

Minutes of February 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: Rick Grover, Planning Director; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes approved from: January 24, 2022

2. Administrative Items

2.1 LVG122221 - Consideration and action on a request for administrative approval of Gibson Ranchettes No 4 consisting of 2 lots. **Presenter Felix Lleverino.**

The applicant is requesting approval of a two-lot subdivision that occupies an area of 2.96-acres for residential lots and 5.73 acres for a remainder parcel. Lot 2 contains an existing home that fronts 400 South Street. Lot 1 contains an existing home that fronts 4450 West Street. Both right-of-ways have the appropriate dedication width and both roads are built to the Weber County public road standard.

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.

The applicant is requesting approval of a two-lot subdivision that occupies an area of 2.96-acres for residential lots and 5.73 acres for a remainder parcel. Lot 2 contains an existing home that fronts 400 South Street. Lot 1 contains an existing home that fronts 4450 West Street. Both right-of-ways have the appropriate dedication width and both roads are built to the Weber County public road standard.

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.

Administrative final approval of the Gibson Ranchettes No 4, consisting of 2 lots, is hereby granted based on the conditions and finding stated in this planning division staff report.

Date of Administrative Approval: 2/3/2022

Rick Grover

Rick Grover

Weber County Planning Director

2.2 LVJ010522 - Consideration and action on a request for administrative approval of J&A Gibson Subdivision consisting of 2 lots. **Presenter Felix Lleverino.**

The applicant is requesting approval of a subdivision that proposes to divide off two 40,000 square foot lots from a 26-acre parcel. The remainder parcel amounts to 24.9 acres. Both lots front on an existing public right-of-way and fully built road called 2200 South Street.

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 final approval of J&A Gibson Subdivision Phase 3. Approval is based on completing all county review agency requirements and completion of the following conditions:

1. Taylor West Weber Water Provide a final approval letter indicating that all conditions have been satisfied.
2. The owner enters into a Deferral Agreement for curb, gutter, and sidewalk.

This recommendation is based on the following findings:

- A. The proposed subdivision conforms to the Western Weber General Plan.
- B. The proposed subdivision complies with the applicable County codes.

Administrative final approval of the J&A Gibson Subdivision Phase 3, 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.

Date of Administrative Approval: 2-3-2022

Rick Grover

Rick Grover
Weber County Planning Director

2.3 LVC122821: Consideration and action on a request for approval of Combe South Estates No. 2 First Amendment. **Presenter Steve Burton.**

The applicant has submitted a request for final approval of a lot line adjustment between two previously platted lots. No lots are going below the 15,000 square foot minimum in the RE-15 zone, and no lots are going below the 10,000 square foot minimum in the R-1-10 zone. Neither lot is losing frontage or width.

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff’s evaluation of the request.

Staff recommends final approval of Combe South Estates No. 2, 1st Amendment. This recommendation is based on review agency requirements and the following findings:

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

Administrative approval is approved for Combe South Estates No. 2, 1st Amendments based on conditions and findings.

Date of Administrative Approval: 2-3-2022

Rick Grover

Rick Grover
Weber County Planning Director

2.4 LVS102521: Consideration and action on a request for approval of Summerset Farms Phase 4, 1st Amendment. **Presenter Tammy Aydelotte.**

The purpose of this application is to adjust the boundary line between lots 400 and 401 of Summerset Farms Phase 4. This subdivision is a lot-averaged subdivision, and approximately 697 square feet will be transferred from lot 401 to lot 400 as a result of this proposed subdivision amendment. The applicant is requesting approval of Summerset Farms Phase 4 Subdivision 1st Amendment consisting of two lots, located at approximately 2267 S 3500 W, Ogden, UT, 84401, in the A-1 Zone. The proposed 4.2 acre lot within this subdivision meets the lot area and lot width requirements of this zone, of 40,000square feet in area and 150 feet in width. Access for the lot will be from 3500 West St. The purpose of this subdivision is tofurther separate agricultural lands from a new lot.

Culinary water service will provided by Taylor West Weber Water. Sewer services will be provided by Central Weber Sewer. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Staff recommends final approval of Summerset Farms Phase 4 Subdivision 1st Amendment, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A signed deferral agreement for curb, gutter, and sidewalk, must be recorded with the final plat.

2. This recommendation is based on the following findings:
3. The proposed subdivision conforms to the Western Weber General Plan.
4. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative final approval of Summerset Farms Subdivision Phase 4 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Thursday, February 3, 2022

Rick Grover

Rick Grover
Weber County Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist