

August 3, 2022

Minutes of August 3, 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: Charlie Ewert, Principal Planner; Felix Llererino, Planner; June Nelson, Secretary

1. Minutes tabled for July 20, 2022

2. Administrative Items

2.1 UVS070922 – Consideration and action on a request for approval of Smith Estates Subdivision, consisting of one residential lot. **Presenter Felix Lleverino**

The applicant is requesting approval of a one-lot subdivision that will access from a public road called 500 North. The County Transportation Plan indicates that 500 North Street requires an 80' right of way. The Smith Estates Subdivision plat indicates that 500 North possesses the appropriate ROW width.

The owner intends to use the land for residential and agricultural uses, which are in conformity with the designated AV-3 zoning.

The Smith Estates Subdivision will be served with an individual well and septic system.

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.

Charlie Ewert asked about the Right of Way. The client also asked for that to be explained as to how it works. The County is not asking owners at this time to dedicate any property, but they are encouraging land to be reserved for future road by establishing larger side setbacks for the possibility of future development.

Staff recommends final plat approval of Smith Estates Subdivision, consisting of 1 lot. This recommendation is based on the following conditions:

1. **The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.**
2. **Make sure that the signature blocks that are not needed are removed from the Mylar.**
3. **The owner install a radio meter to the well under the direction of the Weber Basin Water District.**

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.**

This item was approved with the conditions and findings in this staff report.

Respectfully Submitted,
June Nelson
Lead Office Specialist