



# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**September 4, 2025**

**1:00 p.m.**

### **1. Administrative Items**

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

**Staff Presenter: Tammy Aydelotte**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite 240, 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\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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## Staff Report for Administrative Review

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Request for final subdivision approval of three subdivision plat amendments within the Shelter Hill Subdivision, the purpose of which is to combine six existing lots into three lots, taking adjacent parcels and removing the boundary that separates lots 8&9, 10 & 11, and 14 & 15. These plat amendment requests also seek to remove/vacate previously platted public utility easements along all lot boundaries and keep only the public utility easement along the front lot boundary of each of the new parcels, located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310.

**Type of Decision:** Administrative

**Agenda Date:** Thursday, September 04, 2025

**Applicant:** Summit Mountain Holding Group, LLC

**File Number:** UVS0730252, UVS0730251, UVS0730253

#### Property Information

**Approximate Address:** 8613, 8627, 8637, 8643, 8679, & 8691 Shelter Hill Road, Eden, UT, 84310

**Project Area:** 3.311 total acres

**Zoning:** Ogden Valley Destination and Recreation Resort Zone DRR-1

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 23-175-0008, 23-175-0009, 23-175-0010, 23-175-0011, 23-175-0014, 23-175-0015

**Township, Range, Section:** T7N, R2E, Section 9

#### Adjacent Land Use

<b>North:</b>	Ski Resort/Resort Development	<b>South:</b>	Ski Resort/Resort Development
<b>East:</b>	Ski Resort/Resort Development	<b>West:</b>	Ski Resort/Resort Development

#### Staff Information

**Report Presenter:** Tammy Aydelotte  
[taydelotte@webercountyutah.gov](mailto:taydelotte@webercountyutah.gov)  
801-399-8794

**Report Reviewer:** RG

### Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations
- Utah Code § 17-27a-609.5(2) thru (5)

### Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

1/12/2019 – First Amendment to Zoning Development Agreement is recorded.

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded.

9/24/2024 – Preliminary approval granted by Ogden Valley Planning Commission.

9/24/2024 – Approval granted for minor changes to the concept area development plans where this project is located.

3/27/2025 – Shelter Hill Subdivision Plat was recorded.

Three separate applications to combine adjacent lots within the Shelter Hill Subdivision are being combined into this staff report. The Planning Division recommends final subdivision approval of Amendment 1 (combining lots 8 & 9), Amendment

2 (combining lots 10 & 11), and Amendment 3 (combining lots 14 & 15) of the Shelter Hill Subdivision. The proposed subdivision amendments are in the DRR-1 zone and will consist of a total of three single-family lots, instead of a combined total of six lots. This application also seeks to vacate public utility easements

As of the date of this staff report, 230 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015. With the combination of these lots, that number will be 227 recorded lots within the Powder Mountain Development.

## Analysis

Improvements Required: Applicant has submitted escrow for all required improvements, with the original Shelter Hill Subdivision.

Culinary water and sanitary sewage disposal: Powder Mountain has already supplied a capacity assessment letter with the original Shelter Hill Subdivision. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber County Engineering has requested some additional information. The Weber Fire District and the Weber Surveyor's Office have reviewed this proposal. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the final plat. Utah State Code allows for vacation of a public utility easement through a subdivision plat amendment, per Utah Code § 17-27a-609.5.

## Staff Recommendation

Staff recommends final approval of the Shelter Hill Subdivision Amendments 1, 2, and 3. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

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

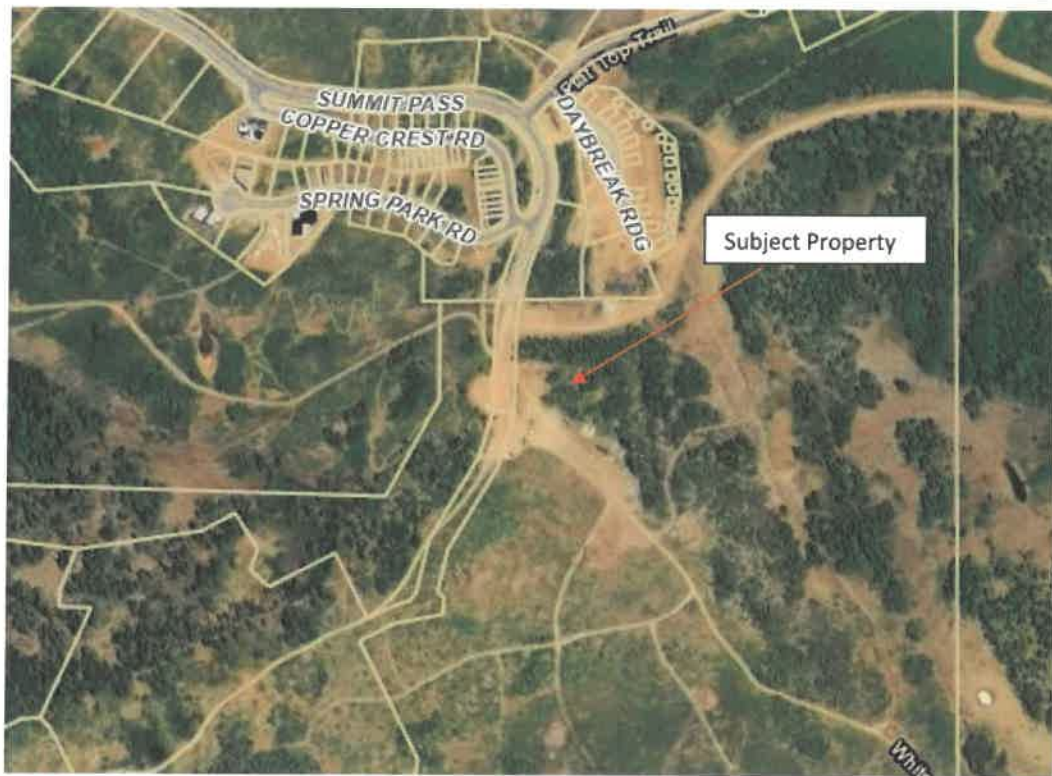
This recommendation is based on the following findings:

