

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

October 9, 2024

4:00 p.m.

1. Administrative Items

1.1 LVC071024 - Consideration and action on an administrative application for final approval of the Cedeno Subdivision, a single-lot subdivision.

Planner: Felix Lleverino

1.2 UVT112822 – Request for final approval of The Ridge Townhomes PRUD Phase 5, consisting of 12 townhomes in three buildings, with private drives throughout, located at approximately 5286 E Moose Hollow Drive, Eden, UT, 84310

Planner: Tammy Aydelotte

1.3 DR 2024-02: Consideration and action on a request for design review approval for a public use Trailhead. The project is located at approximately 1900 27th St, Ogden, Utah

Planner: Marta Borchert

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number LVC071024 - Consideration and action on an administrative application for final approval of the Cedeno Subdivision, a single-lot subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, October 09, 2024

Applicant: Cesar Cedeno

File Number: LVC071024

Property Information

Approximate Address: 4412 W 2550 S, Ogden UT

Project Area: 5.18 acres

Zoning: Agriculture (A-1) Zone

Existing Land Use: Agriculture

Proposed Land Use: Residential, Agriculture

Parcel ID: 15-079-0064, 15-079-0105

Township, Range, Section: T6N, R2W, Section 29

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval for Cedeno Subdivision, a single-lot subdivision that is located in the A-1 Zone of the unincorporated Weber County. It is at the request of the applicant to plat this parcel as a residential subdivision lot. The subdivision lot is configured to conform to the A-1 zone site development standards for area and width fronting on 2550 South with an additional 7 feet of dedication to the public right-of-way.

The subdivision plat will designate a 33' easement for a future public right-of-way on the north side and the west side of the property as a means to preserve an area for a public road alignment. The plat will also designate an additional five-foot wide pathway easement parallel to the 25-foot Hooper irrigation line easement, with the intention of creating a 30-foot pathway segment in conformity with the Western Weber General Plan.

Culinary water will be provided by Taylor West Weber Water District and the outdoor watering will be done using water from the Hooper Irrigation Company. Wastewater will be controlled by individual septic systems.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agriculture and livestock uses.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. That land use requirements for this zone are stated in the LUC§ 104-5 as follows:

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone LUC 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-1 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150’.

Culinary, irrigation water and sanitary sewage disposal: Will serve and feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Taylor West Weber Water District with no outside irrigation allowed. The Hooper Irrigation water Company will provide pressurized secondary water for outdoor watering. The Weber-Morgan Health Department has performed a percolation test and provided water-table monitoring indicating that an at-grade waste-water disposal system would be suitable for the property. A Septic Feasibility letter from the Health Department is included as an exhibit.

Review Agencies: The Cedeno Subdivision has reviews from applicable county review agencies with the following items needed before the subdivision plat is recorded:

- Planning will require an irrigation water covenant and an onsite wastewater agreement.
- Engineering will require a deferral agreement for curb, gutter, and sidewalk, minor plat revisions.
- The Fire Department will require a fire hydrant and an approved bridge if the home is built in the back.
- The Weber-Morgan Health Department is ready to approve the final subdivision plat.

Staff Recommendations

Staff recommends final approval of the single-lot Cedeno Subdivision with the following conditions:

1. All county review agency requirements are satisfied before recording the subdivision plat.
2. The subdivision plat shall depict a five-foot pathway easement parallel to the Hooper Canal Irrigation Easement.

The following findings are the basis for the staff recommendation:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

Exhibits

- A. Cedeno Subdivision plat
- B. Culinary water will-serve letter
- C. Hooper Irrigation Company will-serve letter
- D. Septic Feasibility

Area Map

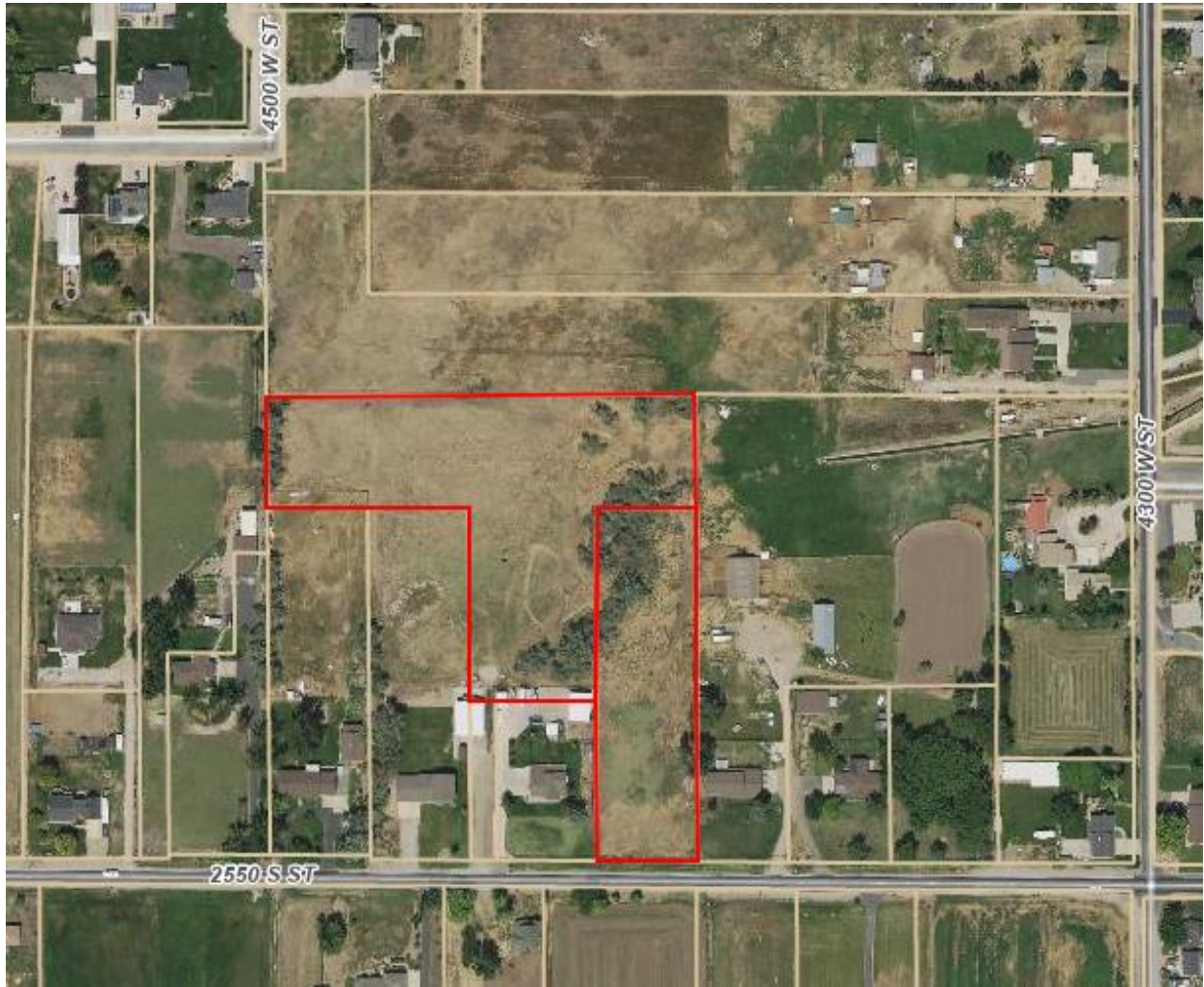
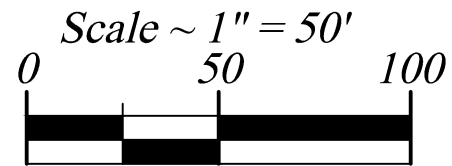
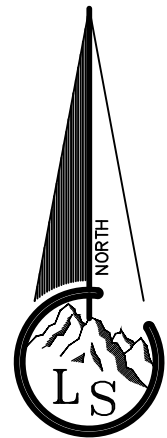


