

Minutes of September 26, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 1:00 p.m.

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

1. Administrative Items

1.1 UVS062824 - Consideration and action on final approval of Sky Ranch Subdivision 1st Amendment, consisting of 2 lots, located at approximately 1000 N 7300 E, Huntsville. **Planner: Felix Lleverino**

Mr. Lleverino reviewed the project history, noting that the original Sky Ranch Subdivision consisting of five lots and a private access road was approved on October 13, 2021. He further explained that the proposed amendment was not contrary to the goals and policies of the Ogden Valley General Plan and remained consistent with the intent and purpose of the AV-3 Zone.

Staff reviewed the availability of culinary water, sanitary sewer, and secondary water services. The applicant provided documentation showing a one-acre-foot water allotment from the Weber Basin Water Conservancy District. The Weber-Morgan Health Department approved a shared well system serving two connections for Lots 4 and 5. Staff noted that the shared well would provide both culinary and irrigation water and that approval documentation from the Health Department had been submitted.

Mr. Lleverino explained that an updated septic feasibility letter had been provided indicating that septic systems were feasible for both proposed lots. He stated that septic permits would be required prior to installation of any wastewater disposal systems.

Staff reviewed sensitive lands considerations and noted that the property contains a mapped drainage area. The sensitive lands area is depicted on the subdivision plat, and no structures may be placed within that area.

Mr. Lleverino summarized comments from reviewing agencies. The Weber County Engineering Division had indicated readiness to approve the proposal. Comments from the Weber County Surveyor's Office were being addressed through plat revisions. The Weber Fire District required either a fire suppression system or a fire hydrant plan. The Weber-Morgan Health Department required approval and permitting of the shared well prior to plat recording. The Planning Division also required several revisions and plat notes to be included on the final plat.

Staff recommended final approval of the Sky Ranch Subdivision 1st Amendment, consisting of two lots, subject to the following conditions and applicable county review agency requirement based on the following conditions:

1. The shared well agreement is recorded by the owner before the Health Department signs the subdivision plat.
2. A plat note describing the irrigation watering restrictions is stated on the plat.
3. A covenant restricting the use of water is recorded on the title for each lot.
4. Fire District requirements are satisfied.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Director Grover stated that the item stands approved based on the conditions and findings in the staff report.

Adjournment 1:05pm
Respectfully Submitted,
Marta Borchert