

January 18, 2023

**Minutes of January 18, 2023, 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; Steven Burton, Principle Planner; Marta Borchert, Secretary**

**1. Minutes: December 21, 2022** -Minutes approved as presented

**2. Administrative Items**

**2.1 UVS090722** Request for final approval of Snow Basin Subdivision Phase 1, consisting of 3 lots. **Planner Steven Burton**

The applicant is proposing a three lot subdivision off Old Snow Basin Road near the Legacy Mountain Estates PRUD subdivision. The proposal includes a request to use a private access easement to access a total of nine lots. The developer submitted a subdivision application in September of 2022. Since then the developer has been working to address review agency comments. The developer has shown, through geologic hazards studies that there are significant geologic hazards in this area which may warrant approval of an alternative access.

**Staff recommends final approval of Snow Basin Subdivision Phase 1, consisting of 3 lots and one common area parcel. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:**

- 1. All improvements shall be installed, escrowed for, or a combination of both, prior to County Commission approval.**
- 2. A Natural Hazard Notice shall be recorded with the plat, and a note on the final plat shall be required which states that the parcel is located within a natural hazard study area.**
- 3. A covenant will be recorded with the final subdivision plat, referencing the 17,666 square feet of irrigated lawn maximum allowance per lot.**
- 4. The final plat will show either buildable areas, that do not include easements, hazards, or slopes greater than 25 percent, or the final plat can show non-buildable areas, where the hazards and steep slopes exist.**
- 5. The applicant eliminate the references to other phases from the plat and leave the note concerning the remainder parcel that states that the REMAINDER PARCEL NOT APPROVED FOR DEVELOPMENT NON TYPICAL COMMERCIAL PROPERTIES LLC 200340003. This item stands approved.**

**This recommendation is based on the following findings:**

- 1. The proposed subdivision conforms to the Ogden Valley General Plan.**
- 2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.**
- 3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.**
- 4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.**

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Director Grover states that he is not comfortable with the applicant showing the second phase on the plat and the lots that have not been approved and he would like to add a 5<sup>th</sup> condition. Director Grover states that he recommends approval subject to the conditions in the staff report adding a **5<sup>th</sup> condition that the applicant eliminating the unapproved lots from the plat and leaving the note concerning the remainder parcel that states that the REMAINDER PARCEL NOT APPROVED FOR DEVELOPMENT NON TYPICAL COMMERCIAL PROPERTIES LLC 200340003.**

**This item stands approved.**

Adjourned – 4:09

**Respectfully Submitted,**

*June Nelson*

**Lead Office Specialist**