

November 16, 2022

Minutes of November 16, 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: Steve Burton, Principal Planner; Felix Lleverino, Planner; Tammy Aydelotte, Planner; Marta Borchert, Planner Tech; June Nelson, Secretary

1. Minutes: October 19, 2022 Approved

2. Administrative Items

2.1 UVT101822 – Consideration and action on a request for approval of the Legends at Hawkins Creek 4th Amendment, an amendment to the buildable area within lot 33. **Planner: Felix Lleverino**

The applicant is requesting approval of a one-lot subdivision amendment that would reconfigure that buildable area within lot 33 of The Legends at Hawkins Creek. This property has existing frontage on a private road called Chaparral Road.

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. The following section is a brief analysis of this project against current land use regulations.

Staff recommends final plat approval of Legends at Hawkins Creek 4th Amendment, an amendment to the buildable area within lot 33. This recommendation is based on the following conditions:

1. Before recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. A "Natural Hazard Disclosure" shall be recorded with the final

plat. 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 Steve Burton based on staff recommendations and findings in this report.

2.2 UVT101422 - Request for final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment, located in the DRR-1 zone. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment Subdivision. The purpose of this application is to plat the actual location of the installed roadway and utilities, which were shifted 12' to the west during installation. This application proposes to shift lot lines to the west by 12'. This proposal does not change the area of open space or the dimensions of lot 48, it merely shifts parcel boundaries to align with what has already been installed (private roadway and utilities). This proposal is located at approximately 8578 E Cobabe Court, Eden, UT, 84310 in the DRR-1 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Overlook Subdivision Phase 3, 1st Amendment, consisting of one lot, openspace, and private right-of-way, located at approximately 8578 Cobabe Ct., Eden, Ut, 84310. This recommendation is subject to all review agency requirements prior to recording of the subdivision and based on the following findings:

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

Approved by Steve Burton based on staff recommendations and findings in this report.

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2.3 UVC082222 - Request for final approval of Chance's Place Subdivision, a one-lot subdivision, located in the AV-3 zone.
Planner: Tammy Aydelotte

The applicant is requesting final approval of Chance's Place Subdivision, consisting of one lot, located at approximately 1163 N 7800 E, in the AV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Chance's Place Subdivision, consisting of one lot located at approximately 1163 N 7800 E, Huntsville, UT, 84317. This recommendation is subject to all review agency requirements prior to recording of the subdivision and the following condition:

1. **A letter from Weber-Morgan Health Department, indicating that a 48-hour pump test has been performed and that quantity and quality of water meets minimum requirements, shall be submitted to Weber County Planning prior to recording of the final plat.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the Ogden Valley General Plan**
2. **The proposed subdivision complies with applicable county ordinances**

Approved by Steve Burton based on staff recommendations and findings in this report.

2.4 UVS030122 - Consideration and action on final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots, in the FV-3 zone, located at approximately 940 S 9270 E, Huntsville, UT, 84317. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots. There is an existing bridge to cross, in order to access one of the lots. The other two lots will have a shared driveway that straddles the lot boundary between proposed lots 302 & 303 (on the proposed final plat). This driveway will need to be installed by the homebuilder. The applicant has met County Engineering's requirements regarding lot access across the Southfork River. The idea is to minimize the number of bridges within this subdivision. This proposed subdivision is located in the FV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots located at approximately 940 S 9270 E, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. **All wells shall be drilled and pump-tested, with final approval of the well given from Weber-Morgan Health Department, prior to recording the final plat.**
2. **A restricted-landscape covenant is recorded to the lot that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable;**
3. **An onsite wastewater covenant shall be recorded with the final plat.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the Ogden Valley General Plan**
2. **The proposed subdivision complies with applicable county ordinances**

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Approved by Steve Burton based on staff recommendations and findings in this report.

2.5 LVJ091422 - Request for final approval of JNL Business Park Subdivision, consisting of 2 lots, located at approximately 2167 Rulon White Blvd., Ogden, UT, 84404. **Planner: Tammy Aydelotte**

The applicant is requesting approval of JNL Business Park Subdivision consisting of two lots, located at approximately 2167 Rulon White Blvd., Ogden, UT 84404, in the M-1 Zone. The proposed lots within this subdivision meet the minimum lot width requirements of this zone (100'). Access for these lots will be from an access easement (entry # 3147567) across the parcel to the west, from Rulon White Blvd. The purpose of this subdivision is to split into an existing parcel into two legal lots of record.

Staff recommends final approval of JNL Business Park Subdivision, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. **A final approval letter from Bona Vista Water Improvement District shall be obtained prior to recording the final plat.**
2. **Proof of annexation into Central Weber Sewer District shall be submitted prior to recording of**

the final plat. This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the Western Weber General Plan.**
2. **With the recommended conditions, the proposed subdivision complies with applicable county ordinances.**

Approved by Steve Burton based on staff recommendations and findings in this report.

2.6 UVR081022- Consideration and action request for final approval of Rocky Rhodes Subdivision 1st Amendment. **Planner Tech: Marta Borchert**

This is a proposal to change the boundary line between 221770002 and 220130014 to obtain more room for drive way and shift the pickle ball court and greenhouses to lot 2 on the northern border.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Staff recommends final approval of Rocky Rhodes 1st Amendment. This recommendation for approval is subject to all applicable review agency requirements. This recommendation is based on the following conditions:

1. **There will need to be a deferral for curb, gutter and sidewalk.**

This recommendation is based on the following findings:

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

Approved by Steve Burton based on staff recommendations and findings in this report.

ADJOURN

Respectfully Submitted,
June Nelson
Lead Office Specialist