

Minutes of June 11, 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; Felix Lleverino, Planner; Marta Borchert, Secretary

1. Administrative Items

1.1 LVA050725: A request for final approval of the Anselmi Acres Subdivision Phase 3 first amendment, consisting of 1 lot and a stormwater detention pond. Staff Presenter: Felix Lleverino

Felix Lleverino stated that this is part of a previously platted subdivision called Anselmi Acres Phase 3, and it has already gone through the approval process. However, some amendments were needed due to the configuration of this parcel. It was originally platted as Lot 308 and is now being reconfigured as Lot 307R. The intent is to separate the detention facility from the lot so that the lot owner would not be responsible for its maintenance.

The amended plat shows Parcel A as separate from Lot 308. Parcel A will be dedicated to the County for ownership and maintenance. This configuration has been reviewed and found acceptable by County Engineering.

Additionally, the developer created this detention pond and has taken steps to prepare the surface to help ensure it remains weed-free.

There are no new roads being created and no right-of-way being dedicated.

Staff recommends approval based on the conditions and findings outlined in the staff report.

Director Grover asked if there were any comments from the applicant. There were none.

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

1.2 UVR052925: A request for final approval of the River Fork Subdivision, consisting of one residential lot. Staff Presenter: Felix Lleverino

Felix Lleverino stated that this is an existing residential lot in the Ogden Valley, located in Liberty, and it fronts a public road called River Drive. The owner has an aging father who lives in the home and would like to make some improvements to the lot.

The first improvement involves expanding the lot to 6.1 acres in order to allow for the construction of an accessory dwelling unit. A building permit has been submitted to the County; however, during the review process, staff discovered that the property was not considered a legal building lot due to changes made to its shape and boundaries by deed. As a result, staff required the applicant to go through the subdivision process.

ADMINISTRATIVE REVIEW

Planning staff have reviewed the configuration of the property and confirmed that it meets the site development standards for the applicable zoning. The proposed plat includes the required 100-foot setback from the North Fork of the Ogden River and depicts the street corridor. This configuration complies with applicable code requirements.

A portion of the property lies within a designated flood zone. The owner is aware that no structures may be built within the flood zone or the 100-foot river protection area. The applicant has obtained septic feasibility approval and a well permit from the Health Department.

This proposal is relatively straightforward. However, there are some additional comments pending. The Weber Fire District has requested that a fire hydrant be located within 400 feet of the home, if one is not already present. County Engineering, Surveying, and Planning staff may provide additional comments or require final revisions to the plat before it can be recorded.

Staff recommends approval of the River Fork Subdivision, a single-lot subdivision, based on the conditions and findings outlined in the staff report.

Director Grover asked if there were any comments from the applicant. There were none.

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

Adjourn 4:09pm

Respectfully submitted
Marta Borchert