Exhibit A

CEDENO SUBDIVISION

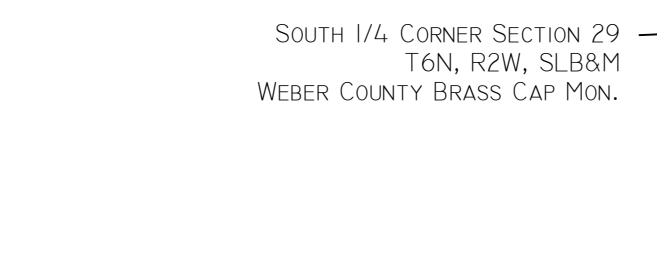
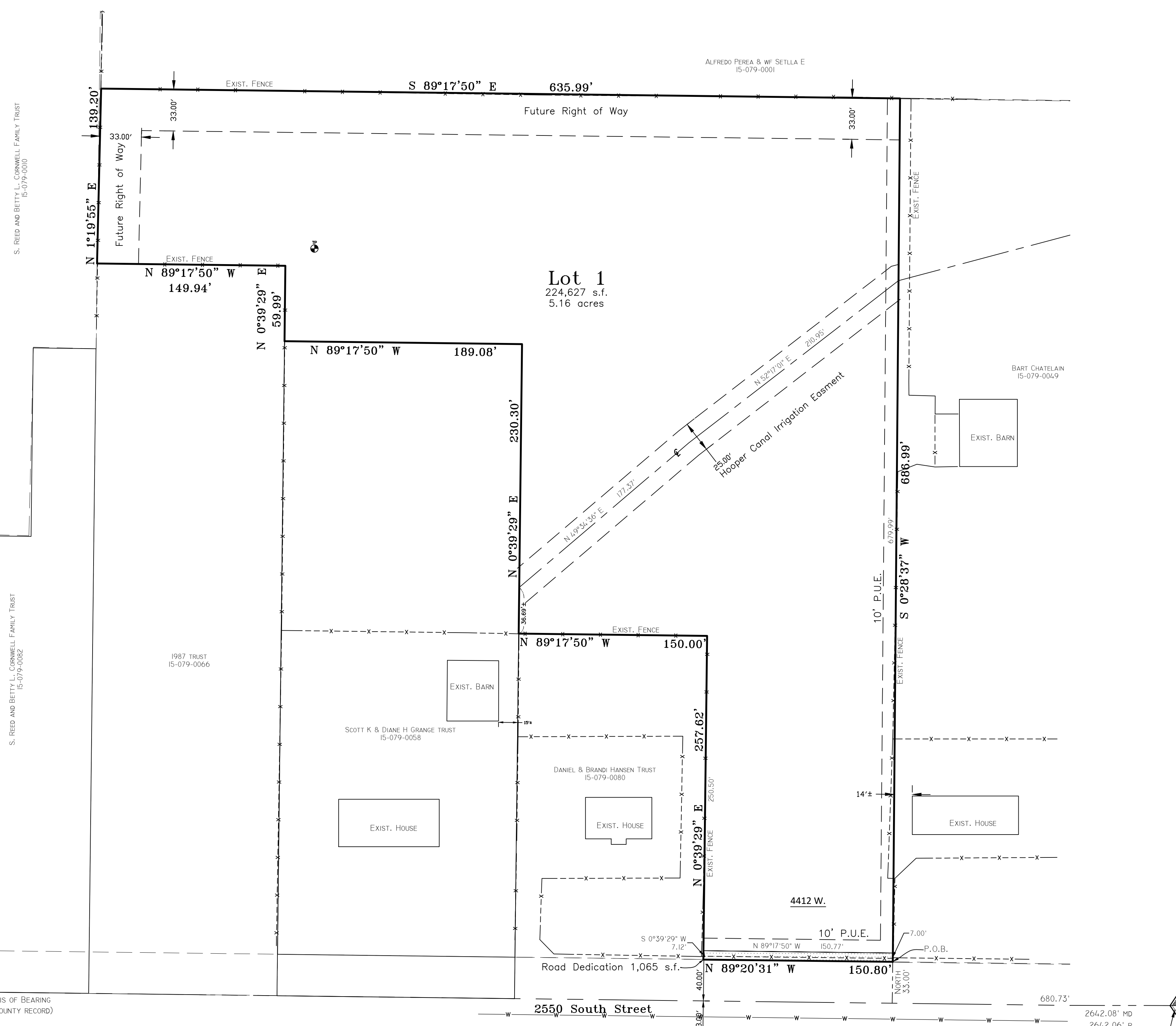
PART OF THE SE 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - AUGUST 2024



