

Minutes of October 9, 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: Charlie Ewert, Acting for the Planning Director; Tammy Aydelotte, Planner III; Felix Lleverino, Planner II

1. Administrative Items

1.1 LVC071024: Consideration and action on an administrative application for final approval of the Cedeno Subdivision, a single-lot subdivision.

Planner: Felix Lleverino

Felix Lleverino presented the request for final approval of the Cedeno Subdivision, a single-lot subdivision located in western Weber County. He explained that the proposal would plat a 5.18-acre parcel with frontage on 2550 South, a publicly dedicated street.

Mr. Lleverino stated that during review, staff considered future transportation and pathway connections in the area. To address these considerations, the applicant proposed dedication of a 33-foot right-of-way easement along the north property boundary and a 33-foot right-of-way easement along the west property boundary. He further explained that the Hooper Irrigation Company requires a 25-foot irrigation easement for an existing buried canal line. Staff had discussed with representatives of the irrigation district the possibility of accommodating a future pathway easement within the irrigation corridor. The proposal under consideration would establish a 30-foot pathway easement concurrent with the irrigation easement, requiring only an additional five feet beyond the existing irrigation corridor and revisions to the plat dedication language.

Mr. Lleverino noted that the applicant had provided the required will-serve letters from Taylor-West Weber Water District and the irrigation provider. Septic systems would serve the property.

Discussion occurred regarding the proposed pathway easement, future redevelopment potential, and whether information regarding future subdivision requirements would be documented for future property owners. Mr. Lleverino stated that information regarding easements and future subdivision requirements would be reflected on the plat.

Mr. Lleverino stated that staff recommends approval of the subdivision subject to the conditions outlined in the staff report.

Following discussion, Charlie Ewert approved the Cedeno Subdivision subject to the conditions contained in the staff report, with a modification to Condition No. 2 requiring that the subdivision plat depict a 30-foot easement concurrent with the canal irrigation easement and that the dedication language be revised to specifically dedicate the easement for pathway purposes to the appropriate public entity.

1.2 UVT112822: Request for final approval of The Ridge Townhomes PRUD Phase 5, consisting of 12 townhomes in three buildings, with private drives throughout, located at approximately 5286 E Moose Hollow Drive, Eden, UT, 84310

Planner: Tammy Aydelotte

Tammy Aydelotte presented a request for final approval of Phase 5 of The Ridge Townhomes PRUD. She explained that the phase consists of approximately 2.9 acres and includes three four-unit townhome buildings, totaling 12 townhomes. The development is located within the FR-3 Zone and is part of a Planned Residential Unit Development originally approved in 2013.

Ms. Aydelotte stated that the development would be served by Wolf Creek Water and Sewer, and the applicant had provided service letters confirming utility availability. Access would be provided from Moose Hollow Drive, a public right-of-way, through private internal drives. The units are arranged to maximize views of Pineview Reservoir and Mount Ogden and are designed in a mountain-modern architectural style. Unit sizes range from approximately 1,400 to 2,100 square feet, with a maximum building height of 26 feet.

ADMINISTRATIVE REVIEW

Ms. Aydelotte noted that staff reviewed the proposal for consistency with the original PRUD approval, the General Plan, and applicable County ordinances. She further explained that recent state code changes shifted final subdivision approval authority for large subdivisions from the County Commission to the Planning Director.

Staff also reported that improvement plans had been engineered, escrow documents had been submitted, and the improvement agreement had been executed by the applicant and the appropriate agencies. Ms. Aydelotte informed the review authority that this represented the final phase of the overall development.

Eric Manning, representing the applicant, stated that the project was intended to complete the final phase of the development.

Discussion occurred regarding roadway access, easements serving a nearby lift station, and historical development approvals within the area.

Staff noted that the Planning Commission's previous recommendation included a condition requiring satisfaction of state drinking water construction permit requirements. Discussion occurred regarding compliance with that condition and utility district procedures.

Following discussion, Charlie Ewert approved final approval of The Ridge Townhomes PRUD Phase 5 based on the findings contained in the staff report and subject to the condition requiring satisfaction of state drinking water construction permit requirements.

1.3 DR 2024-02: Consideration and action on a request for design review approval for a public use Trailhead. The project is located at approximately 1900 27th St, Ogden, Utah

Planner Technician: Marta Borchert

Felix Lleverino presented a request for design review approval for a public trailhead improvement project located near the terminus of 27th Street. He explained that the project, proposed by Weber Pathways, would address long-standing parking and access issues at the trailhead.

The proposal includes approximately 60 parking stalls, a pedestrian bridge, a kiosk, trailhead signage, and related site improvements. Mr. Lleverino noted that the project is similar in character to other trailhead improvements completed at 22nd Street and 29th Street. No restroom facilities are included as part of the proposal.

Staff stated that the improvements would provide a needed public amenity due to the significant recreational use of the area. Staff recommended approval based on the findings contained in the staff report.

Discussion occurred regarding trailhead signage and consistency with existing Weber Pathways facilities. Staff indicated that any proposed kiosk and signage would be consistent with the established design and appearance of existing trailhead facilities.

Following discussion, Charlie Ewert approved Design Review Application DR 2024-02 based on the findings contained in the staff report and subject to the condition that the proposal comply with all applicable review agency requirements, including requirements identified by the Weber County Engineering Division.

Adjournment 4:22 pm
Respectfully Submitted,
Marta Borchert