

Minutes of October 30, 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; Marta Borchert, Secretary

1. Administrative Items

1.1 UVD052325: Consideration and action for final approval of Davis Acres Subdivision, consisting of two lots, located at 301 S. 4700 W, Ogden UT 84404.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of the Davis Acres Subdivision. She explained that the purpose of the subdivision is to rearrange parcel boundaries and create two lots from the existing property. She noted that an existing home is located on one of the lots and that staff evaluated the impacts of future development along 4700 West, which is anticipated to require a significantly wider roadway dedication in the future. Due to the limited impact associated with only one additional residence at this time, staff requested an 80-foot half-width dedication rather than a larger dedication.

Ms. Aydelotte stated that the total project area consists of approximately three acres and could potentially develop further in the future. She explained that if additional development occurs, the County may consider requesting additional roadway dedication on 4700 West based on increased impacts.

She reviewed the proposed access arrangement, noting that UDOT prefers a single access point serving multiple lots. The subdivision therefore proposes a shared private lane off 4700 West. Ms. Aydelotte explained that the subdivision is being processed as a lot average subdivision, with Lot 1 proposed at slightly more than one-half acre and Lot 2 proposed at slightly more than two acres. Access for both lots will be located along the southern boundary through a shared private lane temporarily in lieu of a public street. Ms. Aydelotte stated that the access easement is proposed at 30 feet in width, exceeding the ordinance minimum requirement of a 24-foot easement width and 20-foot travel width. She further explained that staff requested the applicant show an easement for a future right-of-way along the southern boundary. She clarified that the property would remain under the applicant's ownership unless future development necessitates dedication to the County.

Ms. Aydelotte stated that preliminary will-serve letters had been received from Taylor-West Weber Water Improvement District and Hooper Irrigation. She explained that a final will-serve letter from Taylor-West Weber Water Improvement District would be required prior to recording the plat. She noted that Taylor-West Weber typically requires applicants to resolve secondary water issues with Hooper Irrigation before issuing final approval.

She stated that the subdivision complies with the minimum lot area and width requirements of the A-1 Zone under the lot average subdivision provisions. Lot 1 was proposed with a lot width of approximately 150 feet, while Lot 2 was proposed at approximately 95 feet. Septic systems are proposed to serve wastewater needs for the subdivision.

Ms. Aydelotte stated that staff reviewed the proposal against the subdivision ordinance, A-1 zoning ordinance, General Plan, and Future Land Use Map and found no conflicts. She noted that staff recommends approval subject to six conditions outlined in the staff report. She specifically highlighted the condition related to secondary water and possible landscape restrictive covenants depending on the amount of secondary water ultimately obtained.

Director Grover asked whether the applicant was present.

Mac Davis addressed the meeting and stated that he had no additional comments and was agreeable to the proposed conditions. Director Grover stated that he found no issues with the proposal and recommended approval subject to the conditions and findings outlined in the staff report. The item stood approved.

1.2 LVB060325: Consideration and action for final approval of Blanch Acres Subdivision, consisting of one lot, located at approximately 4783 W 500 S, Ogden, UT, 84404.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of the Blanch Acres Subdivision. She explained that the subdivision is located directly north of Lynn Mill West and is subject to an existing development agreement associated with the development to the south. She noted that the development agreement anticipated a future roadway connection extending into the property.

Ms. Aydelotte explained that because only one additional lot is being created at this time, the plat does not currently show a roadway connection. She stated that Planning staff determined that additional right-of-way dedication was not necessary at this stage because future access may potentially be accommodated from the west side.

She stated that access for Lots 1 and 2 is proposed from 4700 West via a shared private lane temporarily in lieu of a public street. The total project area for the subdivision is approximately 2.3 acres, with an additional 13-acre remainder parcel remaining in agricultural use.

Ms. Aydelotte explained that the purpose of the subdivision was to legalize a previously created parcel so that a pending building permit application could be accepted. She noted that an existing home on the property required processing as a two-lot subdivision rather than the originally proposed one-lot subdivision.

She further explained that the plat configuration initially resulted in a remainder parcel south of Lot 2 that failed to meet the minimum five-acre requirement for a remainder parcel. Staff therefore requested that the applicant absorb the remaining land into Lot 2 to eliminate the noncompliant remainder parcel. She stated that the applicant agreed to revise the final plat accordingly.

Ms. Aydelotte noted that access is based upon a court-ordered easement and confirmed that the court order was included as an exhibit within the staff report. She stated that culinary water and secondary water service would be provided by Taylor-West Weber Water Improvement District and Hooper Irrigation, and that a septic feasibility letter had been submitted for Lot 1.

She reviewed the staff recommendations, including the requirement for submission of a revised final plat reflecting the corrected lot configuration. She also noted that a landscape restrictive covenant may be required depending upon available secondary water. Additional conditions included submission of a final approval letter from Taylor-West Weber Water Improvement District, installation or bonding of the shared private drive prior to plat recording, and recording of onsite wastewater documentation.

