

Minutes of September 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; Tammy Aydelotte, Planner III; Felix Lleverino, Planner II

1. Administrative Items

1.1 LVM080624: Consideration and action on an administrative application for final approval of the M and M Ranch Subdivision, a two-lot subdivision

Planner: Felix Lleverino

Felix Lleverino presented the request for final approval of the M and M Ranch Subdivision, located in unincorporated Weber County near the Box Elder County line within the Bayview Ranchettes area. The proposal would divide the property into two lots that both meet the minimum lot area and width requirements of the A-1 Zone.

Mr. Lleverino explained that Lot 1 contains approximately one acre with a width of approximately 153 feet, while Lot 2 contains approximately four acres with a width of approximately 170 feet. Both lots front onto 3175 West. The plat also includes right-of-way dedication along the frontage.

He noted that although the access road is a private terminal street, staff verified that the subdivision would not exceed the maximum number of lots permitted to be served by the road. Culinary water will be provided by Bona Vista Water Improvement District. Irrigation water rights have been verified through documentation provided by the Weber Basin Water Conservancy District. Wastewater service will be provided through individual septic systems, and septic feasibility has been confirmed for both lots.

Staff recommended final approval of the subdivision subject to completion of the remaining recording requirements prior to recording the final plat.

Director Grover asked about the 26-foot cross-access easement shown across Lot 2 for the benefit of Lot 1.

The applicants, Christina Miller and Brad Miller, explained that the easement was created to provide shared access between the family homes. They had originally intended to build a single residence with a mother-in-law quarters but ultimately decided to subdivide so their daughter could construct her own home while continuing to share the private access drive.

Christina Miller stated that developing the property had been a long-term family goal and described the delays they experienced over several years before reaching the final approval stage. She thanked Planning staff for their assistance throughout the process.

Alexandria Meyer also spoke briefly, stating that she was looking forward to building her home.

Director Grover stated that the proposal was straightforward and recommended approval subject to the conditions and findings outlined in the staff report. He directed the applicants to continue working with staff to complete the remaining recording requirements before recording the subdivision plat.

Director Grover granted final approval of the M and M Ranch Subdivision, subject to the conditions and findings contained in the staff report.

1.2 LVD030424: Consideration and action on an administrative application for final approval of Dreamwork Subdivision, consisting of two lots.

Planner: Felix Lleverino

At the applicant's request, this item was heard prior to Item 1.1.

Felix Lleverino presented the request for final approval of the Dreamwork Subdivision, located in the Uintah Highlands area with access from Bybee Drive. The proposal would divide an existing two-acre parcel into two residential lots.

Mr. Lleverino stated that the application included a service letter from the Uintah Highlands Improvement District along with geologic and geotechnical reports due to the property's steep slope conditions. Building envelopes were identified on the subdivision plat in accordance with the geotechnical recommendations.

He explained that the culinary water provider currently prohibits outdoor watering until secondary water becomes available. Staff proposed recording both a restrictive covenant prohibiting outdoor irrigation and a landscape restriction covenant. Septic feasibility has been approved for both proposed lots.

Director Grover noted that the Weber-Morgan Health Department had approved the septic feasibility.

Mr. Lleverino further explained that Bybee Drive currently contains a 50-foot right-of-way. County Engineering requires a future 60-foot right-of-way, and the applicant is dedicating an additional five feet along the property frontage toward that future standard.

Staff recommended final approval of the Dreamwork Subdivision subject to the following conditions:

1. The developer shall execute and record the outdoor watering restrictive covenant.
2. The owner shall execute the required deferral agreement for curb and sidewalk improvements.

No public comments were offered.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report.

Director Grover granted final approval of the Dreamwork Subdivision subject to the conditions and findings contained in the staff report.

1.3 LVS061323: Request for final approval of Stagecoach Estates Subdivision Phase 1, consisting of 27 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

Planner: Tammy Aydelotte

1.4 LVS061423: Request for final approval of Stagecoach Estates Subdivision Phase 2, consisting of 35 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

Planner: Tammy Aydelotte

ADMINISTRATIVE REVIEW

Tammy Aydelotte presented Phases 1 and 2 together because they are part of the same overall development.

She explained that Stagecoach Estates is a four-phase residential subdivision located in the R-1-15 Zone. Phase 1 consists of 27 lots and Phase 2 consists of 35 lots. A recorded Development Agreement governs the project, and all development must comply with its provisions.

Ms. Aydelotte reviewed the development standards contained within the agreement, including roadway widths, public improvements, pathways, park strips, and street tree requirements.

She stated that the lot widths within the two phases range from approximately 60 feet to 160 feet, with lot sizes ranging from approximately 6,390 square feet to 18,411 square feet.

Utility services include:

- Culinary water provided by Taylor-West Weber Water District, which has issued a final approval letter.
- Irrigation water provided by Hooper Irrigation. Although the original staff report referenced preliminary approval, staff has since verified that the developer has received final approval and possesses sufficient water shares for the entire development.
- Sewer service provided by Central Weber Sewer Improvement District.

Ms. Aydelotte discussed the street tree requirement contained within the Development Agreement. Staff and the developer were continuing to work through the timing and administration of the required escrow to ensure installation of the street trees in compliance with County ordinance.

She noted that the applicant would execute a Letter of Credit and Improvements Guarantee Agreement prior to recording the subdivision plats.

Staff recommended final approval of Stagecoach Estates Phases 1 and 2 subject to the conditions and findings contained within the staff reports, including compliance with the recorded Development Agreement and execution of the required improvements guarantee documents prior to recording.

Director Grover emphasized that any escrow arrangement must comply with County ordinance regarding installation of street trees.

No public comments were offered.

Director Grover granted final approval of Stagecoach Estates Phase 1 and Phase 2, subject to the conditions and findings contained in the staff reports.

Adjourned 4:08pm
Respectfully submitted,
Marta Borchert