

Minutes of December 27, 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, Acting for Planning Director; Felix Lleverino

1.1 UVR103124: Consideration and action on a request for final approval of the River Ranch Phase 2, 1st Amendment Subdivision, a proposal to expand the buildable area within lot 10.

Staff Presenter: Felix Lleverino

Felix Lleverino states The applicant is requesting final approval of an amendment to the original subdivision plat that placed a defined 73,952 SF buildable area within the lot. The owner proposes expanding the buildable area to the entire 6.39 acre lot excepting out the minimum yard setbacks of the forest valley three zone. This proposal fronts gains access from a public right-of-way called Eagle Way. There is an existing access on 8800 East that is considered grandfathered, due the to the double frontage limitation found in Section 106-2-4.010 (c) additional access points top this property must be from Eagle Way. The original River Ranch Phase 2 dedicated a 30' private right of way on the eastern edge of the lot that was intended for exclusive access to surrounding properties. The three owners whom this easement was created for have all agreed to vacate all interest to this area, thereby allowing this owner to remove it from the subdivision plat amendment. 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 AV-3 zone found in LUC §104-6. The following section is a brief analysis of this project against current land use regulations. He states that staff recommends approval based on the conditions and findings in the staff report.

He asks if the applicant has any additional comments. There are none

Charlie Ewert notes that he would like to confirm the applicant is aware of the CCNR's, whatever is approved in this meeting won't affect that.

Charlie Ewert states that he recommends final approval of River Ranch Subdivision Phase 2 first amendment, A proposal to amend a single lot by removing the buildable area and the private right of way easement. The following findings are included with the Planning Staff's recommendation: The following findings are the basis for the planning staff's recommendation:

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

Adjournment 4:15pm
Respectfully submitted,
Marta Borchert