



# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**February 12, 2025  
4:00 p.m.**

- 1. Minutes: December 27, 2024 January 8, 2025 and January 29, 2025**
  
- 2. Administrative Items**
  - 2.1 LVC042022:** Consideration and action on a request for final approval of Cameron Pointe Subdivision (6 lots).

**Staff Presenter: Felix Lleverino**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact***

***The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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**Minutes of December 27, 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:** Charlie Ewert, Acting for Planning Director; Felix Lleverino

**1.1 UVR103124:** Consideration and action on a request for final approval of the River Ranch Phase 2, 1st Amendment Subdivision, a proposal to expand the buildable area within lot 10.

**Staff Presenter:** Felix Lleverino

Felix Lleverino states The applicant is requesting final approval of an amendment to the original subdivision plat that placed a defined 73,952 SF buildable area within the lot. The owner proposes expanding the buildable area to the entire 6.39 acre lot excepting out the minimum yard setbacks of the forest valley three zone. This proposal fronts gains access from a public right-of-way called Eagle Way. There is an existing access on 8800 East that is considered grandfathered, due the to the double frontage limitation found in Section 106-2-4.010 (c) additional access points top this property must be from Eagle Way. The original River Ranch Phase 2 dedicated a 30' private right of way on the eastern edge of the lot that was intended for exclusive access to surrounding properties. The three owners whom this easement was created for have all agreed to vacate all interest to this area, thereby allowing this owner to remove it from the subdivision plat amendment. As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the AV-3 zone found in LUC §104-6. The following section is a brief analysis of this project against current land use regulations. He states that staff recommends approval based on the conditions and findings in the staff report.

He asks if the applicant has any additional comments. There are none

Charlie Ewert notes that he would like to confirm the applicant is aware of the CCNR's, whatever is approved in this meeting won't affect that.

Charlie Ewert states that he recommends final approval of River Ranch Subdivision Phase 2 first amendment, A proposal to amend a single lot by removing the buildable area and the private right of way easement. The following findings are included with the Planning Staff's recommendation: The following findings are the basis for the planning staff's recommendation:

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

**Adjournment 4:15pm**  
**Respectfully submitted,**  
**Marta Borchert**

**Minutes of January 8, 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, Marta Borchert, Secretary

**1. Minutes: May 22, 2024, June 26, 2024, July 10, 2024 and August 16, 2024**

Director Grover States that he has reviewed the minutes and they stand approved

**2. Administrative Items**

**2.2 LVL100824:** Request for final approval of Lucero Subdivision 3rd Amendment, a standard subdivision, consisting of two lots, in the RE-15 zone. This request includes a private drive to access the east lot, and is located at approximately 6010 Wasatch Dr., Ogden, UT, 84403.

**Staff Presenter: Tammy Aydelotte**

Ms. Aydelotte states that the applicant is requesting final approval of Lucero Subdivision 3rd Amendment, standard subdivision, consisting of two residential lots, in the RE-15 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC. She notes that there will be no access granted off of Skyline. This subdivision is laying in a natural hazards study area. Engineering has waived the requirement for a study. Planning recommends approval subject to the conditions outlined in the staff report which includes the requirement that a maintenance agreement be recorded along with a deferral agreement.

Director Grover asks if the Scott Kier the applicant has anything to add. He does not.

Director Grover final approval of Lucero Subdivision 3rd Amendment, consisting of two lots and a shared private lane. This proposed subdivision is located at approximately 6010 Wasatch Drive, Ogden, UT 84403, in the RE-15 zone. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A maintenance agreement shall be recorded, along with a deferral agreement with the final plat.
2. A deferral agreement, per County Engineering, 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. The proposed subdivision complies with applicable county ordinance

**Adjournment 4:05pm**  
**Respectfully submitted,**  
**Marta Borchert**

**Minutes of January 29, 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 Felix Lleverino; Planner, Marta Borchert, Secretary

**1. Minutes: June 18, 2024 and August 28, 2024**

Director Grover states that he has reviewed the minutes and they stand approved.

**2. Administrative Items**

**2.1 UVL110724 - Consideration and action on a request for final approval of Liberty Meadows Phase 2 Subdivision. A single-lot subdivision located at 3807 E 3600 N, Liberty Staff Presenter: Felix Lleverino**

Felix Lleverino states that the applicant has submitted a request for final plat approval of Liberty Meadows Phase 2 Subdivision, a single-lot subdivision. This lot is planned at the end of a public street called 3600 North. Section 106-2-4.010 requires that each lot has frontage on a street. The development plan includes construction drawings for the extension of the right-of-way and the roadway improvements sufficient to create frontage for lot 26 of Liberty Meadows Subdivision Phase 2. The proposed subdivision and lot configuration conform to the zoning and subdivision requirements, including adequate frontage on a public road. The remaining parcel exceeds 5 acres of contiguous agricultural land. It has been verified that with the creation of the new lot boundary, the existing agricultural building meets the minimum yard setbacks of the AV-3 Zone. He notes that there is a seasonal stream going through the property and the plat shows the appropriate property for the stream in order to protect the sensitive riparian area. This property has a Well that has been completed and tested. They have septic feasibility. As of right now this project has approval from the Fire District. They are ready to print the mylar. They have worked their way through the surveying comments. Staff recommends approval based on the findings and conditions listed in the staff report.