- Legend: EXISTING FENCE, EASEMENTS (as labeled or granted), STREET CENTERLINE, FND SECTION CORNER, CALC SECTION CORNER, FND REBAR AND CAP, SET #5x24" REBAR AND CAP STAMPED LANDMARK, RECORD DATA, MEASURED DATA, ROAD/STREET DEDICATION

- NOTES: 1. Agriculture is the preferred use in the agricultural zones. 2. The following is required to be included on this plat by Weber County Engineering...

PERC TABLE with columns: HOLE #, DEPTH, in., SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #15538



WEBER-MORGAN HEALTH DEPARTMENT
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this ___ day of ___, 20__.

WEBER COUNTY SURVEYOR'S CERTIFICATE
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied.

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ___ day of ___, 20__.

WEBER COUNTY ENGINEER
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this ___ day of ___, 20__.

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ___ day of ___, 20__.

NARRATIVE
This survey was requested by Diana Cedeno to create a one (1) lot subdivision and mark the property as it exists on the ground.
Documents used to aid in this survey:
1. Weber County Tax Plat 15-079.
2. Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
3. Plats of Record: #28-053 Hadley Subdivision, #29-078 Kears Subdivision, #77-084 Hoyle Hess Subdivision 1st Amendment, 4. Record of Survey: #3366, #5628
Property was established by recorded deeds.
Basis of bearing is a line bearing North 89°17'50" West from monument as shown. This bearing was held to remain consistent with and match the deed calls in the recorded deeds for subject and adjacent properties.

OWNER'S DEDICATION
We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and streets as shown or noted hereon and name said tract CEDENO SUBDIVISION: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)
We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Local Entity.
We hereby grant and dedicate a future right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of future public use all those parts or portions of said tract of land designated as future public street(s) and/or public road(s), the same to be used as public thoroughfares at a later date designated by the Local Entity. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Local Entity.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the Local Entity, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Local Entity, with no buildings or structures being erected within such easements without written authorization of the Local Entity.
Hooper Canal
We hereby recognize the existence of the Hooper Irrigation Canal, that it has existed in its current location for a long period of time and as such has obtained the right to continue to exist in its current condition by prescriptive easement. In accordance with said recognition we hereby grant and dedicate to the Hooper Canal Irrigation Company, their successors and assigns, a perpetual non-exclusive right and easement over, upon and under the lands designated hereon as canal maintenance easement the same to be used for the maintenance and operation of the existing Hooper Irrigation Canal with no buildings or structures being erected within such easements without written authorization of the Hooper Canal Company.

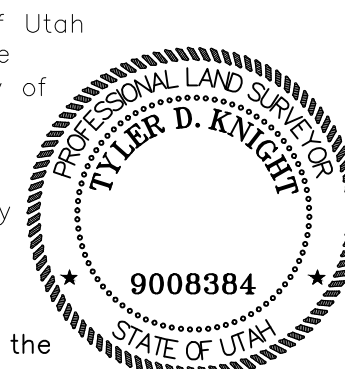
Trust Acknowledgement
IN WITNESS WHEREOF, said THE MOSELLE Y. GRANGE REVOCABLE TRUST, dated September 21, 2005, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ___ day of ___, 20__.

MOSELLE Y. GRANGE, TRUSTEE
STATE OF UTAH)
: SS
COUNTY OF WEBER)
On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.
As a Notary Public commissioned in Utah, having commission number _____, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: _____ My Commission Expires: _____
(print name below signature)

BOUNDARY DESCRIPTION
A part of the Southeast Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Beginning at a point being 680.73 feet North 89°17'50" West along said Section line and North 33.00 feet from the Southeast corner of said Section 29; and running thence North 89°20'31" West 150.80 feet; thence North 00°39'29" East 257.62 feet; thence North 89°17'50" West 150.00 feet; thence North 00°39'29" East 230.30 feet; thence North 89°17'50" West 189.08 feet; thence North 00°39'29" East 59.99 feet; thence North 89°17'50" West 149.94 feet; thence North 01°19'55" East 139.20 feet thence South 89°17'50" East 635.99 feet; thence South 00°28'37" West 686.99 feet to the point of beginning.
Contains 225,692± s.f. or 5.18 acres

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County as indicated by their approval hereon.



Form with fields for Developer (Diana Cedeno), Address, Subdivision, Date (4/26/2024), and County Recorder (Leann H Kilts).

Vertical text on the left margin: Project Name: 444-15-0000-Sub-2024-2-14-Div-Subst-#111

Exhibit B



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
9/25/2023

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Subdivision approval** has been given and Taylor West Weber Water District ("the District") is giving final approval to **Diana Cedeno** for a 1 lot subdivision. The address is approx. 4412 W. 2550 S. Taylor UT. Water right fees and plan review fees have been paid. The subdivision has met the District standards to be recorded as a buildable lot. Upon building, additional impact fees will need to be paid before the building permit is issued. Hooper irrigation must provide the water for outdoor watering before culinary service is provided.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers", is written over the printed name.

