

Minutes of October 17, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner II

1. Administrative Items

1.1 UVH100924: Request for final approval of Harmony Ranch Subdivision First Amendment, consisting of 9 lots, located at approximately 3200 N 3350 E, Eden.

Planner: Felix Lleverino

Planner Felix Lleverino presented a request for final approval of the Harmony Ranch Subdivision First Amendment, consisting of nine lots located at approximately 3200 North 3350 East in Eden. He explained that the subject property is a 52-acre parcel located near the Nordic Valley area and is zoned Agricultural Valley and Forest Valley. The property currently contains a mix of residential and agricultural uses.

Mr. Lleverino stated that the proposal would divide the parcel into nine lots ranging in size from approximately 1.5 acres to more than 21 acres. He explained that the subdivision qualifies as a connectivity incentivized development because it provides connectivity to adjacent open lands, the nearby ski resort area, and includes pathway and access easements around the perimeter of the development. He noted that a 30-foot pathway and access easement is proposed, along with roadway connections extending eastward. Portions of the roadway would be dedicated as public right-of-way, while other portions would be dedicated as easements for future public rights-of-way.

Mr. Lleverino further stated that water and sewer service are available through Nordic Mountain utilities and that a well currently exists on the property. He explained that the subdivision complies with applicable lot area and width standards through the connectivity incentive provisions and is consistent with the Ogden Valley General Plan, which encourages connectivity between adjoining properties and transportation systems.

Mr. Lleverino reviewed agency comments and stated that Planning Division staff would require the plat to identify the private access as a shared private lane. He noted that the Weber Fire District was prepared to approve the proposal and that County Engineering comments regarding culinary water connections and roadway alignments had been addressed through the submitted documents and subdivision plat.

Staff recommended final approval of the Harmony Ranch Subdivision First Amendment, consisting of nine lots, subject to the following conditions:

Nordic Mountain water connection requirements shall be satisfied.

A homeowners association shall be created for maintenance of the private subdivision improvements.

The plat shall denote that the shared private lane is also an easement held in favor of Weber County for possible conversion to a public street at a time deemed appropriate by the County.

Ian Silverberg, applicant, addressed the Administrative Review Authority. He stated that the plat depicts a private lane extending to the property boundary; however, a portion of that roadway is anticipated to be constructed by Nordic. He explained that the connectivity incentive for the subdivision is based primarily on the east-west roadway connection being dedicated through the property. Mr. Silverberg expressed concern that if Nordic is not prepared to complete its portion of the roadway, he would not want to construct a connection that could create unintended public access through the development and into the Nordic property.

Mr. Lleverino asked whether Nordic intended to use the roadway as a secondary access route. Mr. Silverberg responded that Nordic had indicated the roadway would be used primarily to satisfy secondary access requirements. He stated that a verbal agreement exists allowing Nordic to utilize the access for future residential development and emergency access purposes. He further stated that Nordic would not use the roadway for construction access or as a public access route to the ski resort. He indicated that the roadway

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would primarily serve emergency vehicles and future residents of planned cottage developments.

Mr. Leverino indicated that this addressed his questions regarding the roadway connection and Nordic's intentions.

Planning Director Rick Grover stated that he had no concerns with the proposal or the conditions of approval outlined in the staff report.

Planning Director Rick Grover recommended approval of Harmony Ranch Subdivision First Amendment, consisting of nine lots, subject to the conditions and findings outlined in the staff report and based upon the proposed subdivision layout.

The request was approved.

Adjournment 3:14 pm
Respectfully Submitted,
Marta Borchert