

April 19, 2023

Minutes of April 19, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:30 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner; Ashley Thoman, Engineer; June Nelson, Secretary

1. **Minutes: March 29, 2023** -Minutes approved as presented
2. **Administrative Items**

2.1 LVH070822, Consideration, and action on a request for approval of Howard Industrial Park Subdivision, consisting of seven manufacturing lots. **Planner: Felix Lleverino**

The applicant is requesting approval for a seven-lot subdivision. Lot 1 will have access from 900 South, a public road. Lots 2 through 7 will access from a private street called 9175 West. While private roads are prohibited where a public road could be built, the County Engineer has determined that a private road is the best option for this location and design, with the condition that the owner constructs a road that is built to a weight capacity for large trucks and that the asphalt road is at least 36' wide. The road cross section created by the developer displays that these county engineering design requirements are satisfied.

The Western Weber General plan indicates that 900 South Street requires a 120' right of way. The Howard Industrial Park plan will preserve an additional 10' in the form of an easement that will accommodate for a 120' ROW. The plat also notes that all structures minimum yard setbacks shall be measured from the ROW easement.

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 M-3 zone found in LUC §104-21. The following section is a brief analysis of this project against current land use regulations.

Director Grover asked if there was anything from Engineering. Ashley Thoman (Engineer) stated that they would like a little more time to review. The applicant-Rob Howard said that they would like to get it plated, even if there are a lot of conditions. They are willing to work with engineering to address any issues and make improvements. Director Grover said that he was hesitant to do a final approval with so many conditions and questions from Engineering. He went on to suggest that we table this item until Tuesday April 25 at 2:00 for a final approval-if everything is worked out.

Item was tabled until April 25. -4-19-2023 by Director Rick Grover.

2.2 CUP2023-04, Consideration and action for a conditional use permit amendment to make minor adjustments to the approved landscape plan. The Lilac Estates PRUD is located at 2900 S 3500 W, Ogden. **Planner: Felix Lleverino**

The applicant is requesting approval for a conditional use permit amendment that would make minor changes to the landscape plan to implement water-conserving landscaping and the placement of a more stable material for the retention basin. This proposed amendment includes a revised landscape plan in Exhibit A. The following is an analysis of the project against the County's land use codes.

Director Grover is ok with the changes, but would like to see industrial strength weed barriers cloth to be used.

The planning staff recommends approval of the Lilac Estates landscape plan amendment with the following conditions:
1. All areas with ground coverings such as mulch, rock, and landscape gravel are underlain with industrial strength weed barrier cloth.

2. Conditions from the original conditional use permit (CUP2021-01) shall remain applicable.

The following findings are the basis for the staff's recommendation:

1. This request complies with the requirements and procedures from the Conditional Use Permit code and the Design Review code.

Date of Administrative Approval following all findings and conditions listed above. April 19, 2023
Approved by Rick Grover
Weber County Planning Director

Adjourned 3:05

Respectfully Submitted,
June Nelson
Lead Office Specialist