Ryan Rogers-Manager
Taylor West Weber Water District

Exhibit C



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

May 15, 2024

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Cedeno Subdivision

The Cedeno Subdivision is located at 4412 West and 2550 South and consists of 1 building lot. The subdivision is in the boundaries of the Hooper Irrigation Company service area and if all conditions are met, Hooper Irrigation is willing and able to provide secondary pressurized water for the property. A formal application has been made to our office.

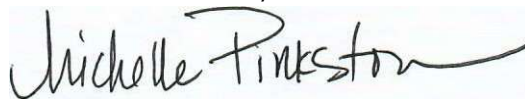
The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision.

If there are any private ditches, tailwater, drain, and/or waste ditches on the property these ditches would need to be piped. This project alone is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



September 29, 2023

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Moselle Y Grange Trustee (Contact: Geneva Blanchard)
4412 W. 2550 S,
Parcel #15-079-0105
Soil log #15538

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on September 28, 2023. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12T, Nad 83, 408847E 4563936N)
0-23" Sandy Loam, Granular Structure
23-39" Sandy Loam, Massive Structure, Many Gray Mottles at 30"
39-60" Loamy Sand (close to Sandy Loam), Single Grain

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

ENGINEERING CONSIDERATIONS

The absorption field must be located within 50 feet of test pit #1 (UTM Zone 12T, Nad 83, 408847E 4563936N).

DESIGN REQUIREMENTS

Culinary water will be provided by Taylor-West Weber Water Improvement District, an approved water system. A letter from the water supplier is required prior to issuance of a permit.

Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.65 gal/sq. ft. /day as required for the sandy loam, granular structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

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BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carrie Lynch-Burke", is written over the typed name.

Carrie Lynch-Burke, LEHS
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Agenda Item:	File No.: UVT112822 – Request for final approval of The Ridge Townhomes PRUD Phase 5, consisting of 12 townhomes in three buildings, located at approximately 5286 E Moose Hollow Drive, Eden, UT, 84310
Type of Decision:	Administrative
Agenda Date:	Wednesday, October 09, 2024
Applicant:	Ridge Utah Development Corporation, a Utah corporation
Authorized Representative:	Eric Householder
File Number:	UVT112822

Property Information

Approximate Address:	5286 East Moose Hollow Drive
Project Area:	2.90 acres
Zoning:	FR-3
Existing Land Use:	Vacant
Proposed Land Use:	PRUD
Parcel ID:	22-281-0006
Township, Range, Section:	T7N, R1E, Section 27

Adjacent Land Use

North:	Moose Hollow Dr. - Private Drive	South:	Vacant – Future Development
East:	Vacant/Future Development	West:	Residential

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 17 Forest Residential Zone (FR-3)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 5 Planned Residential Unit Development

Summary and Background

12/10/2013 – Conditional Use Approval for a PRUD from County Commission.

11/13/2019 – The Ridge Townhomes PRUD final plat recorded.

1/24/2023 – Preliminary approval granted by Ogden Valley Planning Commission.

3/28/2023 – Recommendation of final approval granted by Ogden Valley Planning Commission.

The Planning Division recommends final subdivision approval of The Ridge Townhomes PRUD Phase 5.

The Uniform Land Use Code of Weber County (LUC) §106-1-5 identifies the approval process for final subdivision. The final plat must be considered and approved by the County Commission after receiving a recommendation from the Planning Commission. The proposed subdivision and lot configuration is in conformance with the current zoning, the approved PRUD and the Zoning Development Agreement Conceptual Land Use Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Forest Residential Zone more particularly described as the FR-3 zones. The purpose and intent of the FR-3 zone is identified in the LUC § 104-17-1 as:

"The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the PRUD ordinance in LUC §108-5, and the applicable standards in the FR-3 zone (LUC §104-17) to ensure that the regulations and standards have been adhered to. The proposed subdivisions, with the recommended conditions listed in this staff report, are in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The proposed subdivision is last of five phases in The Ridge Townhomes PRUD and is in compliance with the approved PRUD and preliminary subdivision for the multi-phased development.

The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to *"allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas"* (LUC§ 108-5-2).

The Ridge Townhomes PRUD Phase 5 utilizes the allowed flexibility with the proposed townhomes. The proposed layout is arranged in such a way to provide the occupants of the townhomes views of Pineview Reservoir and Mt. Ogden. The 12 townhomes are all two stories with limited common area and common area surrounding the 4-plexes. Access to the townhomes will be off of 3450 North St. with a 16 foot shared driveway.

The architectural style of the proposed townhomes is considered to be "Mountain Modern" and will vary in size from approximately 1400 to 2100 square feet with a maximum building height of 26 feet. Based on the allowed flexibility of the approved PRUD, the subdivision layout, building configurations and unit sizes in Phase 5 the proposal is acceptable as reflected on the proposed final plat shown as **Exhibit A**.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a will-serve letter from the Wolf Creek Water and Sewer District for the culinary and irrigation water and sanitary sewer. The applicant will need to provide a construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision prior to the subdivision receiving final approval from the County Commission. A condition of approval has been added to ensure that a construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water prior to approval by the County Commission.

