

Minutes of July 1, 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 11, 2024, September 26, 2024, October 9, 2024, October 17, 2024, November 6, 2024, November 13, 2024, December 11, 2024, December 18, 2024, December 10, 2025, December 15, 2025, June 4, 2026, June 16, 2026, June 17, 2026, June 24, 2026. Minutes for September 11, 2024; September 26, 2024; October 9, 2024; October 17, 2024; November 6, 2024; November 13, 2024; December 11, 2024; December 18, 2024; December 10, 2025; December 15, 2025; June 4, 2026; June 16, 2026; June 17, 2026; and June 24, 2026 were approved.

2. Administrative Items

2.1 LVR020526: Consideration and action for final approval of the Razor Subdivision, consisting of one lot, located in the A- 2 Zone at approximately 4323 West 700 North, Ogden, UT, 84404

Tammy Aydelotte presented the request for final approval of the Razor Subdivision. She explained that the proposal would create a buildable residential lot from an existing parcel of approximately eight acres located in the A-2 Zone. The applicant is not proposing to modify the parcel dimensions other than dedicating additional right-of-way along 700 North.

Ms. Aydelotte stated that the property fronts both 700 North and 4300 West. At this time, staff is requiring only sufficient dedication along 700 North to provide a 40-foot half-width roadway. She explained that additional dedication and potential roadway improvements along 4300 West may be required in the future if additional development occurs in the area, but such improvements are not warranted for a single residential lot.

She noted that the proposal qualifies as a small subdivision and therefore proceeds directly to final approval. The A-2 Zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet for residential development, and the proposed lot complies with those standards. Culinary water will be provided by Taylor-West Weber Water District. The applicant has submitted sufficient secondary water shares to satisfy subdivision requirements, eliminating the need for a restricted landscape agreement.

Ms. Aydelotte further stated that the applicant proposes to utilize an on-site septic system and has submitted a feasibility letter from the Weber-Morgan Health Department. She reported that both the Weber Fire Marshal and Weber County Engineering had approved the subdivision as of the date of the meeting.

She explained that the staff report originally contained two conditions of approval; however, one condition had since been satisfied and was no longer necessary. Staff therefore recommended approval of the subdivision subject to all applicable review agency requirements and the remaining condition identified in the staff report. The recommendation was based on the findings contained within the staff report.

Planning Director Rick Grover stated that the request appeared straightforward and found the required road dedication to be roughly proportionate to the impact of the proposed development. Based on the staff recommendation, the remaining condition of approval, and the findings outlined in the staff report, he granted final approval of the Razor Subdivision.

Planning Director Rick Grover approved final plat approval of the Razor Subdivision, subject to the conditions and findings outlined in the staff report.

**Adjournment 2:03pm
Respectfully Submitted,
Marta Borchert**

Approved 7.22.2026