

Minutes of June 26, 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: Felix Lleverino, Planner II; Tammy Aydelotte, Planner III; Tiffany Snider, Secretary

Felix Lleverino has been asked to act in stead of Rick Grover. Item 1.2 will be heard first.

1. Administrative Items

1.2 UVE032625: Request for final approval of the Eagles Nest Subdivision 2nd Amendment, amending the lot line between lots 1 and 4 located at approximately 10450 East 200 South. **Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte stated that this is a lot line adjustment. During the review of the proposal, the width of Lot 4 came into question. The original proposal included a flag lot, and the plat underwent several revisions to ensure it met the minimum standards for flag lots.

Both lots have existing homes, so staff waived the requirement for feasibility and will-serve letters for water and sewer. Staff focused solely on the area and width requirements in the land use ordinance regarding flag lots. Per code, the flag stem must be no narrower than 60 feet, and the applicant has provided a plat showing a minimum width of 60 feet throughout the stem.

Another typical requirement for flag lots is the recording of an easement for a potential future roadway that runs the full length of the flag stem. However, staff waived this requirement, as there is no anticipated need for a future road in this area.

Staff has no additional conditions of approval and recommends approval of the proposal, subject to all review agency requirements—including any additional comments from Engineering, Surveying, or the Fire District—and based on the findings outlined in the staff report.

Felix Lleverino asked if the applicant had any comments. There were none.

Felix Lleverino stated that the item stands approved based on the conditions and findings in the staff report.

1.1UVO042525: Request for final approval of Osprey Ranch Subdivision Phase 2, consisting of 30 lots and three common area parcels. This proposal also includes continuation of public right-of-way throughout this development. **Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte stated that this project consists of approximately 275 acres located in the FV-3 zone. The applicant is proposing 30 lots. Planning staff required feasibility and will-serve letters for culinary water, secondary water, and sewer. All of those requirements have been met, allowing the project to move forward to final approval.

ADMINISTRATIVE REVIEW

A few items of note: a Natural Hazards Notice will be required to be recorded with the final plat. The identified hazards are outlined in the staff report. At the time of building permit review, staff will require that all recommendations from the hazard report be followed.

To date, this project has been reviewed by Planning, Engineering, the Weber Fire District, and the County Surveyor. Aside from a few adjustments needed to road grades, Engineering has no concerns.

Initially, staff recommended an easement to the east to allow for future connectivity. However, the Planning Commission removed that requirement, which is why it is not shown on the final plat.

The only adjustment Planning staff is requesting is that the 33-foot drainage easement located above Lot 56 be relabeled as an access easement to allow future connection to the Clark Farm parcel and to continue 2650 North.

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

Felix Lleverino asked if the applicant had any comments. There were none.

Felix Lleverino stated that the item stands approved based on the conditions and findings in the staff report.

Adjourn 4:08pm
Respectfully Submitted,
Marta Borchert