

Minutes of April 23, 2025, 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, Long Range Planner; Tammy Aydelotte, Planner

Charlie Ewert is acting in stead Rick Grover the Planning Director.

1. Minutes: 2/12/2025, 3/19/2025/, 3/26/2025 – Approved as presented

2. Administrative Items

2.1 LVS061323P3: Request for final approval of Stagecoach Estates Subdivision Phase 3, consisting of 28 lots in the R1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states that 5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission. 6/13/2023 – Subdivision application accepted by Weber County Planning Division. 8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission. 10/10/2023 – Recommendation of final approval given by the Western Weber Planning Commission. The applicant is requesting a recommendation of final approval of Stagecoach Estates Subdivision Phase 3, consisting of 28 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements for the R1-15 Zone

Staff recommends final approval of Stage Coach Estates Subdivision Phase 3, consisting of 28 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions: 1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat. This recommendation is based on the following findings: 1. The proposed subdivision conforms to the West Central Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances.

2.2 LVS061323P4: Request for final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states 5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission. 6/13/2023 – Subdivision application accepted by Weber County Planning Division. 8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission. 10/10/2023 – Recommendation of final approval for Phase 4 given by Western Weber Planning Commission. The applicant is requesting final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a for the R1-15 Zone.

Staff recommends final approval of Stage Coach Estates Subdivision Phase 4, consisting of 26 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions: 1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat. This

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recommendation is based on the following findings: 1. The proposed subdivision conforms to the West Central Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances.

Charlie Ewert states that his only question is concerning the Park improvements or the park contributions. Tammy Aydelotte states that it is a condition but she received a comment from John Glassman they have an executed agreement that it has already been done \$2000 per lot. They have a receipt from Taylor West Weber. She notes that maybe they should eliminate that as a condition since it has already been addressed. Mr. Ewert notes that if they have not received anything from the parks district, they should keep it on there.

Charlie Ewert states that he would like to recommend approval for items 2.1 and 2.2 based on the conditions and findings in the staff report. And that acknowledgement from the Parks District be submitted prior to recording. He adds that the donation was a voluntary contribution.

Adjourn 4:07pm
Respectfully submitted
Marta Borchert