

**Minutes of February 28, 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 3; June Nelson, Secretary

1. Minutes: February 14, 2024 APPROVED

**2. Administrative Items**

**2.1 UVA101323:** Consideration and action on preliminary plat approval of the Arrow Leaf Subdivision (9 lots) located at approximately 4731 N. 2900 E. in Liberty. **Planner: Bill Cobabe**

The applicant is requesting approval of a nine-lot subdivision that will gain sole access from 2900 E in Liberty. 2900 E is built and maintained as a public road. The proposed future private lane will slope up from 2900 E on the west side and extend approximately 1800', providing access and frontage for all nine lots. An additional (see the Area Map on page 4). The appropriate 66' area for the 2900 E will need to be dedicated; provision is made for that on the preliminary plat.

The Arrow Leaf Subdivision will be served with an individual well and septic systems. This proposal is located at approximately 4731 N. 2900 E.

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 FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

**Staff recommends preliminary plat approval of Arrow Leaf Subdivision, consisting of 9 lots. This recommendation is based on the following conditions:**

1. Before submitting for final plat and prior to final plat recordation, all applicable Weber County reviewing agency requirements shall be met.
2. Proof of all applicable water rights shall be submitted.
3. A "Natural Hazard Disclosure" shall be recorded with the final plat.
4. That a buildable area be created on each lot in the conjunction with the County's buildable area requirements and the recommendations of the geologist.
5. That secondary or irrigation water follow the requirements and covenants on the subdivision ordinance.
6. That the well protection area be completely within the property

**boundary. The following findings are the basis for the staff's recommendation:**

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

**Administrative preliminary plat of Arrow Leaf Subdivision, consisting of 9 lots, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report and the map that was viewed on the screen in Administrative Review.**

**Date of Administrative Approval: 02/28/2024**

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Rick Grover  
Weber County Planning Director

Adjourned 4:12 p.m.

*Respectfully Submitted*  
*June Nelson*

*Lead Office Specialist*