

Minutes of July 10, 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: Rick Grover; Planning Director; Tammy Aydelotte; Planner, Kristalyn Devries, Secretary

- 1.1 **UVA011224:** Request for final approval of Arrowleaf Subdivision, consisting of nine lots, located at approximately 4731 N 2900 E, Liberty UT, 84310. This request includes private access to the lots within this proposed subdivision.
Planner: Tammy Aydelotte

Ms. Aydelotte states that the applicant is requesting final approval of a nine-lot subdivision that will gain sole access from 2900 E in Liberty. 2900 E is built and maintained as a public road. The proposed future private lane will slope up from 2900 E on the west side and extend approximately 1800', providing access and frontage for all nine lots. An additional (see the Area Map on page 4). The appropriate 66' area for the 2900 E will need to be dedicated; provision is made for that on the proposed final plat. The Arrowleaf Subdivision will be served with an individual well and septic systems. This proposal is located at approximately 4731 N. 2900 E. 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 FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations. This lot is not located in a drinking water protection zone however it is located in a natural hazard study area and geologic hazard study area. A geologic hazard study was not submitted with application. Planning will require a natural hazard disclosure notice be recorded with the final plat to indicate to future land owner that they will be required.

Director Grover asks if the square areas are buildable areas. Ms. Aydelotte states that they are. Director Grover asks how they determined the slope. David Chugg states not all the boxes indicated buildable envelopes some of them are for the septic systems. He notes that they chose the building envelope because they needed to identify the test pits for septic for the well serves. The septic systems are tied closely to the building pads. The building pads are an acres large.

Ms. Aydelotte states that there are a lot of sensitive lands that run through. She notes that it was an indicator with the stream easements and drainage easements. She notes that there is some common areas that are proposed. An HOA will maintain those areas.

Staff recommends final plat approval of Arrowleaf Subdivision, consisting of 9 lots. This recommendation is based on the following conditions:

1. Prior to final plat recordation, all applicable Weber County reviewing agency requirements shall be met.
2. Proof of all applicable water rights shall be submitted.
3. A "Natural Hazard Disclosure" shall be recorded with the final plat.
4. That secondary or irrigation water follow the requirements and covenants on the subdivision ordinance.
5. That the well protection area be completely within the property boundary.
6. CC&R's shall be recorded with the final plat

All improvements shall be installed, escrowed for, or a combination of both, prior to recording the final plat. The following findings are the basis for the staff's recommendation:

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

Director Grover recommends approval subject to the conditions and findings outlined in the staff report.

Adjourn: 4:06PM
Respectfully Submitted
Marta Borchert