

Minutes of November 13, 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

LVC092524: Consideration and action on a request for approval of the Colyn Flinders Subdivision, a single lot fronting on an existing private road.

Planner: Felix Lleverino

Felix Lleverino presented the request for approval of the Colyn Flinders Subdivision. He explained that the applicant is proposing to create a single residential lot by dividing approximately one acre from a larger 14-acre family farm property located within the A-2 Zone. He stated that the proposed lot meets the minimum lot area and dimensional requirements of the A-2 Zone.

Mr. Lleverino reviewed access to the property and noted that the existing private road does not meet the minimum subdivision standard of 20 feet in width. Staff recommended that the road be widened to a minimum width of 20 feet extending from the intersection of 3500 West to the northern boundary of the proposed subdivision lot. He stated that culinary water would be provided by Taylor-West Weber Water District and secondary water would be provided by Hooper Irrigation Company. The property is proposed to be served by an onsite septic system. Percolation testing has been completed, and Weber-Morgan Health Department has provided feasibility approval for placement of a Wisconsin mound septic system.

Mr. Lleverino stated that final review agencies had submitted comments. Weber Fire District and County Engineering both provided comments regarding the road widening and hydrant requirements. Staff recommended approval of the subdivision subject to conditions requiring road improvements, completion or financial guarantee of subdivision improvements prior to plat recording, and satisfaction of all irrigation company inclusion requirements.

Shane Moser, representing the applicant and identifying himself as the applicant's son-in-law, requested clarification regarding the required road improvements. He asked whether curb, gutter, and sidewalk improvements would be required or whether only pavement widening to 20 feet was necessary. Mr. Lleverino explained that the requirement was for widening the asphalt pavement to 20 feet and that curb, gutter, and sidewalk improvements could potentially be deferred.

Discussion followed regarding Engineering comments added during the review process. Mr. Moser stated that curb, gutter, and sidewalk requirements had not been discussed previously and that the applicants had budgeted for road widening only. Engineering staff clarified that curb, gutter, and sidewalk improvements could be addressed through a deferral agreement and would not be required immediately.

Additional discussion occurred regarding the extent of the required road widening. Mr. Lleverino stated that the recommendation required widening from the northern boundary of the proposed lot to the intersection of 3500 West. Engineering staff confirmed that the required improvement would consist of widening the existing roadway to provide 20 feet of asphalt within the existing right-of-way and that this improvement would satisfy subdivision requirements. Engineering staff further clarified that asphalt widening could not be deferred, although curb, gutter, and sidewalk improvements could be deferred through a recorded agreement.

Mr. Moser asked whether a building permit could be obtained before the road widening improvements were completed. Staff explained that the applicant could proceed if sufficient escrow funds were deposited with the County based upon an approved cost estimate for the road improvements.

Director Grover reviewed the proposed conditions and confirmed with Engineering that widening the road to 20 feet of asphalt from the intersection of 3500 West to the northern boundary of the subdivision lot would satisfy County requirements.

ADMINISTRATIVE REVIEW

Director Grover approved the request subject to Conditions 1, 2, and 3 contained in the staff report, with clarification that the required pavement width shall be 20 feet. The approval was based upon the findings contained in the staff report.

2.1 ZMA2022-04: A request for a six-month time extension of the Joshua Skidmore Zoning Map Amendment, a request to change the zoning from Agricultural A-1 to Commercial C-2.

Planner: Felix Lleverino

Felix Lleverino presented the request for a six-month extension of the Joshua Skidmore Zoning Map Amendment application. He explained that the applicant has been working with Weber County on the project for several years and that staff believed an additional six months would provide sufficient time to complete the review process. Mr. Lleverino noted that the project had experienced delays resulting from changes in project management assignments and stated that he anticipated the application could be completed within the next several months.

The applicant commented that the project had been under review for more than a year with Weber-Morgan Health Department and had experienced multiple staff transitions during that time. The applicant stated that the project had fallen through the cracks on several occasions, resulting in frustration and delays.

Director Grover acknowledged the applicant's concerns regarding the length of the review process.

After discussion, Director Grover determined that there was no issue with granting the requested extension and approved the six-month time extension for the zoning map amendment application.

Adjournment 4:14 pm
Respectfully Submitted,
Marta Borchert