Director Grover asks the applicants present Eric and Brett Satterthwaite have comments. They do not.

Director Grover recommends final plat approval of Liberty Meadows Phase 2 Subdivision, a single lot. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. The public road segment extending 3600 North Street shall be installed or escrowed before recording the final subdivision plat.
2. The applicant shall enter into a deferral agreement for curb, gutter, and sidewalk.

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 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.

**Adjournment 4:06pm**  
**Respectfully submitted,**  
**Marta Borchert**



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** LVC042022 - Consideration and action on a request for final approval of Cameron Pointe Subdivision (6 lots).  
**Agenda Date:** Wednesday, February 12, 2025  
**Applicant:** Jason Hamblin

### Property Information

**Approximate Address:** 2375 S 3925 W  
**Project Area:** 6.94 acres  
**Zoning:** A-1  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-078-0155, 15-078-0160  
**Township, Range, Section:** 6N 2W Sec 28

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Felix Lleverino  
 flleverino@webercountyutah.gov  
 801-399-8767  
**Report Reviewer:** SB

## Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones)

## Development History

This proposal was approved by the planning division on February 12<sup>th</sup>, 2022.  
 A one-year time extension was granted on February 15, 2024 which moved the expiration to February 15, 2025.  
 Over the course of 2024, the developer has been in a holding period for the purpose of installing sewer facilities that would serve the area surrounding the Navy Meadows Subdivision and within the lift station service area boundary.  
 The developer requests that the Planning Division re-approve the final approval of the Cameron Pointe Subdivision in a public meeting held on February 12, 2025.

## Background and Summary

The applicant requests a re approval of the Cameron Pointe Subdivision (6 lots) for the purpose of approving the latest sewer plan that has been expanded to accomidate a pressurized sewer line that serves the larger sewer service area.  
 This subdivision proposal will divide vacant 6.94-acre parcel and create six new building lots. The Planning Division has reviewed Cameron Pointe for conformity to the lot area and width of the A-1 zoning standards and connectivity options for the continuation of future neighborhoods. The single road within Cameron Pointe is designed with a temporary turn-around that will remain so until the parcel to the south is developed, at which time, the county requires connectivity over the Wilson Irrigation Canal. Curbs, gutters, and sidewalks are required within the Cameron Pointe Development and on 4000 West Street and 2375 South Street.

## Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by implementing zoning standards that preserve the rights of landowners to develop large lots in which agricultural and residential uses are pursued.

Zoning: The subject property is located in the Agricultural A-1 Zone.

The purpose and intent of the A-1 zone are identified in the LUC §104-2 as:

The AV-3 Zone and A-1 Zone are both agricultural zone and low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;
2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and
3. Direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: The Site Development Standards from Section 104-2-5 require a minimum of 40,000 sq. ft. and 150' wide. Each lot within comply with these standards.

Culinary water: Taylor West Weber Water provided a final will-serve letter stating that the district has the capacity to provide only culinary water to the Cameron Pointe 6-lot subdivision. It is required that the plat include a signature block for the Taylor West Weber Water Improvement District. The district will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Pressurized Irrigation water: The final will-serve letter from Hooper Irrigation states the fees are paid and a sufficient number of water shares are transferred. All secondary water line extensions shall be inspected and approved by Hooper Irrigation. Subdivision improvements related to secondary water infrastructure shall be installed or guaranteed financially before the subdivision plat can record.

Water supply delivery system: 106-4-2.010 (d) (1) (a) requires that Culinary and secondary water main delivery lines shall be provided to the furthest extent of the subdivision boundary within a public street right-of-way or a public utility easement, and laterals shall be stubbed to each lot. The construction drawings indicate that this requirement will be satisfied.

Sanitary Sewage Services: The Central Weber Sewer District will serve the sanitary sewer needs of this development. The underground utilities are installed as of the date of this approval meeting. The developer is holding off on laying asphalt until the pressurized sewer connection is made.

Review Agencies: The subdivision application will be required to comply with all review agency requirements. The Planning Division is ready to grant final approval. The County Surveyor's office is ready to sign the final subdivision plat after the developer enters into a Monument Improvement Agreement. The Weber Fire District review states standards for the temporary turnaround cul-de-sac design. The County Engineering Department comments require some attention, specifically an update to the CD's showing line location and depth of the sewer line.

## Staff Recommendation

Staff recommends final approval of Cameron Pointe Subdivision consisting of 6 lots. This recommendation is based on the review agency requirements and the following conditions:

1. A Subdivision Improvement Agreement shall accompany the final recorded plat.
2. A Monument Improvement Agreement is completed, under the direction of the County Surveyor's office.

The following findings are the basis for the staff recommendation:

1. Cameron Pointe 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.
4. The sawd in Cameron Village Cluster Subdivision is complete.

## Exhibits

- A. Cameron Pointe Subdivision plat (final)
- B. Final culinary will-serve letter
- C. Final secondary water will-serve

D. Subdivision Improvement Drawings

# Area Map

