

August 10, 2022

Minutes of August 10, 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; Tammy Aydelotte, Planner; June Nelson, Secretary

1. Minutes: July 20, 2022, August 3, 2022 APPROVED

2. Administrative Items

2.1 AAE 2022-03: Consideration and action on an alternative access request to use a private right-of-way as the primary access for three lots within the Evergreen Park subdivision, in the F-40 zone. **Presenter Tammy Aydelotte**

The applicant is requesting approval of a private access easement for three lots in Evergreen Park Subdivision. The narrative in Exhibit A describes how the alternative access is applicable in this situation. The qualifying criteria posed by the applicant is listed below:

1. The property boundary conditions make it impractical to extend a street to serve this one lot.
2. There does not appear to be a path for a new connection to North Fork Road due to the presence of established residential lots.

After reviewing the proposal, the Planning Division concurs that these circumstances warrant a private access easement for a private road.

1. *The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.*
2. *It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.*

Staff recommends approval of AAE 2022-03, to provide access by private access easement to two lots within a future four- lot subdivision. The recommendation for approval is subject to review agency requirements and the following conditions:

1. **The private access shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29.**
2. **The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, before the recording of the future subdivision.**
3. **The development plan display connectivity via a public road stub or public pathway stub.**
4. **The improved travel surface of the access easement shall be a minimum of 12 feet wide and shall be capable of supporting 75,000 lbs. Also, and Per LUC Sec. 108-7-29(a)(5), a turnout measuring 10'x40' will be required at the midpoint of the access easement.**

Approval is based on the following findings:

1. **The applicant has demonstrated that extending a fully improved road to one lot is not practical due to the parcel's property boundary conditions.**

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

2.2 LVR062222: Consideration and action on a request for final approval of Rauzi Subdivision, consisting of one lot, located in the A-1 zone at approximately 4700 West 1100 South, Ogden, UT, 84401. **Presenter Tammy Aydelotte**

The applicant is requesting approval of a subdivision that proposes to divide off one 5.50 acre lot from a 10.99-acre parcel. The proposed Rauzi 2 Subdivision fronts on an existing public right-of-way and fully built road called 1150 South Street. The applicant is proposing a future right-of-way along the northern boundary of lot 1 of Rauzi 2 subdivision. The current R.O.W width conforms to the Weber County Transportation Plan. Thereby, the plat is not required to

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dedicate additional area to the 1150 S R.O.W.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Staff recommends the final approval of Rauzi 2 Subdivision. Approval is based on completing all county review agency requirements and completion of the following conditions :

1. **The owner enters into a Deferral Agreement for the curb, gutter, and sidewalk. This recommendation is based on the following findings:**

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

Administrative final approval of the Rauzi 2 Subdivision is hereby granted after displaying conformity with applicable zoning and subdivision standards. This approval is subject to all Weber County review agency requirements and the conditions of approval stated within this planning staff report.

2.3 UVH050322: Request for final approval of Hadlock Subdivision 1st Amendment, a lot averaged subdivision, consisting of three lots, and three remainder parcels. This request includes dedication of a new County right-of-way, 2950 East Street. Located in the AV-3 zone at approximately 2950 East 5100 North, Liberty, UT, 84310. **Presenter Tammy Aydelotte**

The applicant is requesting a recommendation of final approval of Hadlock Subdivision 1st Amendment, a small, lot-averaged subdivision, consisting of three residential lots and three remainder parcels, 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 Hadlock Subdivision 1st Amendment, a lot averaged subdivision, consisting of three lots, and three remainder parcels, located at approximately 2950 E 5100 N, Liberty, UT 84310. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. **A substandard road agreement, along with a deferral agreement will need to be signed prior to recording the final plat.**
2. **A table of lot averages, regarding lot width and lot area, shall be shown on the final plat.**
3. **A 66' wide right-of-way shall be shown on the final plat.**
4. **Shaw Drive shall be improved to County Standard, or escrowed, prior to recording 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**

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

Respectfully Submitted,
June Nelson
 Lead Office Specialist