

Minutes of March 6, 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; Felix Lleverino, Planner; Tammy Aydelotte; Planner Marta Borchert, Secretary

1. **Minutes: February 27, 2024 Approved**
2. **Administrative Items**

2.1 LVE011624 Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road called 3675 West Street.

Staff Presenter: Felix Lleverino

Felix Lleverino states that this is a small subdivision, this is a request to create two residential lots, this is located in the A-1 and the proposal conforms to the standards in the zone. Annexation into the central weber sewer will be required.

Staff recommends approval based on the conditions and findings in the staff report.

Director Grover asks if the applicant is present and if they would like to make any comments.

Eric Godfrey states that there are some items they would like to discuss. He notes that at the moment they are requesting 48 inch pipe there. They would like to verify with engineering that, which is what is required. He notes that about half a mile upstream there are other drainages that merge. In their ditch which is about 1000 feet where it meets 3500 the culvert, there is only 36 inch pipe. Because of the proximity, they would like to verify whether the 48-inch pipe is necessary at their location.

Also in the preapproval meetings they had addressed that they would cover the ditch for the 100 ft adjacent to the property, but it leaves the remaining ditch uncovered for the time being. Engineering has requested that they build out the entire frontage. There are no houses there and it will not impact where they are trying to place the homes. They would like to defer until the property is developed further.

Director Grover asks if they would like to table this application until they can work those things out with Engineering. The applicant states that they want to want to table.

Director Grover tables the item to give the applicant time to work with Engineering.

2.2 LVR051321 Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (47 lots) located at 800 S 3600 W.

Staff Presenter: Felix Lleverino

Mr. Lleverino states that this proposal will be the final phase of the development. It would also include some open space, along with some common areas and some pathways. The applicant has provided the final will-serve letters. This property has already been annexed into the central weber sewer. Phase 1 is complete. They have been pulling building permits, Phase 2 is in a similar situation. They are on track to be recorded. One thing that is important with cluster developments is that there is an appropriate amount of open space preserved in each phase. The civil plans that were submitted for review were already on there for the second round of review. The second plan should be ready to go. Staff recommends final approval, based on the recommendation and conditions in the staff report.

Ed Grampp states that Director Grover granted an approval for another year for July. He notes that he wants to make it a separate issue after the final plat is approval.

Steve Anderson states that July would be too soon for them because they won't have it completed. They want to be far enough along so that they are only escrowing what is needed.

Mr. Grampp states that their history with the County is that they have been very fair. There has been all kinds of progress. It is a separate issue and it is a time limitation that is in the code.

Director Grover Recommends approval with the conditions and findings outlined in the staff report. This item stands approved

2.3 LVT102323 Request for final approval of the Orchards at JDC Ranch Phase 1, the right-of-way called JDC Ranch Parkway, located at approximately 2850 W 2600 N, Plain City.**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte states that this is a request for final approval of the Orchards at JDC ranch PH 1, specifically the right of way called JDC parkway. This is located in the R-3 zone. Consist of approximately 2.431 acres and included a roundabout. Some history on the surrounding development in July 2023 the application for the Orchards PH 1 was. September 19th of that year Western Weber Planning Commission granted preliminary approval. On October 2023 the County Commission granted preliminary approval. In January of this year phase that includes the lots was granted final approval administratively.

She notes that the development agreement outlines the street cross sections. It erroneously states 80 ft. in width. This is an 83 ft. wide right of way it included a roundabout. There is a 7 ft. landscape area a 10ft concrete walk and a 9ft walkway. 52ft from top back to curb. A 5ft park strip on one side and a 4 ft park strip on the other. Ms. Aydelotte states that staff would ensure that the development agreement and the standards outlined in there. The right of way was separated from the Orchards Phase 1 because of timing.

Staff recommends approval based on the findings and conditions listed in the staff report.

Director Grover asks if the applicant has any comments or questions.

Mark states that on the 10 ft. walkway on the east side it won't be straight, it is going to meander. He notes that the development agreement does not address this. With the definition of park strip the sidewalk is going to peel away from that. He adds that he wants everyone to know that it will meander. Director Grover asks if he can add the sidewalk to have a meandering effect. Ms. Aydelotte asks if they will have a consistent park strip. Mark states that the way they want it to feel like an integrated landscape.

Steve Anderson notes that they just want to make it architecturally pleasing. He also asks if they can bond for the landscaping separately. He notes that they don't want to plant some of the trees until after the very last thing. He states that they do not want the landscaping bond tied to the other bond. Director Grover states that it should not be a problem to have separate bonds. That is something they can work out with Engineering. Director Grover states that he is going to make it condition and it can be worked out with some flexibility per Legal.

Director Grover states that he recommends approval of LVT 0102323 request for final approval of the Orchards at JDC Ranch ph1, specifically the right of way. This recommendation subject to the conditions outlined in the staff report with the added condition that the sidewalk be allowed to meander and that will be negotiated by the Planning and Engineering department. And the developer and that the bond be posted but be allow them to have separate bonds subject to legal department approval.

Meeting adjourned 4:25pm

Respectfully Submitted
Marta Borchert
Planner Technician