

Minutes of January 29, 2025, 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; Tammy Felix Lleverino; Planner, Marta Borchert, Secretary

1. Minutes: June 18, 2024 and August 28, 2024

Director Grover states that he has reviewed the minutes and they stand approved.

2. Administrative Items

2.1 UVL110724 - Consideration and action on a request for final approval of Liberty Meadows Phase 2 Subdivision. A single-lot subdivision located at 3807 E 3600 N, Liberty Staff Presenter: Felix Lleverino

Felix Lleverino states that the applicant has submitted a request for final plat approval of Liberty Meadows Phase 2 Subdivision, a single-lot subdivision. This lot is planned at the end of a public street called 3600 North. Section 106-2-4.010 requires that each lot has frontage on a street. The development plan includes construction drawings for the extension of the right-of-way and the roadway improvements sufficient to create frontage for lot 26 of Liberty Meadows Subdivision Phase 2. The proposed subdivision and lot configuration conform to the zoning and subdivision requirements, including adequate frontage on a public road. The remaining parcel exceeds 5 acres of contiguous agricultural land. It has been verified that with the creation of the new lot boundary, the existing agricultural building meets the minimum yard setbacks of the AV-3 Zone. He notes that there is a seasonal stream going through the property and the plat shows the appropriate property for the stream in order to protect the sensitive riparian area. This property has a Well that has been completed and tested. They have septic feasibility. As of right now this project has approval from the Fire District. They are ready to print the mylar. They have worked their way through the surveying comments. Staff recommends approval based on the findings and conditions listed in the staff report.

Director Grover asks the applicants present Eric and Brett Satterthwaite have comments. They do not.

Director Grover recommends final plat approval of Liberty Meadows Phase 2 Subdivision, a single lot. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. The public road segment extending 3600 North Street shall be installed or escrowed before recording the final subdivision plat.
2. The applicant shall enter into a deferral agreement for curb, gutter, and sidewalk.

This recommendation is based on the following findings:

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

Adjournment 4:06pm
Respectfully submitted,
Marta Borchert