

Minutes of March 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: Rick Grover, Planning Director; Tammy Aydelotte; Planner III; Felix Lleverino, Planner II; Tiffany Snider, Secretary

1. Administrative Items

- 1.1 ZDA 2025-01:** Request to approve a modified concept development plan for Area A – Mid Mountain - in the Recorded Development Agreement for Powder Mountain.

Staff Presenter: Tammy Aydelotte

1/14/2015 – Zoning Development Agreement for Summit Group is recorded. 1/12/2019 – First Amendment to Zoning Development Agreement is recorded. 11/30/2022 – Second Amendment to Zoning Development Agreement is recorded. Applicant is requesting approval of minor changes to the Mid Mountain Area A Concept Plan to allow for two new lifts in this area. No other changes are proposed with this request. The Planning Division recommends approval of minor changes to the concept area plan for this portion of the Powder Mountain Development (Mid Mountain Area – Area A) are slight and inconsequential. The Second Amendment to the Zoning Development Agreement allows for approval of a more specific/detailed concept development plan to be approved administratively in conjunction with the development area (Area A – Mid Mountain). The Land Use Authority shall first determine if any proposed changes to this concept development plan are only slight and inconsequential (See Exhibit A for overlay of current proposed changes vs. existing approved concept plan). Per the Development agreement, “County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement Staff Report for Administrative Review Weber County Planning Division application and shall be reviewed by the planning commission and the legislative body, following statutory process for legislative amendments to a development agreement.” These proposed changes include relocation/elimination of roadways, and changes to product type (eliminating multifamily and proposing only single-family lots/dwellings in this application).

Staff Recommends approval of the proposed changes to concept area plan for Mid Mountain (Area A), as the proposed changes fall under ‘slight and inconsequential’. This recommendation is based on the following findings: 1. The proposed changes comply with the recorded development agreement and subsequent amendments, specifically, the 2nd Amendment to the Development Agreement. 2. The proposed changes and use comply with the Ogden Valley General Plan.

Director Grover states that he has reviewed this and recommends approval based on the conditions and findings in the staff report.

- 1.2 CUP 2025-03:** Request for de minimus modifications to an approved conditional use permit (CUP 22-05: PRUD Amendment, approved 1/26/2006) in order to update architectural standards. Staff

Presenter: Tammy Aydelotte

3/13/1996 - The original PRUD (known as Apple Knoll) received conditional use permit approval

from the Weber County Commission. 2. 7/12/2000 - An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission. 3. 4/16/2002 - The Village at Wolf Creek PRUD subdivision was recorded. 4. 9/4/2018 - De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved. 5. 4/23/2019 - The Ogden Valley Planning Commission recommended approval (four to one vote) of the amended conditional use permit (CUP 2019-04). 6. 4/6/2021 - Weber County Commission approved an amendment to the PRUD addressing housing types, short-term rentals, architectural standards, etc... (CUP 2021-06). Previous approvals for this Planned Residential Unit Development included architectural standards. The applicant is seeking a de minimus change to the approved conditional use permit to allow for flexibility/updating in architectural standards. Staff Report to the Weber County Planning Division Weber County Planning Division The specific housing type (Teacher 2) that has been allowed for this lot is not found in the original file. Therefore, the applicant is seeking to allow for a different housing type, not altogether different than other types approved for this development.

The Planning Division recommends approval of de minimus changes to file# CUP #22-05, a request for approval of to allow for modifications to (s): 1. An application for a land use permit shall be submitted. This recommendation is based on the following findings: 1. The proposed use conforms to the Weber County Code. 2. The proposed use will not cause harm to the natural surroundings. 3. The proposed use will not be detrimental to the public health, safety, or welfare by adhering to FCC regulation. 4. The proposed use complies with applicable County ordinances. 5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Director Grover states that Courtlan the attorney for Ogden Valley determined that garage is it is attached and is not used for habitable area is allowed. He notes that he is okay with what is being proposed however he would like to states that this is a de minimus change to CUP 2022-05 a land use permit application shall be submitted and stand approved based on conditions and findings in the staff report..

1.3 DR 2025-01: Request for approval of a design review for the construction of two concrete pads for the placement of Airgas tanks on the south side of the US Fabrication building located at 2382 N Rulon White Blvd. **Staff Presenter: Felix Lleverino**

The applicant is requesting approval of a design review application to construct two new concrete pads designed to support Airgas holding tanks vaporizers and regulation stands that are contained within a chain link perimeter fence. This larger facility is industrial and currently operating as a fabrication business that constructs floor access doors, ladders, hoists, pump tubes, and ladders made of steel, galvanized steel, stainless steel, and aluminum. This corner property utilizes two access points from Rulon White and 2350 North. Right-of-way improvements that are being made to 2350 North Street include removing the existing curbing and replacing it with an approach for drive-up service vehicles.

Staff recommends approval for the construction of two concrete pads for the placement of Airgas tanks on the south side of the US Fabrication. This recommendation is conditioned upon all review agency requirements, and the following conditions: 1. All review agency requirements must be addressed and completed before the written approval of the design review is issued. 2. All of the proper permitting is acquired before construction work may begin. The following findings are the basis for Staff's recommendation: 3. This proposal is listed as a permitted use within the M-1 Zone. 4. This

proposal conforms to the Land Use Code of Weber County, Utah. 5. The owners will obtain the appropriate permits before construction begins.

Director Grover states that he recommends approval based on the findings and conditions in the staff report. This item stands approved.

1.3 LVT022525: Consideration and action on an administrative application for final approval of the Tired Iron Subdivision, a single-lot subdivision.

Staff Presenter: Felix Lleverino

The applicant is requesting approval for the Tired Iron Subdivision, a single-lot subdivision that is located in the A-1 Zone of the unincorporated Weber County. It is at the request of the applicant to plat this parcel as a residential subdivision lot. The subdivision lot is configured to conform to the A-1 zone site development standards for area and width fronting on 900 South. The 900 South public right of way planned to be widened to 132' in the future, when planning a home site, this should be taken into consideration. The subdivision plat will set aside a 15-foot easement for a potential future public right-of-way adjacent to the portion of land measuring 45' wide. The remaining rear portion of the property contains 11.5 acres of open agricultural land. Culinary water will be provided by Warren-West Warren Water Improvement District and the outdoor watering will be done using irrigation water owned by the Davis Family Farm. Wastewater will be controlled by and individual septic system

Staff recommends final approval of the single-lot Tired Iron Subdivision with the following conditions:

1. All county review agency requirements are satisfied before recording the subdivision plat. 2. The owner shall enter into a deferral agreement for curb gutter and sidewalk. The following findings are the basis for the staff recommendation: 1. The proposed subdivision conforms to the Western Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances.

Director Grover states that he recommends approval based on the findings and conditions in the staff report. This item stands approved.

Adjournment 4:10pm

**Respectfully submitted,
Marta Borchert**