

Minutes of September 2, 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

1. Minutes: August 26, 2026 – Approved as presented

2. Administrative Items

2.1 UVP080726: Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 3 Subdivision, a 17-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 request for final subdivision approval of the Prado at Powder Mountain Phase 3, a 17-lot single-family subdivision in the Destination and Recreation Resort (DRR-1) Zone. He explained that the subdivision would extend the private Summit Pass Road into the Powder Mountain resort area. The proposed lots ranged from approximately two acres to nearly five acres. Ski easements shown throughout the subdivision would support ski-in/ski-out access. Mr. Lleverino stated that staff reviewed the proposal for compliance with the applicable development agreement, zoning requirements, and the preliminary approval requirements of the Planning Commission. The developer had revised the civil drawings and subdivision plat to address the preliminary requirements, and staff recommended final approval subject to the conditions stated in the staff report.

Planning Director Rick Grover asked whether Summit Pass would terminate permanently at the proposed cul-de-sac or could be extended in the future. Mr. Lleverino stated that, based on the current plan and the terrain, it appeared to be a permanent terminal street. He noted that access from the property would return through Summit Pass Road and Powder Mountain Road. In response to an additional question, Mr. Lleverino confirmed that the proposal generally conformed to the master plan for single-family residential development, although road alignments had been adjusted over time.

Erik Anderson, representing Powder Mountain, thanked staff for the report and offered to answer questions. Mr. Anderson stated that he had no objection to the recommended conditions, but asked that the submitted subdivision improvement cost estimate be reviewed so the applicant could establish the required escrow. He stated that the estimate had been submitted on June 26, 2026. Mr. Lleverino had not yet received an update from Engineering regarding its status, and the participants agreed to follow up after the meeting.

Planning Director Rick Grover approved UVP080726, subject to the conditions and findings outlined in the staff report.

2.2 LVN090126: Consideration and action on a request for final approval of the Navy Meadows Phase 1 Subdivision (25 lots).

Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final approval of Navy Meadows Phase 1, a 25-lot single-family subdivision. He explained that the property had been rezoned with a development agreement in June 2024 and that preliminary approval for all ten proposed phases had been granted in January 2025. Staff reviewed the preliminary conditions and confirmed that annexation into the sewer district had been completed. The development included an interior public park and natural open space, and the Parks District supported the plan. Phase 1 included the park area so that it would be constructed early and available to residents as soon as possible.

Mr. Lleverino stated that the preliminary approval would expire on September 14, 2026. Final approval before that date would extend the approval period, with each subsequent phase having its own approval period. He explained that the developer was coordinating with the utility providers, particularly Taylor West Weber Water District and Hooper Irrigation Company, to obtain final will-serve letters.

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Doug Hamblin stated that the applicant had received the final letter from Hooper Irrigation Company the previous Friday and would upload it if it was not already included in the application record. He explained that Taylor West Weber Water District had approved the project but required payment of a review fee before issuing its final letter for Phase 1. The applicant had also uploaded information showing the applicable costs. Mr. Hamblin stated that the applicant continued to coordinate with Hooper Irrigation Company regarding system details, including proposed master-valve arrangements.

Mr. Lleverino stated that a few final review comments remained on the civil drawings and subdivision plat but that such comments were expected to be resolved. Staff recommended final approval of Navy Meadows Phase 1 subject to the conditions stated in the staff report.

Doug Hamblin thanked County staff for their work and explained that the project had gone through several sewer designs before reaching a workable design, which contributed to the application approaching the preliminary approval deadline. Jason Hamblin stated that he had worked directly with Lance at the Parks District and that the District was enthusiastic about the proposed regional park, which it hoped would serve as a hub for soccer and other sports. The applicant representatives affirmed that they would address remaining comments as they were issued.

Planning Director Rick Grover approved the Navy Meadows Phase 1 Subdivision, subject to the conditions and findings outlined in the staff report.

Adjournment 2:42pm
Respectfully Submitted,
Marta Borchert