

Minutes of July 9, 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; Tammy Aydelotte, Planner III; Felix Lleverino, Planner II; Tiffany Snider, Secretary

1. Administrative Items

1.1 UVL042925: Consideration and action on a request for final approval of Liberty Ridge Subdivision consisting of 1 lot, located at 4443 North 2900 East, Liberty. **Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte stated that this is a request for final approval of a 10.689-acre lot located off of 2900 East. The proposal includes a dedication of right-of-way along 2900 East. The property is located in Greenbelt, and the owner intends to maintain its Greenbelt status.

Culinary water will be provided by Liberty Pipeline. Secondary water will be provided by a private well, and staff has received a start card from the State of Utah verifying the associated water rights. Wastewater will be managed by an on-site septic system, and the Health Department has issued a feasibility letter.

Although the lot is over 10.5 acres, the owner does not anticipate landscaping the entire area, as most of the property will remain in Greenbelt. In accordance with ordinance requirements, staff has required that a restrictive landscaping covenant be recorded with the final plat.

Staff recommends approval of the proposal, subject to the conditions and findings outlined in the staff report.

Director Grover asked if the applicant was present and whether they agreed to the conditions and findings. Tiffany Snider, who has been working with the applicant, stated that the applicant has verbally agreed.

Director Grover stated that the item stands approved based on the conditions and findings listed in the staff report.

1.2 LVE011624: Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road, 3675 West Street. **Staff Presenter: Felix Lleverino**

Felix Lleverino stated that this proposal is located in Western Weber and fronts 1800 South. It is situated just north of another development called Winston Park. This item has been heard once before, but the owner chose to wait in order to finalize details. The owner now feels it is the appropriate time to seek final subdivision approval.

This is a two-lot subdivision designed in accordance with the A-1 zoning in the area. The proposal involves subdividing a 9.6-acre piece of farmland into two residential lots, each approximately one acre in size. As part of the development, a new road will be constructed, with an assigned address of 3675 West.

The proposed road alignment is consistent with the General Plan, and there is additional right-of-way being dedicated along 1800 South. The owner will connect to Taylor West Weber for culinary water, Hooper Irrigation for pressurized

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secondary water, and a sewer connection. Annexation is currently underway. An annexation plat has been reviewed, and finalization is pending the Lieutenant Governor's signature.

In reviewing agency comments, the County Surveyor's Office has issued a conditional approval, and both the Engineering and Fire departments are prepared to approve the proposal. Staff recommends final approval of the East Estates Subdivision, subject to the conditions outlined in the staff report.

The owner, Mr. Eric Godfrey, is present. Mr. Lleverino noted that the owner has reviewed the conditions of approval and has not expressed any concerns.

Director Grover asked whether 1800 South is considered a standard road. Mr. Lleverino confirmed that it is.

Director Grover then asked what the road width will be. Mr. Lleverino responded that it will be 66 feet.

Director Grover asked if the applicant had any questions. There were none.

Director Grover stated that the item stands approved based on the conditions and findings listed in the staff report.

Adjourn 4:08pm
Respectfully Submitted,
Marta Borchert