

Minutes of May 14, 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; Felix Lleverino, Planner II

1. Administrative Items

1.1 LVC042022 : Consideration and action on a request for final approval of Scheer Acres Subdivision (1 lot). Staff Presenter: Felix Lleverino

The applicant requests approval from the land-use authority to subdivide vacant farmground to create a single, one-acre residential lot with an 11-acre remainder parcel fronting on 4300 West Street public right-of-way, dedicating a 10-foot public utility easement along the frontage combined with land area dedicated to the 4300 West Street. With the proximity to the Southern Pacific Rail-Road tracks, 317 feet to the north, and the Western Weber General plan bridge crossing, additional ROW dedication may be negotiated between the land owner and the county at the time when the bridge crossing is funded, designed and constructed. At this time no additional ROW dedication is necessary

Staff recommends final approval of Scheer Acres Subdivision. This recommendation is based on the review agency requirements and the following conditions: 1. A deferral agreement for curb, gutter, and sidewalk is signed by the owner. 2. The Fire District requirements for the installation of a hydrant within 500 feet of the home. 3. The subdivision plat should include a set-back line from the street typical of an 80 foot right-of-way. The following findings are the basis for the staff recommendation: 1. Scheer Acres conforms to the West Central Weber County General Plan. 2. The size and width of each lot comply with the zoning regulations. 3. All review agency approval will be granted before the final plat is recorded

Rick Grover asks if the applicant has any comments.

Jessica states that there are 3 fire hydrants within. If any need to be installed, would they as the owners be required to install one. Director Grover states that they would need to contact the Fire District to be sure.

Rick Grover states that he recommends approval based on all the findings and conditions listed in the staff report.

1.2 UVR112024: Request for final plat approval of the new location of a portion of Nordic Valley Way, located at approximately 3567 Nordic Valley Way, Eden, UT, 84310. Staff Presenter: Tammy Aydelotte

The application was accepted for review on November 20, 2024. Since that time, the vacation of a portion of Nordic Valley Way has been approved by the Weber County Commission (ordinance 2025-07, approved 4/22/2025), conditioned upon the dedication of the new location of this portion of Nordic Valley Way is approved, and accepted by Weber County. Staff has been in the process of reviewing the development agreement (recorded 3/14/2023) as well as the engineered plans for the proposed roundabout at Nordic Valley Way and Viking Drive. This roundabout is where the new location for this roadway section will tie into Viking Drive and the continuation of Nordic Valley Way.

Staff recommends final approval of the road dedication plat for the new location of this portion of Nordic Valley Way, subject to all review agency requirements. This recommendation for approval is subject to all

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review agency requirements and based on the following findings: 1. The proposed subdivision conforms to the Ogden Valley General Plan, and the Nordic Street Regulating Plan. 2. The proposed subdivision complies with applicable County ordinances and development agreement.

Rick Grover states that he recommends approval based on all the findings and conditions listed in the staff report.

Adjourned 4:08pm
Respectfully submitted,
Marta Borchert