

Minutes of July 16, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 1:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner II; Tiffany Snider, Secretary

1. Administrative Items:

- 1.1 UVV022825:** Request for final approval of Valley View Hills Subdivision Phase 2, consisting of 6 lots. Staff
Presenter: Tammy Aydelotte

Felix Lleverino is presenting in place of Tammy Aydelotte. This project is located in the FV-3 zone. The developer is proposing a private road stub that will connect to Snowbasin Road. An access road has been created through a portion of Legacy Mountain, and the developer has worked with John Lewis to obtain access across his property.

The proposal includes 9 residential lots, common area, and an established HOA. The total site area is 38 acres. The applicant is working with the Weber-Morgan Health Department and has proposed a shared well.

Some geologic hazard areas are present on the site. A hazard report is recommended, and no building will be permitted on slopes of 25% or greater, as depicted on the plat. There are limitations on where development may occur. A seasonal stream is also shown on the plat with a 50-foot setback from the high-water mark. At the time the staff report was prepared, Weber-Morgan Health had not provided comments.

Staff recommends final approval of Valley View Hills Subdivision Phase 2, consisting of 6 lots and two common area parcels. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. All improvements shall be installed, escrowed for, or a combination of both, prior to County Commission approval.
2. A Natural Hazard Notice shall be recorded with the plat, and a note on the final plat shall be required which states that the parcel is located within a natural hazard study area.
3. A covenant will be recorded with the final subdivision plat, referencing the 17,666 square feet of irrigated lawn maximum allowance per lot.
4. The final plat will show either buildable areas, that do not include easements, hazards, or slopes greater than 25 percent, or the final plat can show non-buildable areas, where the hazards and steep slopes exist.

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 the 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.

Director Grover recommends approval based on the findings and conditions listed in the staff report.

Adjourn 4:08pm
Respectfully Submitted,
Marta Borchert