Review Agencies: The Weber County Surveyor's Office and Weber Fire District have reviewed the proposal and have provided the applicant with the additional items that will be required prior recording the final Mylar. A review from the Weber County Engineering has not been provided to the applicant to date. A condition of approval has been made part of staff's recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Planning Commission Recommendation

The Ogden Valley Planning Commission recommends final subdivision approval of The Ridge Townhomes PRUD Phase 5, consisting of 12 units. This recommendation is identical to staff recommendation for final approval and is subject to all review agency requirements and based on the following conditions:

1. A construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water must be submitted to Weber County Planning Division prior to forwarding the application for approval by the County Commission

This recommendation is based on the following findings:

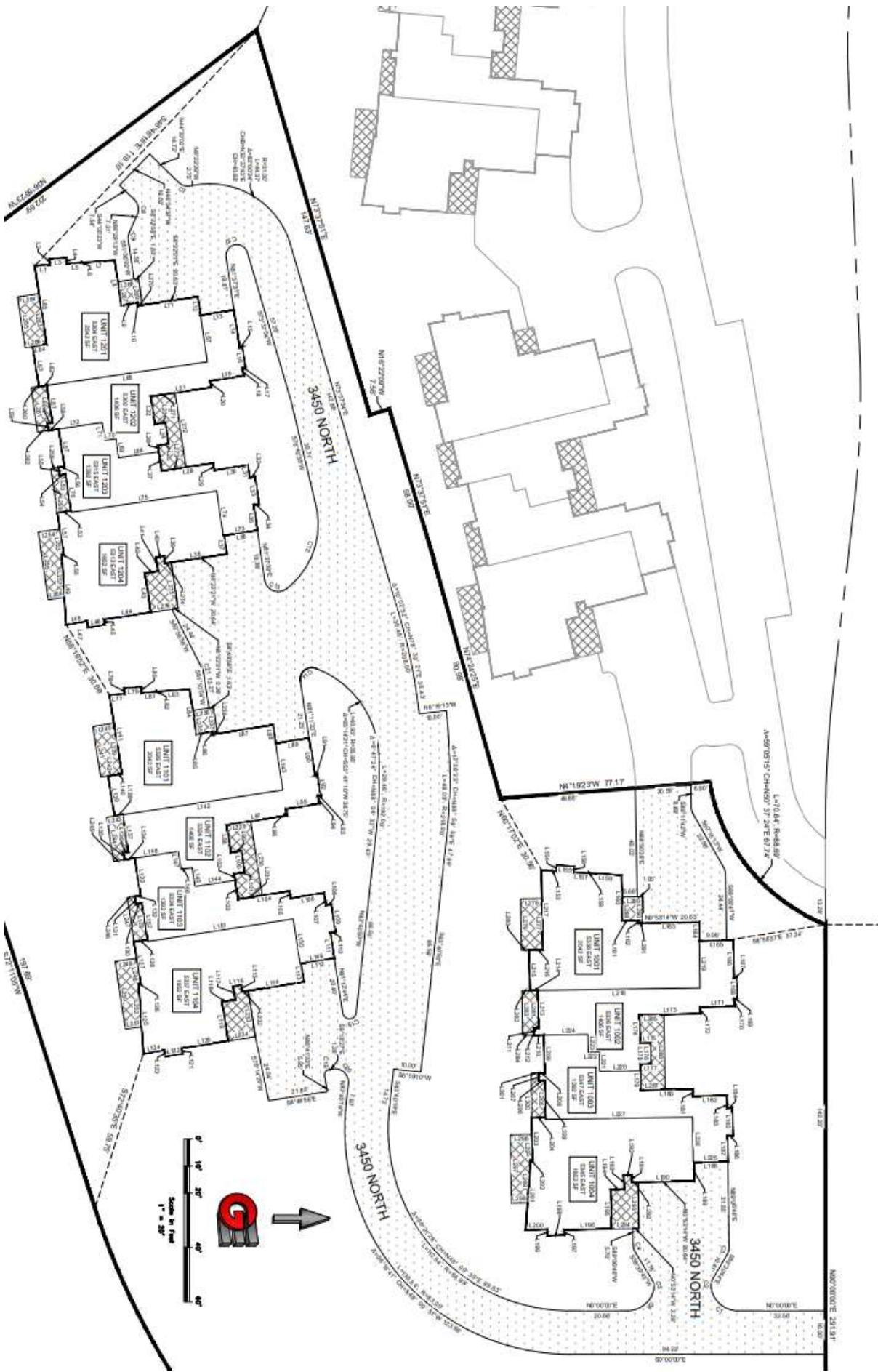
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision conforms to the approved Zoning Development Agreement.
3. The proposed subdivision conforms to the approved PRUD.
4. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
5. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
6. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