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

## Exhibits

- A. Proposed Final Plats

## Location Map 1









[illegible]

<sup>a</sup> The authors are grateful to Dr. J. H. Duerksen, University of Toronto, for his helpful comments on this manuscript.

IN WITNESS WHEREOF, DECAWANT has executed this ORDER DISCOVERY 44 of THE  
 DAY OF \_\_\_\_\_, 2008.  
 POTENTIAL VENDOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

EYE \_\_\_\_\_  
 BIRTH \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 STRIKE OF WIND \_\_\_\_\_  
 COUNTRY OF ORIGIN \_\_\_\_\_

[illegible]

OWNER'S DEDICATION:

I, \_\_\_\_\_  
 associate \_\_\_\_\_  
 corporation in \_\_\_\_\_  
 my contribution to \_\_\_\_\_

\* **BANK INDUSTRY AND FINANCIAL SERVICES**. SHAW AND DOUGLAS A FURNITURE, SHAW AND DOUGLAS CORP., 7001 W. LAMAR AVENUE, SUITE 100, DENVER, CO 80236; TEL: 303-733-9700; FAX: 303-733-9701; WWW: WWW.SHAWANDDOUGLAS.COM.

[illegible]

TABLE 1

[illegible]

**1** **People agree that the rampant public**  
**environmental destruction and diseases on the**  
**agricultural domain of this country are among the**  
**crucial of the physical, material and economic**

The registration or filing requirements apply to the issuance of securities by the issuer.

[illegible]

*W. Clark*  
NATHAN CHRISTENSEN

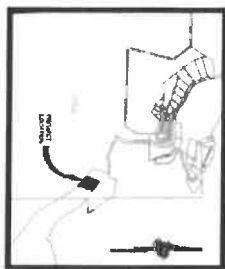


STAYING AT A POINT NADON ON THE SOUTHWESTLY RIGHT OF WAY LINE OF STATE ROUTE 100, SAID POINT ALSO IS THE SOUTHWESTLY CORNER OF LOT 12 OF SAID TIER 22. AT FOREMAN TITLAND SURVEYOR, SAID POINT BEING SOUTH BEARING FIRST AND EAST SPOKE FIRST FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 EAST, SAID LAST BEAR AND HORIZONTAL PLAIN OR BEARING FOR THIS DISSECTION BEING 100 DEGREES 15 MINUTES 15 SECONDS, AND SAID DISTANCE BEING 100 FEET.

LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MOUNTAIN PLAIN QUADRANGLE, UTAH COUNTY, UTAH. TYPICAL CALICHE SANDS.

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO CHANGE LOT 10 & 11, AND A PORTION OF OTHER SPACES BY INTO LOT 10.

SECTION LINE BETWEEN THE NORTHWEST CORNER OF SECTION 1, T.7N., R.1E., S.14E., AND A POLED BEHOLD COUNTY RIGHTWAY AT THE INTERSECTION OF THE HERRICK ROAD COUNTY LINE AND SAID SECTION SECTION LINE. (THE MISSING CORNER FROM THE HERRICK COUNTY SURVEYOR'S BEARING BY DEGREE 146 WHICH ON THE COUNTY LINE EXPLANATION RECORD PLAT BOOK 24, PAGE 64.)

VICINITY MAP  
N.T.S.

**TALISMAN**  
 1-800-828-2828  
 10000 10th Ave. N.  
 Minneapolis, MN 55412







LOCATED IN THE WEST HALF OF SECTION 6, AND THE  
EAST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 3 EAST,  
SALT LAKE BASIN AND MOUNTAIN,  
HARRIS COUNTY, TEXAS  
ALBERT 2005

