

Minutes of March 19, 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: Rick Grover, Planning Director; Tammy Aydelotte; Planner III; Tiffany Snider, Secretary

1. Minutes: December 27, 2024 January 8, 2025 and January 29, 2025

Director Grover approved the minutes as presented.

2. Administrative Items

2.1 UVS082224: Request for final subdivision approval of the Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310. Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states that 1/14/2015 – Zoning Development Agreement for Summit Group is recorded. 1/12/2019 – First Amendment to Zoning Development Agreement is recorded. 11/30/2022 – Second Amendment to Zoning Development Agreement is recorded. 9/24/2024 – Preliminary approval granted by Ogden Valley Planning Commission 9/24/2024 – Approval granted for minor changes to the concept area development plans where this project is located. The Planning Division recommends final subdivision approval of the Shelter Hill Subdivision. The proposed subdivision is in the DRR-1 zone and will consist of 39 single-family lots, and 60' wide private roadways. As of the date of this staff report, 229 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Staff recommends final approval of the Shelter Hill Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions: 1. A "Natural Hazards Disclosure" document shall be recorded with the final plat. 2. A signed Improvements Guarantee Agreement shall be recorded with the final plat. This recommendation is based on the following findings: 1. The proposed subdivision conforms to the Ogden Valley General Plan. 2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances. 3. The proposed subdivision will not be detrimental to the public health, safety, or welfare. 4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Director Grover ask the applicant if they have any comments.

Eric Anderson states that he has no comments but he is happy to answer any questions.

Director Grover states that he sees no issues with this and he is recommending approval subject to all condition and finding in the staff report. It stands approved.

2.2 LVT010325: Consideration and action on a request for final approval of Tyler White Subdivision consisting of 2 lots, located at 4800 W 2200 S, Ogden. Staff Presenter: Tammy Aydelotte

The application was accepted for review on January 3, 2025. The applicant is requesting final approval of Tyler White Subdivision consisting of 2 lots. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

ADMINISTRATIVE REVIEW

The Planning Division recommends approval of Tyler White Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions: 1. Deferral for curb, gutter, and sidewalk signed by developer prior to recording. 2. Easement for sewer line signed and recorded prior recording final plat. 3. Final approval letter from Taylor West Weber Water. 3 These recommendations based on the following findings: 1. The proposed subdivision conforms to the Western Weber General Plan. 2. The proposed subdivision complies with applicable County ordinances and development agreement.

Director Grover states that he is recommending approval of this based on the conditions and findings outlined in the staff report and modifying #3 the final approval letter be obtained before recordation and this item stand approved.

Adjournment 4:06pm
Respectfully submitted,
Marta Borchert