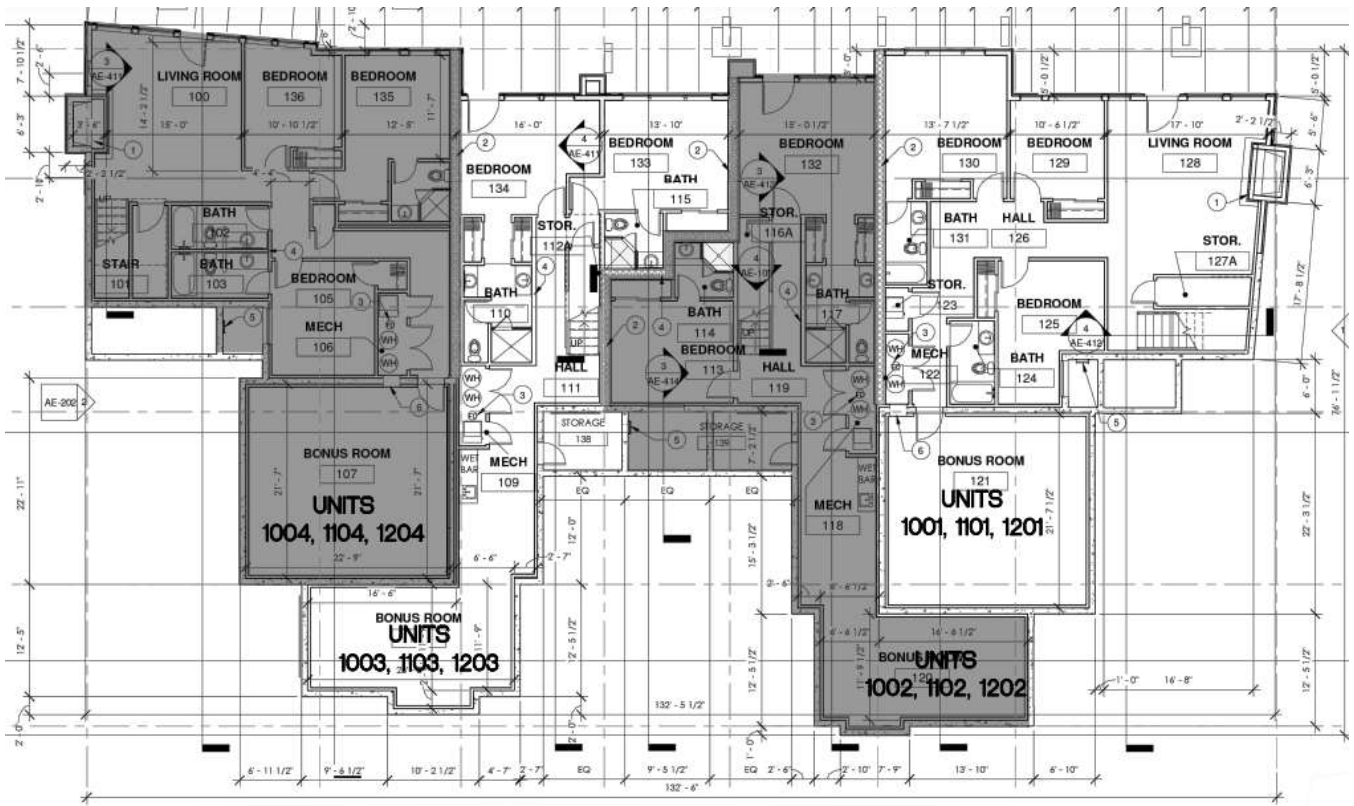
Exhibits

A. The Ridge Townhomes PRUD Phase 5 Proposed Final Plat

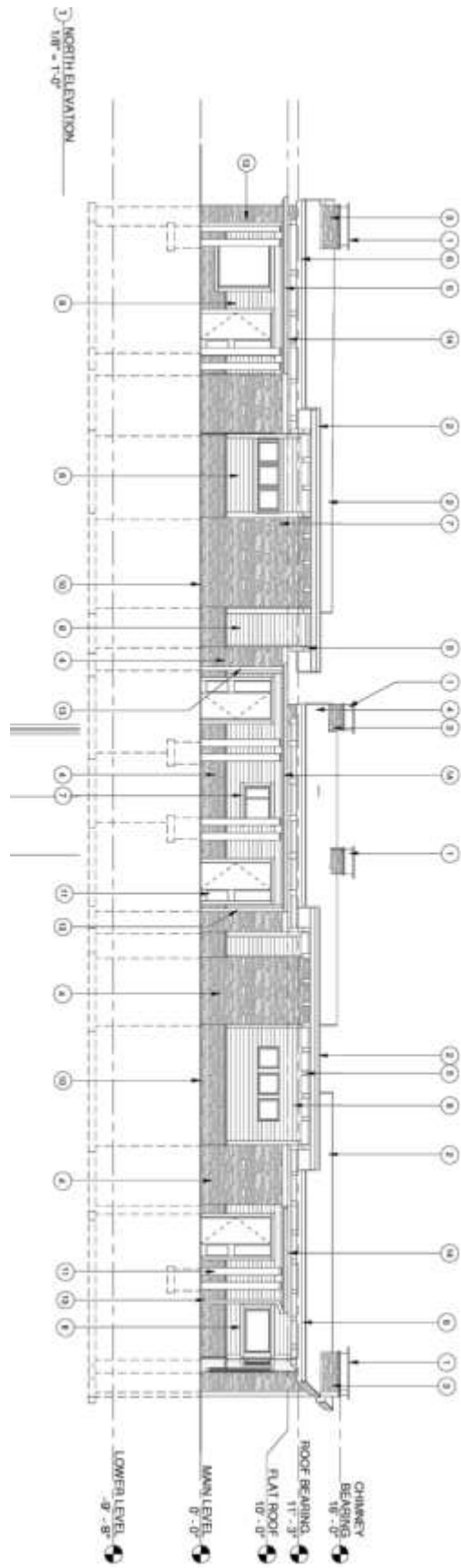
Location Map



