

Minutes of June 26, 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; Principle Planner (Acting Land Use Authority), Felix Lleverino Planner; Tammy Aydelotte; Planner, Marta Borchert, Secretary

1.1 DR 2024-01: Request for approval on a design review application for hard-surface parking for a future Western Weber Park. Planner: Tammy Aydelotte

Tammy Aydelotte states that the applicant is requesting approval of a design review for the Western Weber Parks District, to improve 9.50 acres into a regional park. Phase A would include the parking lot along 1800 South Street, consisting of approximately 1.00 acres, and 90 parking stalls. Phase B includes the southern parking lot consisting of approximately 1.00 acres and 89 stalls. Phase C will include various sport courts, and fields (see Exhibit B). The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for design reviews that consist of 1 acre or less.

Parks are permitted in the A-1 zone and Parking lots are an accessory use to the park. Planning Staff has no concerns with this project and recommends approval based on the conditions and findings in the staff report.

Mr. Ewert asked how long after the Parking lot is installed will the other park amenities be installed.

Ms. Aydelotte defers the question to Mr. Peterson who is the representative for the Parks District.

Lance Peterson states that they have a design for the North Pavilion. He notes that it was submitted earlier in the month. He adds that it should be going through the approval process in the next couple of months.

Mr. Ewert states that normally for an accessory use there would need to be a primary use established. He notes that this is for a Park and the applicant is representing a Governmental agency and they are doing it for profit it is a different situation. He adds that just having the land as it is, is technically a park.

Mr. Ewert asks Ms. Aydelotte if there is a typo in the staff report because there is a note referring to a warehouse. He notes if that is an error there should be an addendum added to the staff report to correct the issue.

1.2 LVS060823: Consideration and action on a request for final approval of the Singletree Acres Subdivision (25 lots) located at 2200 S 4520 W. Planner: Felix Lleverino

Mr. Lleverino states the applicant is requesting final approval of the Single tree Acres Subdivision (25 lots) at approximately 2200 S 4520 W

The R1-15 zone allows for lots as small as 9000 sq. ft within a connectivity incentivized development such as this. With Section 106-24.030 regulating connectivity incentivized subdivisions.

A development agreement accompanying the rezone throughout the review process until recording the subdivision plat the planning staff will ensure that all of the development agreements requirements are satisfied, particularly subdivision design elements such as a pathway connecting to Weber High School property, and neighborhood street alignment.

Mr. Ewert notes that this was the first application after the new general plan. He asks there is anything in the development agreement concerning trees. Mr. Lleverino states that there was not. He added that Mr. Buck would like to install some trees out of the kindness of his heart staff would love to see that.

Mr. Ewert asks if there was anything in the development agreement concerning Parks donations. He notes that when it comes to these subdivisions out West park donations have been so important both from a General Plan perspective. He asks that this be added to the template for staff reports, as a brief statement of what is being

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done for the parks. He notes that at the time this development agreement was drafted the donation amount was \$2000. He adds that South of the tracks was \$2000 and North of the tracks was \$2500.

Mr. Lleverino states that he is skimming through the agreement and there doesn't seem to be anything regarding the parks donations.

Mr. Ewert recommends approval of the final plat provided that \$2000 dollars per lot be donated to the Parks. He states that they need to get into the records and verify that was part of the approval for the rezone. He notes that if that was a part of the rezone and it is not in the development agreement it is possible that the rezone does not apply. If the record indicates that no donation was expected that can be waived. That amount will need to be paid to parks district before it is recorded if applicable.

Adjournment 4:08pm
Respectfully submitted,
Marta Borchert