

Minutes of September 25, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:30 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Tiffany Snider, Secretary

1. Administrative Items

- 1.1 DR 2025-08:** Consideration and action on design review application for a booster pump building to move water to a 500,000 gallon water storage tank, for both culinary and fire suppression purposes, at the Cobabe Ranch development, located at 2800 N Wolf Creek Drive, Eden, Utah, 84310 Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states that this is a public utility substation located within the Cobabe Ranch Development specifically Cobabe Ranch ph 1 this is under the development agreement that was recorded earlier this year. The language in the development agreement waves the conditional use process for this. Weber Fire has required a 500,000 gallon storage tanks. Tammy Aydelotte states that this is a for a booster pump station it is located in the middle of Cobabe Ranch on the Western Boundary. She notes that there are two applications with in this boundary. This is for the booster pump to move water so that these homes can be serviced with both culinary and fire suppression. Planning doesn't have any additional recommendations other than they need to meet all review agency requirements. It is based on the findings outlined in the staff report that it conforms to the Ogden Valley general plan. It conforms to the executed development agreement dated 9/11/2023 as well as one dated earlier this year. This is necessary to the development of this subdivision and Planning doesn't have any issues with this and recommends approval.

Rick Grover asks if there are any service provider comments. Tammy states that there are not.

Rick Grover states that recommends approval of DR 2025-09, a design review application for a booster pump station to move water to a 500,000-gallon water storage tank within the same development (Cobabe Ranch Development). This recommendation for approval is subject to all review agency requirements. This recommendation is based on the following findings:

1. the existing use conforms to the Ogden Valley General Plan.
2. This proposed use and application conform to the executed development agreement (entry# 3297522 dated 9/11/2023).
3. The existing use will not cause harm to the natural surroundings.
4. The existing use, if conditions are imposed, will comply with applicable County ordinances.
5. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

- 1.2 DR 2025-09:** Consideration and action on design review application for a 500,000 gallon water storage tank, for both culinary and fire suppression purposes, at the Cobabe Ranch development, located at 2800 N Wolf Creek Drive, Eden, Utah, 84310 Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states that this will service the same development this is located in the North East corner just below big horn drive. The conditional use process is waved with the development agreement that was recorded. They meet minimum, setbacks for their site plan they exceed the minimum setbacks by quite a bit. Planning does not have any additional comments. Planning recommends approval based on the conditions and findings in the staff report.

Rick Grover recommends approval of DR 2025-09, a design review application for an underground water storage tank to service the Cobabe Ranch Development. This recommendation for approval is subject to all review agency requirements. This recommendation is based on the following findings:

1. The existing use conforms to the Ogden Valley General Plan.
2. This proposed use and application conform to the executed development agreement (entry# 3297522 dated 9/11/2023).
3. The existing use will not cause harm to the natural surroundings.

ADMINISTRATIVE REVIEW

4. The existing use, if conditions are imposed, will comply with applicable County ordinances. 5. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Adjourn 3:35 pm
Respectfully Submitted,
Marta Borchert