Director Grover asked whether the applicant was present. No applicant was present.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report.

1.3 LVCP4060225: Request for final subdivision approval of Creekside at JDC Ranch Phase 4 consisting of 15 units.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final subdivision approval of Creekside at JDC Ranch Phase 4. She stated that the project received preliminary approval in December 2024 and that Phases 1, 2, and 3 had already recorded during the summer.

Ms. Aydelotte explained that Phase 4 includes 15 detached single-family units and three open space parcels. She noted that one of the lots was designated as an attainable housing lot pursuant to the development agreement. She clarified that the development agreement established the number of attainable units required but did not mandate which specific lots must serve as attainable units.

She stated that will-serve letters from Bona Vista Water Improvement District had been approved and that the Weber-Box Elder Conservation District approvals had also been completed. She further noted that engineering plans had already been approved and

that escrow had been deposited for the required improvements.

Ms. Aydelotte stated that Planning staff recommends approval subject to the conditions outlined in the staff report, noting that many of the required items had already been completed or submitted.

Steve Anderson addressed the meeting. He stated that all approval letters had been obtained, including approvals from Pine View Water and Weber-Box Elder Conservation District. However, he explained that there continued to be delays associated with Pine View Water issuing permits or approvals until updated parcel information appeared on the County's GeoGizmo GIS website.

Mr. Anderson stated that although plats had been recorded and all fees paid, Pine View Water would not finalize approvals until parcel numbers appeared online. He noted that the delay in updating GeoGizmo can take several months and stated that the issue had previously delayed building permits.

Ms. Aydelotte explained that GeoGizmo includes a disclaimer stating that it is not a legal document. Mr. Anderson responded that he had informed Pine View Water of that disclaimer, but the utility continued to require updated parcel information through GeoGizmo before proceeding.

Director Grover noted that the County Recorder's Office had provided documentation confirming recorded parcel numbers.

Mr. Anderson stated that Randy and Wahi had both provided documentation to Pine View Water confirming the recorded lots and parcel numbers, but Pine View Water continued requiring GeoGizmo updates.

Ms. Aydelotte stated that staff had previously discussed the issue with GeoGizmo representatives and determined there was no faster method for updating the system due to the necessary processing workflow.

Mr. Anderson stated that the County had ultimately continued issuing building permits despite the delay, but the process had caused several weeks of delay on prior lots.

Ms. Aydelotte stated that she would be willing to arrange a meeting with Pine View Water and County departments if the applicant provided a contact person.

Mr. Anderson agreed and stated that coordinating such a meeting could help resolve the issue moving forward.

Director Grover asked whether there were any additional comments. There were none.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report.

1.4 LVCP5060225: Request for final subdivision approval of Creekside at JDC Ranch Phase 5 consisting of 47 units.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final subdivision approval of Creekside at JDC Ranch Phase 5. She explained that the proposal had undergone revisions since preliminary approval due to connectivity and phasing adjustments, resulting in consolidation of portions of multiple phases.

Ms. Aydelotte stated that the revised Phase 5 consists of 47 detached single-family units, 24 of which are designated as attainable units pursuant to the recorded zoning development agreement. She stated that the proposal complies with the development agreement, amended development agreement, General Plan, subdivision ordinance, and the standards of the R-3 Zone.

She noted that the R-3 Zone does not establish minimum lot area or width requirements. Proposed lot sizes range from approximately 2,584 square feet to 6,500 square feet, with lot widths ranging from 32 feet to 100 feet.

Ms. Aydelotte stated that the project is located within the East Central and Northeast Villages of the JDC Master Plan development.

ADMINISTRATIVE REVIEW

Culinary water service will be provided by Bona Vista Water Improvement District, secondary water service by Weber-Box Elder Conservation District, and sewer service through Central Weber Sewer Improvement District.

She explained that the phase includes 60-foot-wide public streets connecting infrastructure to Orchard Springs Phase 4 and Creekside Phases 1 and 2. She stated that the streets must be labeled as public on the final plat as a condition of approval. The proposal also includes 20-foot-wide private alleyways to be maintained by the homeowners association. Street cross-sections will be verified for compliance with the development agreement.

Ms. Aydelotte stated that staff recommends approval subject to the conditions and findings outlined in the staff report.

Steve Anderson addressed the meeting and clarified a prior statement regarding sewer annexation. He stated that one area on the far western portion of the overall development had not yet been annexed into Central Weber Sewer Improvement District because that area may eventually connect to Plain City, Hooper, or Central Weber sewer service. He clarified that the unannexed area was not part of the currently proposed phase and would not be developed for several years.

Ms. Aydelotte asked whether the unannexed area was located west of the village development. Mr. Anderson confirmed that it was located farther west.

Director Grover confirmed that the area discussed was not part of the current village development phase under consideration.

Mr. Anderson agreed.

Director Grover thanked Mr. Anderson for the clarification and asked whether there were additional comments. There were none.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report.

Adjournment 1:20 pm
Respectfully Submitted,
Marta Borchert