Minutes of the March 23, 2016 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: Jim Gentry, Principal Planner

Rick Grover, Director

Blaine Frandsen, Engineering

Kary Serrano, Secretary

Attendance: Paula Heward, Applicant

1. Consideration and action on an administrative application for final plat approval of Heward Subdivision (1 Lot), located, located at approximately 2950 North Wolf Creek Drive, in the Agricultural Valley-3 (AV-3) Zone (Paula Heward, Applicant)

Jim Gentry said that the applicant Paula Heward was in attendance. This is for a one lot subdivision located at 2950 North Wolf Creek Drive, and notices were sent out. The septic systems have been approved by the Health Department and Eden Water will provide culinary water. The Fire District has a requirement for fire hydrant. The County Engineer Division wants an easement from Wolf Creek Irrigation to get a roadway dedication of seven feet. As part of the Geo-Technical Report needs to be completed for the subdivision. He has been reviewing the Geological Maps and there is a fault line that runs across the rear of the property. He sent an email to the County Engineer and our Contract Geologist, David Simons who believed that this is an active fault, but currently is out of town. He does not have the requirements at this time is going to be, so any improvements would be subject to that.

Jim Gentry said the conditions for approval; the requirements from Weber County Engineer Division, the Fire District, a deferral curb, gutter, and sidewalk, and the applicant may be asked to participate with a trail on 5100 West because they are looking at a trail to Wolf Creek down to the four-way stop. They have worked out a way for the applicants to participate in that trail.

Paula Heward asked what they do to participate. Mr. Gentry replied that they don’t oppose it, and they may be asked to give up a portion of ground near their property. They have sent this out to the Weber County Trails Division for review and they have not heard anything from them. Mrs. Heward said that they have approached them and they will be having a meeting with them in the near future.

This application stands approved subject to Weber County Trails, Weber County Health Division, the Geo-Technical and the Geologist and their comments. With that staff is recommending approval of Heward Subdivision.

Blaine Frandsen, Engineering said that he had given some recommendations and has not seen a map come back with the items written. Mr. Gentry said that engineering comments have been posted in Miradi and just waiting for the revised copies to make sure things were taken care of.

Rick Grover said that he would recommend approval of the one lot subdivision upon staff’s recommendation.

2. Adjournment: There being no further business, the meeting was adjourned at 4:15 p.m.

Respectfully Submitted,



Kary Serrano, Secretary

Weber County Planning Division