

**Minutes of October 18, 2023, 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; June Nelson, Secretary**

- 1. Minutes: October 4, 2023 Approved**
- 2. Administrative Items**

**2.1 LVL090523** - Consideration and action on an administrative review of the Luxury at the Legends Subdivision, consisting of two lots and right-of-way dedication. **Planner: Felix Lleverino**

The applicant has submitted a request for final plat approval of Luxury at the Legends, a small subdivision consisting of two lots. The subdivision plan and the connectivity plan, included as Exhibit A, is designed to conform to the Future Streets and Transit Map of the 2022 General Plan. Access to this property is via a private access road that is fully constructed. The access road measures 28’ wide and is capable of supporting vehicles weighing more than 75,000. The dedication of the area to the 700 North Street alignment will create the frontage needed to satisfy Section 106-2-2.010.

*“The standard method of ensuring ease of access, efficient mobility, reduced response time for first responders, effective emergency management, strong neighborhood relationships through interconnectivity, and a more equitable means of access to community opportunities, is by requiring Public Streets and Public Street connectivity at the time new development is proposed. As such, the default requirement for each subdivision Lot is to provide Lot Frontage on a street dedicated to the County as a public right-of-way and thoroughfare.”*

An area that measures 33’ wide by approximately 1,000 feet long will be dedicated for the alignment of 700 North Street. This amount of street dedication will facilitate connectivity to adjacent properties, specifically the Terakee Farms. The access strip leading to this property will be granted to the County in the form of a parcel, as labeled on the subdivision plat as PARCEL A. It is anticipated that the road system of the Terakee Farms Development will dedicate the remaining area needed for a public road called 3600 West Street.

Director Grover said that he was concerned about the septic feasibility letter. It is a requirement.

**Director Grover TABLED this item until we have a septic feasibility letter from Weber Morgan Health Department.**

**2.2 UVJ082823** - Consideration and action on a request for approval of the Jeff Burton Subdivision, a single-lot subdivision. **Planner: Felix Lleverino**

The applicant is requesting approval for a one-lot subdivision that fronts directly on 4100 North Street in Liberty, which is a county public right-of-way. The subdivision of the property will create one residential lot separated from a larger remaining parcel that is 35.56 acres. The land is currently vacant with a gentle rise northward from 4100 North Street.

Weber County will begin building a road that will connect 4100 North Street eastward through to the Wolf Creek area. The roadway fronting this single-lot subdivision is complete with the exception of a pathway on the north side of 4100 North Street. The paved pathway improvement would be within the 80’ public ROW, for which, the Jeff Burton Subdivision plat dedicates the appropriate amount of area to 4100 North Street.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

**Staff recommends final approval of Jeff Burton Subdivision, a single-lot subdivision. The following conditions are part of the Planning Staff’s recommendation:**

- 1. The subdivision plat shall meet all Weber County reviewing agency requirements prior to recording.**
- 2. The owner enters into a deferral agreement for the curb, gutter, and sidewalk.**
- 3. The County Commission Chair will sign the final plat accepting road area dedication.**

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

- The proposed subdivision conforms to the Ogden Valley General Plan.
- The proposed subdivision complies with the applicable County codes.

Director Grover approved this item with the conditions and findings in this staff report.

**2.3 LVS062723.** Consideration and action on a request for final approval of Silverline Industrial Park Subdivision, consisting of 2 lots. **Planner: Steve Burton**

The applicant is requesting approval of a two lot subdivision in the M-3 zone, located at 9501 W 900 S, Ogden. Lot 1 is five acres and lot 2 is 31 acres. Culinary water and secondary water are provided by Western Basin Water Company. Sewer is provided by Little Mountain Sewer. The following is an analysis of the project and an explanation of how it complies with land use code.

**Staff recommends the final approval of Silverline Industrial Park Subdivision. Approval is based on completing all county review agency requirements and completion of the following conditions:**

1. The owner enters into a Deferral Agreement for the curb, gutter, and sidewalk.
2. The owner provides a written will-serve letter from Little Mountain Sewer before the plat records. This

recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned 2:45

*Respectfully Submitted,*  
*June Nelson*  
*Lead Office Specialist*