

October 4, 2025

Narrative and Pre-Application Meeting Minutes

Cobabe Ranch Phase 1 Subdivision

A Pre-Application Meeting for this Subdivision Application was held on 8/21/25 at 2:00pm.

Participants:

Tammy Aydelotte (Weber Co Planning, in person)

Gary Myers (Weber Co Engineering, in person)

Ashley Thoman (Weber Co Engineering, in person)

Eric Householder (Applicant- Cobabe Ranch LLC, in person)

Rick Everson (Applicant- Cobabe Ranch LLC, via Teams)

The entire Cobabe Ranch Subdivision (single family lots plus the townhomes portion) was discussed, with the understanding that things will be submitted smaller phases. This development is part of a MDA that was approved by the Weber County commission on June 3, 2025. The road alignments and land use follows what is in the approved the MDA.

Topics Raised by Planning and Engineering:

- UDOT access permit will need to be achieved for UT158 prior to final approval
 - The townhomes will be accessed through Cobabe Subdivision Phase 1 which accesses off UT158. An access permit has been submitted to UDOT and will be posted once achieved.
- Storm drainage is complex for this site and will need to be reviewed in detail
 - We have a specific storm drain meeting Setup with Ashley and Gary on 10/8 to review the overall project storm drain design . The townhomes tie into the road and utility design for Cobabe Ranch Subdivision Ph1 which has all the storm drain detention