including a bedroom, bathroom, and kitchen.

Mr. Ewert approved the proposed amendment to the development agreement, or alternatively approved the proposed interpretation and administrative application of the agreement language, whichever legal mechanism was determined to be appropriate by the County Attorney's Office.

Mr. Ewert further found that the requested changes were consistent with the original intent of the development agreement and that the prior wording prohibiting stairs altogether was an unintended drafting oversight.

1.4 LVA021225: Consideration and action on a request for final approval of Allen P Berrett & Judy G Berrett Trust Subdivision, a lot-averaged subdivision, consisting of 2 lots, located at 2750 S 4300 West, Ogden, 84401.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the proposal. She explained that the subdivision was located within the A-1 Zone and consisted of two lots fronting on 4300 West. She stated that any required half-width road dedication would be provided on the final plat.

Ms. Aydelotte explained that the proposal qualified as a lot-averaged subdivision because the average lot width and lot area between the two lots exceeded the minimum A-1 Zone standards of 150 feet in width and 40,000 square feet in area.

Although no formal open space was proposed, planning staff requested that a 10-foot-wide pathway easement be dedicated along the canal corridor in accordance with the General Plan. Ms. Aydelotte stated that the easement had been shown on the final plat.

She further stated that Taylor-West Weber Water would provide culinary water service and that Weber-Morgan Health Department had issued a septic feasibility letter. However, because the subdivision application had remained active for an extended period, the original feasibility letter had expired and an updated letter would be required prior to recording.

Ms. Aydelotte stated that Weber Fire District approval remained outstanding. She noted that one lot included property located east of the canal and that future development in that area could require additional emergency access accommodations.

Ms. Aydelotte explained that County Engineering required a deferral agreement for future curb, gutter, sidewalk, and asphalt improvements along 4300 West.

During discussion, the applicant questioned the sidewalk deferral requirement. Ms. Aydelotte explained that improvements were being deferred until the County determined roadway widening was necessary and contiguous improvements became practical. Charlie Ewert added that the financial obligation for future roadway improvements would remain with the benefiting property owners but that immediate construction was not presently required.

Charlie Ewert approved the Allen P. Berrett & Judy G. Berrett Trust Subdivision based on the findings and conditions contained within the staff report.

After approval, the applicants discussed the lengthy subdivision review process and difficulties encountered with surveyor coordination and ordinance familiarity. Planning staff clarified that the County could not recommend specific surveyors but could provide a list of surveyors commonly working within Weber County who were familiar with County requirements.

Mr. Ewert also informed the applicants that the General Plan identified the property for possible future rezoning to the R1-15 Zone, potentially allowing higher residential densities in the future if the owners chose to pursue additional development.

1.5 UVE091125: Consideration and action on a request for final subdivision approval of the Enclave at Powder Mountain Phase 1 Subdivision, a 1-lot subdivision located in the DRR-1 zone located at the end of Shelter Hill Road in Eden. This proposal includes Road Parcel A that extends Shelter Hill Rd.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the proposal. She explained that the subdivision involved a one-lot plat and the extension of Shelter Hill Road through the creation of an internal loop road. She noted that the existing cul-de-sac previously approved as part of the Shelter Hill Subdivision would be extended and looped.

Ms. Aydelotte stated that the subdivision conformed to the applicable concept area plan and that Powder Mountain Water and Sewer had provided a capacity assessment letter for water and sewer services.

She further explained that the Brim Trail public trail currently crossed Lot 40 and that the developer would be required to identify a relocated trail alignment prior to future development approvals in the area. Maintenance responsibilities for all private roads would remain with the homeowners association.

Ms. Aydelotte stated that Weber Fire District supported the loop road design because it improved emergency circulation and reduced the need for hammerhead turnarounds. However, she noted that winter parking and snow storage remained concerns on the private roadways.

Discussion focused extensively on emergency access, dead-end road limitations, and the cumulative number of lots being served by Shelter Hill Road and Summit Pass Road. Charlie Ewert questioned how the proposal related to the County's dead-end road standards and whether the development agreement superseded certain ordinance requirements.

Ms. Aydelotte stated that the development agreement required a second access route after a specified number of lots had been approved and that staff continued to require emergency evacuation plans and shelter-in-place mapping for all new development applications. She further stated that County staff and legal counsel had determined that the County had limited authority to prohibit further development under the existing development agreement framework and were instead focusing on mitigating safety concerns through emergency planning measures.

Additional discussion occurred regarding the increasing number of cul-de-sacs throughout the Powder Mountain development area. Ms. Aydelotte stated that Powder Mountain representatives had attributed the cul-de-sac configurations to topographic constraints encountered during detailed site engineering and surveying.

Charlie Ewert approved the Enclave at Powder Mountain Phase 1 Subdivision based on the findings and conditions contained in the staff report, together with the additional condition that relocated public trails be reconstructed as part of subdivision improvements.

Mr. Ewert also added the following additional condition:

- Approval was conditioned upon the developer providing evidence demonstrating that the County's dead-end road standards did not apply to the extension of the subject roadway system. If such evidence could not be provided, the item would return for additional Administrative Review consideration.

Mr. Ewert further made the following additional findings:

1. The additional condition was imposed out of an abundance of caution due to concerns regarding extensive development on single-access roads and the need to verify compliance with applicable County standards and public safety obligations.
2. Additional safety concerns existed regarding emergency egress and the stacking of development along single-access roadways during emergency situations.

Adjourn 5:05pm
Respectfully submitted,
Marta Borchert