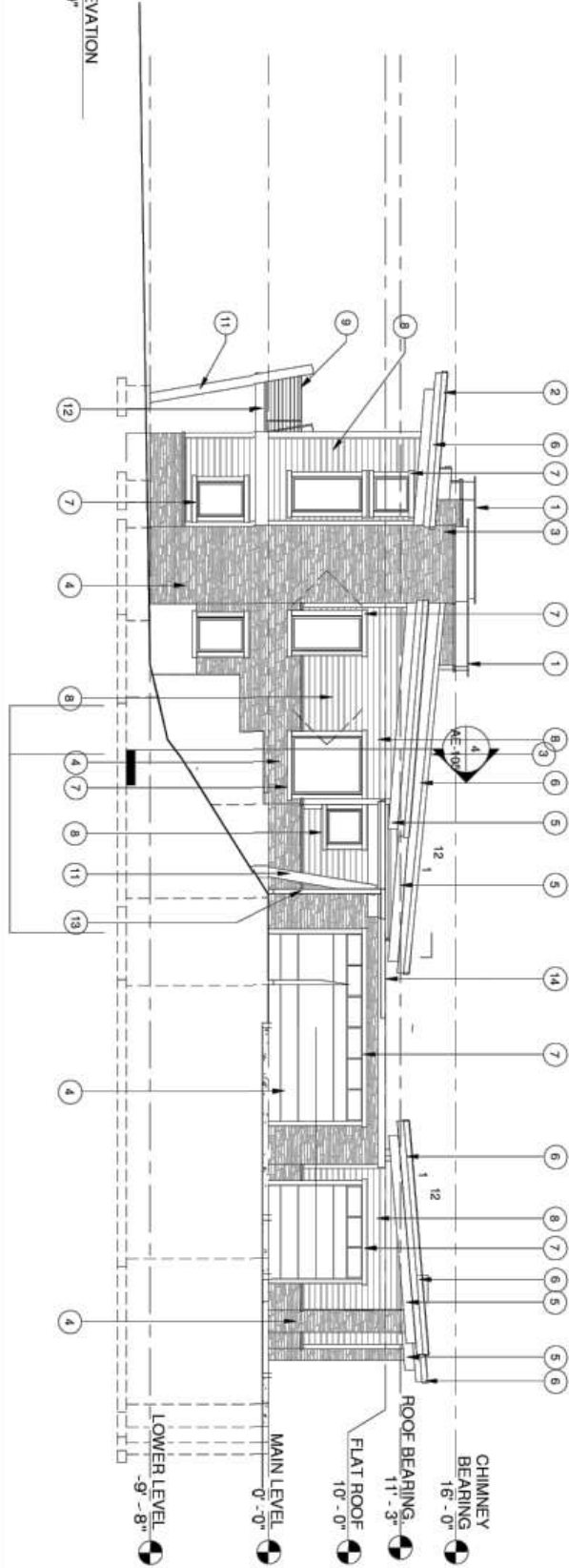


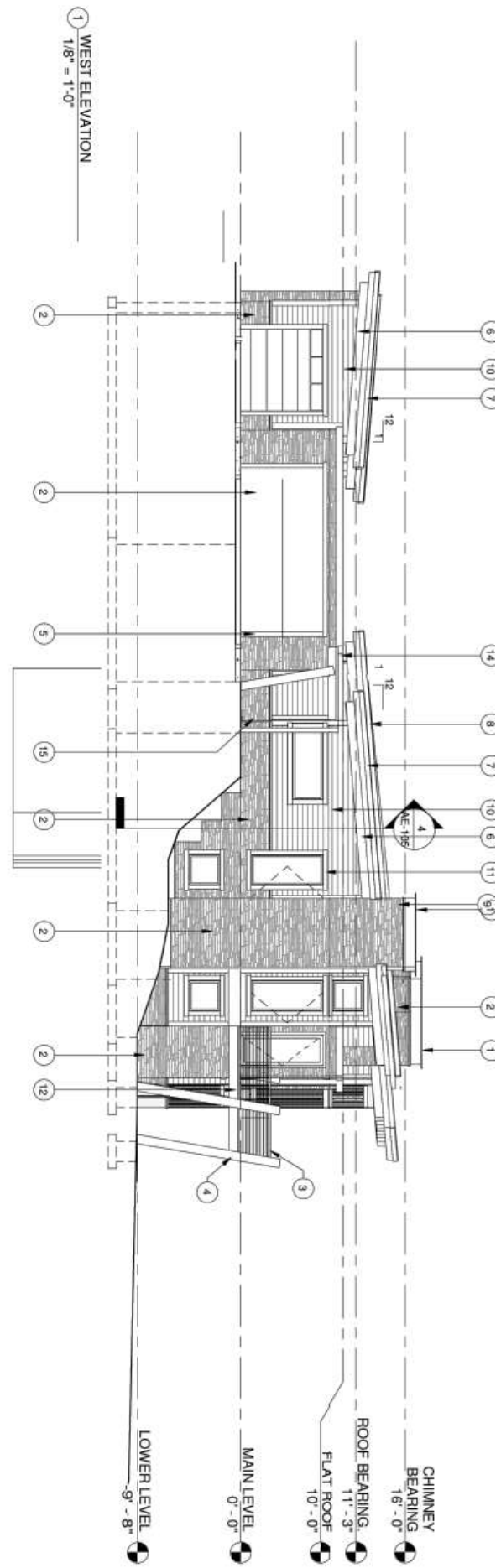


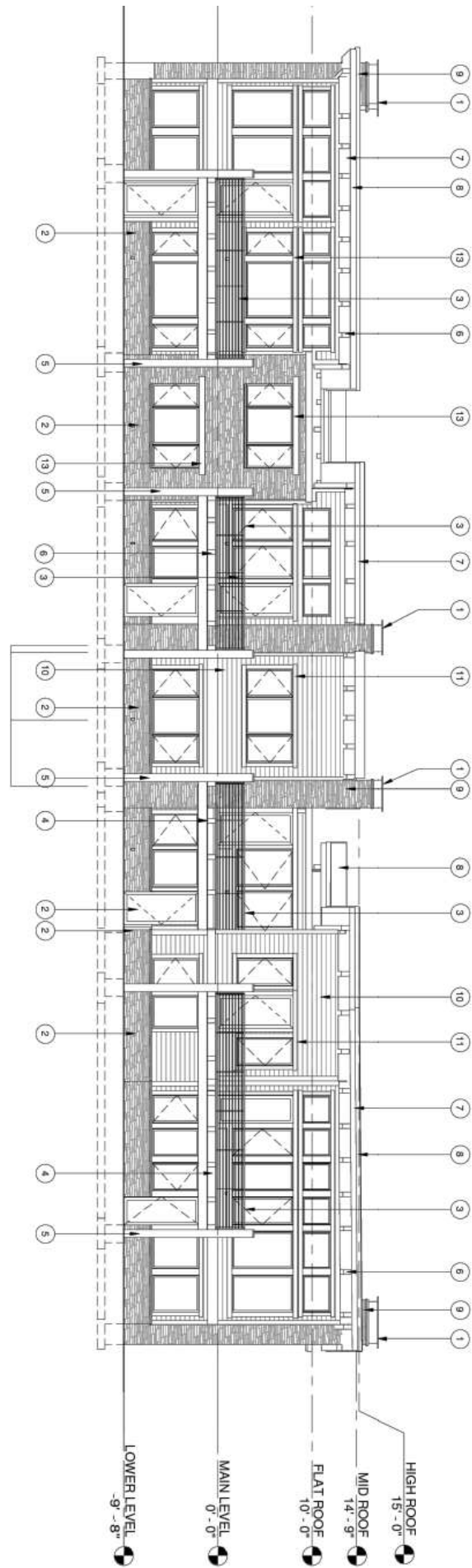
LOWER LEVEL
FLOOR PLAN



② EAST ELEVATION
 1/8" = 1'-0"







