

Minutes of December 11, 2024, 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; Felix Lleverino, Planner II

1. Administrative Items

1.1 UVS100824: Consideration and action on the application for final approval of Spring Mountain Subdivision 1 Amendment, consisting of 1 lot.

Planner: Felix Lleverino

Felix Lleverino presented the request for final approval of the Spring Mountain Subdivision 1st Amendment. He explained that the property owner requested the amendment to remove several encumbrances that were included on the original plat and to allow greater utilization of the property.

Mr. Lleverino stated that the amendment applies only to Lot 1 of the Spring Mountain Subdivision. The proposal would remove the well protection zone because a well is no longer necessary for the property due to an existing connection to Liberty Pipeline, which will serve as the property's water source. The amendment would also remove a drainage easement. Mr. Lleverino noted that the Weber County Engineer reviewed the request and verified that removal of the drainage easement was acceptable.

Mr. Lleverino further explained that the amendment would remove the designated buildable area shown on the original plat. He stated that the subdivision is located within a geologic study area, which is typically why a buildable area is identified. However, the property owner has already obtained a building permit and submitted the required geologic report as part of the building permit review process. He noted that vertical construction of the home was already underway.

Mr. Lleverino reported that several minor plat revisions remained outstanding and would be addressed prior to preparation, recording, and approval of the final Mylar.

Staff recommended final approval of the Spring Mountain Subdivision 1st Amendment subject to the conditions outlined in the staff report, including:

1. The owner shall enter into a deferral agreement for curb, gutter, and sidewalk improvements along 2900 South, a public road.
2. A signed agreement vacating the well protection easement shall be recorded against the property title.
3. The recorded entry numbers associated with the easement vacation shall be placed on the plat.

Mr. Lleverino explained that recording the easement vacation agreement would document that all affected property owners consented to the removal of the well protection zone that currently extends across multiple properties.

Director Grover thanked Mr. Lleverino for the presentation and stated that he did not identify any issues with the proposed amendment.

Director Grover recommended approval of the Spring Mountain Subdivision 1st Amendment, subject to the conditions and findings outlined in the staff report.

Adjournment 4:03 pm
Respectfully Submitted,
Marta Borchert