

December 7, 2022

Minutes of December 7, 2022, 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: Rick Grover, Director; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: November 16, 2022 Approved
2. Administrative Items

- 2.1 UVT100722: Consideration and action on administrative approval of The Pointe Subdivision at Wolf Creek 1st Amendment. Planner: Steve Burton (Felix Lleverino filling in for Mr. Burton)

On January 5, 2022, the original plat for The Pointe at Wolf Creek subdivision recorded. On October 6, 2022 the owner submitted a plat revision to satisfy the requirements of their title company to add references to private access easements via plat notes. The amended plat was not required by the county, but requested by the property owner.

Staff recommends final approval of The Pointe at Wolf Creek Subdivision 1<sup>st</sup> amendment. This recommendation for approval is subject to all applicable review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Approved by Rick Grover based on conditions and findings in the Staff Report.

- 2.2 UVS111822 - Consideration, and action on a request for approval of Samarel Subdivision, consisting of two residential lots. Planner Felix Lleverino

The applicant is requesting approval for a two-lot subdivision that will access from a public road called Old Snowbasin Road. A record of survey dated October 26<sup>th</sup> 2010 indicates that an area intended for a lookout and pull-off from Old Snowbasin Road was vacated from the county right-of-way and transferred to the ownership of Allen Samarel. Both lots in this proposal intend to access the property via shared access. A "No Access" label is placed on the subdivision plat limiting access to a single point on Old Snowbasin Road.

The owner intends to use the land for residential and related uses, which conforms with the purpose of the FV-3 zoning.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14.

Staff recommends final plat approval of the Samarel Subdivision, consisting of 2 lots, which will utilize a shared driveway. This recommendation is based on the following conditions:

1. The requirements listed in the Weber Fire District's review are satisfied.
2. The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.

The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Approved by Rick Grover based on conditions and findings in the Staff Report.

- 2.3 LVJ100722 - Consideration, and action on a request for approval of Janisan West Weber Subdivision, consisting of one manufacturing lot. Planner Felix Lleverino

The applicant is requesting approval for a one-lot subdivision that will access from a private road with the approximate address of

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9200 West. The planned 66' private road will provide access to the Janisan property. The County Engineer concurs that a private road is the best option, with the condition that the owner constructs a road that is sufficient length (approximately 200') for big rig access. The County Transportation Plan indicates that 900 South Street requires a 100' right of way. The Janisan West Weber Subdivision plat indicates that 900 South possesses the appropriate ROW width.

Weber Basin Water Conservancy District will serve this property will culinary and secondary water needs.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the M-3 zone found in LUC §104-21.

**Staff recommends final approval of the Janisan Western Weber Subdivision, consisting of 1 lot. This recommendation is based on the following conditions:**

1. **The requirements listed in the Weber Fire District's review are satisfied.**
2. **The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.**
3. **The owner shall create an HOA and record the HOA documents with the subdivision plat.**
4. **The subdivision plat shall dedicate the private right-of-way to the Little Mountain HOA.**
5. **A subdivision plat shall conform to all applicable county agency requirements.**
6. **Proof of completed water and sewer connections must be included with the Building Permit application.**

**The following findings are the basis for the staff's recommendation:**

1. **The proposed subdivision conforms to the Western Weber General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**

**Approved by Rick Grover based on conditions and findings in the Staff Report.**

**ADJOURN**

Respectfully Submitted,  
*June Nelson*  
Lead Office Specialist