2 SOUTH ELEVATION
 1/8" = 1'-0"



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for design review approval for a public use Trailhead. The project is located at approximately 1900 27 th St, Ogden, Utah.
Type of Decision:	Administrative
Applicant:	Weber Pathways
Authorized Agent:	Aric Manning
File Number:	DR2024-02

Property Information

Approximate Address:	1900 27th Street
Project Area:	NA
Zoning:	Forest, F-40
Existing Land Use:	Forest Zone
Proposed Land Use:	Forest Zone
Parcel ID:	14-110-0022 14-110-0010
Township, Range, Section:	Township 6 North, Range 1 West, Section 35

Adjacent Land Use

North:	Forest	South:	Forest
East:	Forest	West:	Residential

Staff Information

Report Presenter:	Marta Borchert mborchert@webercountyutah.gov 801-399-8761
Report Reviewer:	

Applicable Ordinances

- Weber County LUC Title 104, Chapter 9 - Forest (F-40) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards
- Weber County LUC Title 108, Chapter 8 - Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The applicant is requesting an administrative design review approval for a public use trail head at 1900 27th ST. The proposal includes paved parking and associated signage including a kiosk.

Analysis

Design Review: The F-40 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. In addition, the F-40 Zone allows the Planning Director the administrative authority to approve commercial development when the request involves structures that occupy a footprint of less than 75,000 square feet and are located at an elevation of at least 6,200 feet above sea level.

As part of a design review, the Planning Director shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
 - *The proposal shows plans for a parking lot with 79 parking spots. Traffic congestions is not anticipated*
- *Outdoor advertising:*

- The project will include a kiosk with trail map and bench
- *Landscaping:*
 - The project will be located on a parcel that is approximately 15.48 acres, the majority of which is naturally landscaped, meeting the landscaping requirement of LUC§108-2-5.
- *Building and site layout:*
 - Trails Foundation of Northern Utah is planning to develop a trailhead with associated parking in Parcel 141100022 at the top of 27th St in Ogden. The approach off of 27th St will turn immediately south but will include a small piece of Parcel 141100011, which is also owned by Trails Foundation. The phase one plans include a paved parking area for approximately 60 cars with access from the top of 27th St as well as a trailhead sign and pavilion similar to the trailhead sign and pavilion at the 22nd St and 29th St trailheads. Additional kiosk trail signage will be provided to guide trail users from the parking area to the existing trail network. A natural surface access trail will be constructed from the parking area to the main trail network to include a short bridge across the seasonal run off area.
- *Utility easements, drainage, and other engineering questions:*
 - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by continuing development and improvements to the Weber Pathways trailhead

Staff Recommendation

The Planning Division recommends approval of file# DR 2024-02 subject to all review agency requirements and based on the following findings:

1. The proposed project complies with applicable County codes.
2. The proposed project conforms to the Ogden Valley General Plan.
3. The proposed project will not negatively affect public health, safety, or welfare.
4. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Design review application and narrative.
- B. Site Plan.

Exhibit A-Application

Weber Pathways- Design Review

- [+ Add Follower](#)
- [✎ Change Status](#)
- [✎ Change Review Due Date](#)
- [✎ Edit Project](#)

Address: 1900 27th St, Ogden, UT, 84403	Project Status: Accepted
Maps: County Map , Google Maps	Status Date: 8/14/2024
Project Type: Design Reviews	File Number:
Sub Type: Design Reviews	Project Manager: Marta Borchert
Created By: Aric Manning	
Created On: 3/27/2024	

- [Application](#)
- [Documents 5](#)
- [Comments 0](#)
- [Reviews 2](#)
- [Followers 7](#)
- [History](#)
- [Reminder 0](#)
- [Payments 1](#)
- [Internal 0](#)

Application

- [+ Add Building](#)
- [+ Add Parcel](#)
- [+ Add a Contractor](#)
- [✎ Edit Application](#)
- [Print](#)
- [Building Permit](#)

Project Description Develop a trailhead for public use on this parcel at the top of 27th St. The trailhead will include paved parking and associated signage including kiosks.

Property Address 1900 27th St
Ogden, UT, 84403

Property Owner Weber Pathways
801-393-2304
tfnu@tfnu.org

Representative Aric W. Manning
801-393-2304
aric@tfnu.org

Accessory Dwelling Unit False
Current Zoning F-40
Subdivision Name
Number of new lots being created 0
Lot Number
Lot Size 15.48 acres
Frontage about 1415 feet. Depth 500 feet
Culinary Water Authority Not Applicable
Secondary Water Provider Not Applicable
Sanitary Sewer Authority Not Applicable
Nearest Hydrant Address Corner of Foothill Drive and 27th St. About 200 feet away from property's access from 27th St.
Signed By Representative, Aric W. Manning

Parcel Number
[✖ Remove](#) [141100022 - County Map](#)

27th Street Trailhead Phase 1 Plan

Trails Foundation of Northern Utah is planning to develop a trailhead with associated parking in Parcel 141100022 at the top of 27th St in Ogden. The approach off of 27th St will turn immediately south but will include a small piece of Parcel 141100011, which is also owned by Trails Foundation. The phase one plans include a paved parking area for approximately 60 cars with access from the top of 27th St as well as a trailhead sign and pavilion similar to the trailhead sign and pavilion at the 22nd St and 29th St trailheads. Additional kiosk trail signage will be provided to guide trail users from the parking area to the existing trail network. A natural surface access trail will be constructed from the parking area to the main trail network to include a short bridge across the seasonal run off area.

Exhibit B-Site Plan

