Minutes of the January 11, 2017 Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Breakout Room, Ogden UT, commencing at 4:00 p.m.

**Staff Present: Rick Grover, Planning Director; Ronda Kippen, Planner; Felix Lleverino, Planner; Steven Burton, Planner; Tiffany Bennett, Secretary**

**Attending: ITEM #2: K. Gaye Creager, Verl Creager, Wyatt Creager**

 **ITEM #3: Kevin Parkinson**

1. **Consideration and action on final plat approval of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C including the concurrent consideration and action of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C Hillside Review and access via a private right of way request. SMHG Phase 1, LLC, Applicant.** The Authorized Representative; Rick Everson, is not in attendance but has read the staff report and has no issues. Ronda Kippen stated that the Ranches at Powder Mountain Plat A is a one lot subdivision with adequate access and frontage along Horizon Run, a dedicated private road, the Ranches at Powder Mountain Plat B is a two lot subdivision which will gain access by the private drive identified as “Valley View Lane”, and the Ranches at Powder Mountain Plat C is a three lot subdivision which will gain access by the private drive identified as “Valley View Lane”. Lot 9R on Plat A, Lot 1R and Lot 10R on Plat B, and Lot 3R and 4R on Plat C; is considered to be a restricted or “R” lot due to the existing slopes exceeding 25%. A note to provide the required “Notice to Purchasers of Restricted (R) Lots” has been added to the plat notes to ensure adequate notification of the required Hillside Review process.

Ms. Kippen also stated recommendations provided in the IGES geotechnical report (2015a) and rockery design submittal (2015b) should be followed for all proposed development on the subject property, except as amended herein. As a result of the additional subsurface exploration conducted for this report, the referenced geotechnical report may be considered to encompass Lots 5R, 6R, and 119 (these three lots were not a part of the original scope in 2015).

For those areas identified as having moderate landslide risk, over excavation of the landslide deposits and through the slide/shear zones to proficient earth materials must occur preceding the emplacement of footings. In these areas, conventional spread footings are to be founded upon competent earth materials or appropriately compacted structural fill that immediately overlies the competent bedrock. The over excavation must extend over the entire building footprint (not just the footings), and should extend a minimum of four feet beyond the exterior foundations.

For Lot 1R, to reduce the rock fall hazard risk to low, an earthen berm or rock wall approximately 3 feet high is recommended on the north side of the proposed structure.

Because landslide deposits are noted on and near the property, an IGES geologist should observe the foundation excavations to assess the removal of potentially hazardous landslide deposits and to observe that the foundation footprint has been excavated down to competent, stable earth materials.

A condition of approval that a “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Ms. Kippen stated that as part of the request for access to the lots using a private right-of-way or access easement the applicant has demonstrated compliance with the criteria and conditions outlined in LUC §108-7-31(1)(c) which is stated in the staff report.

Staff recommends final plat approval of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C including the concurrent consideration and action of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C Hillside Review and access via a private right of way request. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer are onsite during excavation to ensure that their recommendations are adhered to as outlined in this report.
2. A “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
3. The required agreements will be recorded with the final Mylar to ensure that if, at any time in the future, the County deems it necessary the landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street to replace the private right-of-way/easement with a street that would serve as a required access to additional lots.
4. Adequate proof of water is received for two additional lots prior to recording The Ranches at Powder Mountain Plat C.
5. The property shall be annexed into one taxing district prior to recording the final Mylar.

Staff recommended final plat approval of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C including the concurrent consideration and action of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C Hillside Review and access via a private right of way request.

Director Rick Grover recommended approval based on the conditions and findings outlined in the staff report.

1. **Consideration and action on an administrative application for final approval of the Creager Subdivision No. 2, a small subdivision consisting of 3 lots containing approximately 5.27 acres per lot. Verl and Gaye Creager, Applicant.** Steve Burton stated that K. Gaye Creager, Verl Creager, and Wyatt Creager was in attendance but had no comments or concerns. Mr. Burton stated that the applicant had requested approval of the Creager Subdivision No. 2, a small subdivision consisting of 3 lots in the Agriculture Valley (AV-3) Zone and the Shoreline (S-1) Zone. The subdivision has adequate frontage along 5900 east.

 Mr. Burton stated that the staff recommended final approval of the Creager Subdivision no. 2, a small subdivision consisting of 3 lots containing approximately 5.27 acres each.

Director Rick Grover recommended approval based on the conditions and findings outlined in the staff report.

1. **Consideration and action on an administrative application for approval of the Emerson Hills Phase 3 Amended. Kevin Parkinson, applicant.** Felix Lleverino stated that Kevin Parkinson was in attendance but had no comment or concerns. Mr. Lleverino stated that the applicant requested final approval of this amendment to an already approved subdivision that was granted final approval on March 25, 2008. The amendment would expand the buildable area within lot 12 of the original plat. Lot 12 would be required to be renumbered to Lot 13. The expanded ground had been designated to be buildable area according to the geologic report that was conducted by Gordon Geotechnical Engineering, Inc.

Mr. Lleverino stated that the staff recommended final approval of the Emerson Hills Phase 3 Amended, consisting of one lot.

Director Rick Grover recommended approval based on the conditions and findings outlined in the staff report.

1. ***Adjournment***

*The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted*



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