

Minutes of May 22, 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; Bill Cobabe, Planner; Tammy Aydelotte; Planner, Marta Borchert, Secretary

1. Administrative Items

1.1. LVO031224P2 – Request for final approval of The Orchards Phase 2, located at approximately 2700 West 2750 North, Ogden, UT, 84401. This project consists of 22 townhomes in the R-3 zone. Planner: Tammy Aydelotte
Ms. Aydelotte states that this is a JDC Subdivision.

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission. 2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development. The Orchards at JDC Phase2 includes 6 cluster single family cottage lots and 22 townhome units with 0.811 acres of open space, which will be dedicated to, and maintained by the HOA. The proposal follows the development agreement that has been recorded to the property.

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

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

1.2. LVO031224P3 – Request for final approval of The Orchards Phase 4, located at approximately 2725 North 2700 West, Ogden, UT, 84401. This project consists of 36 townhomes, 9 single-family dwelling lots, and public roadway dedication, in the R-3 zone. Planner: Tammy Aydelotte

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission. 2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development. The Orchards at JDC Phase 3 includes 9 cluster single family cottage lots and 36 townhome units with 1.447 acres of open space, which will be dedicated to, and maintained by the HOA. The proposal follows the development agreement that has been recorded to the property.

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

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

1.3. LVO031224P4 – Request for final approval of The Orchards Phase 4, located at approximately 2725 North 2700 West, Ogden, UT, 84401. This project consists of 42 townhomes, dedicated open space, and public roadway dedication in the R-3 zone. Planner: Tammy Aydelotte

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission. 2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development. The Orchards at JDC Phase 4 includes 42 townhome units with an open space parcel consisting of 3.125 acres, which will be dedicated to, and maintained by the HOA. The proposal follows the development agreement that has been recorded to the property.

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

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

1.4 UVS030424 – Request for final approval of Summit Eden Phase 1C Amendment 10, located at approximately 8455 E Copper Crest Dr., Eden, UT, 84310. This project consists of four lots in the DRR-1 zone. Planner: Tammy Aydelotte

This project area consist of .032 acres in the DRR-1 zone at approximately 8455 E Copper crest drive .in Eden. The purpose of this 10th amendment is to consolidate 7 lots and 2 small open space into 4 lots. They have already dedicated 20 percent more open space than the minimum required. A note needs to be added to the plat that a geologic hazard study will be required prior to building permit. Staff Recommends approval based on conditions and findings in the staff report.

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

1.5 UVL032524 - Consideration and action on Final approval of Lazy S Subdivision consisting of 1 lot, located at approximately 4126 E 2950 N Liberty, UT in the AV-3 zone. Planner: Tammy Aydelotte

The applicant is requesting final approval of Lazy S Subdivision consisting of one residential lot (See Exhibit A). 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). Staff Recommends approval based on conditions and findings in the staff report.

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

1.6 UVE032124 - East Well Subdivision: A proposed one-lot subdivision of land located at approximately 3600 N 5675 E in Eden to allow for the installation of a well pump house owned and maintained by Wolf Creek Water and Sewer Improvement District. Property owner: Russ Watts Planner: Bill Cobabe

The applicant is requesting approval of a one-lot subdivision, located at approximately 3600 N 5675 E that will gain sole access from 5675 E in Eden. 5675 E is to be constructed and maintained as a public road. The proposed future 5675 E will extend to the west and provide access for the future development of lots in the subdivision (see future subdivision layout). The proposed well lot – Lot 1 – will be dedicated to the Wolf Creek Water and Sewer Improvement District for the construction of a well house/pump house. 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 RE-15 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations. A Conditional Use Permit for a Public Utility Substation will be required after recordation of the plat.

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

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

**Adjournment 4:16pm
Respectfully submitted,
Marta Borchert**