



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 31, 2023

3:00 p.m.

- 1. Minutes: May 17, 2023**
- 2. Administrative Items**
- 3. UVR011723** Consideration and action on a two-lot subdivision, Rhees Subdivision First Amendment, located at approximately 1104 S 8800 E, Huntsville, UT, 84317, in the FV-3 zone. **Planner: Tammy Aydelotte**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

the Planning Division Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Minutes of May 17, 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; Felix Lleverino, Planner; Ashley Thoman, Engineer; June Nelson, Secretary

1. Minutes: April 19, 2023 -Minutes approved as presented

2. Administrative Items

2.1 UVR071520 - Consideration and action on a request for final approval of The Reserve at Crimson Ridge Cluster Subdivision Phase 2C, consisting of 9 lots. **Planner: Felix Lleverino**

The Reserve at Crimson Ridge was presented before the Ogden Valley Planning Commission for sketch plan endorsement on June 2, 2020, in that meeting, the Planning Commission raised some questions regarding the stream corridor, snow storage, and emergency services access.

On September 22, 2020, the preliminary plan for phases 2 and 3 was heard and approved by the Ogden Valley Planning Commission based on the following conditions:

A request for final approval of Crimson Ridge Phases 2A, 2B, and 2C from the planning commission was tabled in a public meeting held on February 23, 2021, until the provisions for the creation of private streets are adopted into Weber County Subdivision Code.

On May 25th, 2021 the planning commission forwarded a positive recommendation to the County Commission for final approval of the Reserve at Crimson Ridge Phases 2A, 2B, and 2C.

On June 28th 2022 the final dedication plat for phases 2A and 2B were recorded. The time limitation for the subsequent phase 2C falls on the 28th of June 2023.

Staff recommends final approval of The Reserve at Crimson Ridge Phase 2C, consisting of 9 lots. This recommendation is based on all review agency comments and the following conditions:

1. **A private road within a Public ROW Covenant is recorded with the final plat**
2. **All County Engineering and Fire Marshall requirements are satisfied**
3. **Wayfinding signage is placed at two designated trail entry points that states "Public Trail"**
4. **Follow all Utah State requirements for a public water system.**
5. **Subdivision Improvements for phase 2C must be completed or escrowed at the time of recording.**
6. **An Open Space Covenant is 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.**

Date of Administrative Approval following all findings and conditions listed above. May 17, 2023

Approved by Rick Grover

Weber County Planning Director

2.2 LVS071320 - Request for final approval of Summerset Farms Subdivision Phase 3, consisting of 9 lots. **Planner:**

Tammy Aydelotte

5/14/2019: Preliminary approval granted by the Western Weber Planning Commission. 7/7/2020:

Summerset Farms Phase 1 recorded.

3/24/2021: Summerset Farms Phase 4 recorded. 10/19/2021:

Summerset Farms Phase 2 recorded.

8/9/2022: Recommendation of approval from Western Weber Planning Commission.

The applicant is requesting final approval of Summerset Farms Phase 3, consisting of 9 lots. This proposal includes continuation of a county, dedicated road (2300 South St) located at approximately 2300 S 3650 W in the A-1 Zone. The proposed subdivision will also require dedication of new County Road (3650 West St). 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 Summerset Farms Subdivision Phase 3, consisting of 9 lots, located at approximately 2300 S 3650 W, Ogden, UT. This recommendation is subject to all review agency requirements, including any requirements from Wilson Canal Company, and the following conditions:

1. A fence must be installed along the Wilson Canal, or the canal must be piped (per Wilson Canal requirements, if needed). If not installed, it must be escrowed for with other improvements.
2. A pathway easement must be shown on the final plat in Phase 3 and the future Phase 5, from the cul-de-sac (temporary turnaround easement), southeast across the canal to connect to the pathway in Phase 4. This is a requirement of 106-1-5, pathways and sidewalk layout shall provide for the continuation of existing pathways or sidewalks. There is a pathway stubbed from the south.

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 applicable county ordinances

Date of Administrative Approval following all findings and conditions listed above. May 17, 2023

Approved by Rick Grover

Weber County Planning Director

Adjourned

Respectfully Submitted,

June Nelson

Lead Office Specialist



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a two-lot subdivision, Rhees Subdivision First Amendment, located at approximately 1104 S 8800 E, Huntsville, UT, 84317, in the FV-3 zone.

Agenda Date: Wednesday, June 6, 2023

Applicant: Paul Droubay

File Number: UVR011723

Property Information

Approximate Address: 1104 S 8800 E, Huntsville, UT, 84317

Project Area: 8.66 Acres (proposed lot), 149.159 (remainder Parcel)

Zoning: Forest Valley Zone (FV-3)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-093-0001, 21-093-0002

Township, Range, Section: T6N, R2E, Section 21NW

Adjacent Land Use

North: Residential **South:** South Fork River/Agricultural

East: Residential **West:** Residential/8800 East St.

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
 801-399-8794

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (Forest Valley (FV-3) Zone)
- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable

Background

The Planning Division is recommending approval of the request for Rhees Subdivision First Amendment, a two-lot subdivision located in the FV-3 zone.

The proposed subdivision is in the Forest Valley (FV-3) Zone located at approximately 1104 S 8800 E, Huntsville and is 8.66 acres. The purpose of this application is a lot line adjustment, between two existing lots, and an access easement vacation. The proposed subdivision and lot configuration meet all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). There is an existing residence on each of these two lots.

The private access easement requires no public hearing, as it is not a public easement. The County Surveyor has reviewed the vacation request. A document shall be recorded with final mylar which shall include signatures from all affected parties (adjacent property owners) that will vacate the access easement.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the area. This proposal conforms to the Ogden Valley General Plan.

Zoning: The subject property is located in the Forest Valley Zone more particularly described as the FV-3 zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

“The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”

The application has been forwarded to the applicable review agencies and after a thorough review of the applicant’s proposal, staff feels that the applicant has meet the minimum requirements for a two-lot subdivision in the FV-3 zone. This determination is based on the review and analysis of the information provided by the applicant.

Connectivity: There is no requirement to dedicate additional right-of-way along 8800 East, as this was done on the 1/31/2000 dedication plat.

Culinary Water, Sanitary Sewer: Requirements regarding these feasibility letters were waived in due to the existence of a single family residence on each of the lots shown on this application.

Review Agencies: To date, the proposed subdivision has been reviewed by the Weber County Engineer, Weber County Planning, and Weber County Surveyor. Weber Fire District has issued approval of this proposal. Weber-Morgan Health Department has not yet reviewed this application. Applicant will need to verify with Weber-Morgan Health Department that requirements have been met, regarding well easements, septic systems and their proximity to lot boundaries, etc... All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: The 2022 property taxes have been paid in full. The 2023 taxes are will be due in full November 30, 2023.

Staff Recommendation

Staff recommends approval of the Rhees Subdivision 1st Amendment, a two-lot subdivision consisting of 8.66 acres, located at approximately 1104 S 8800 E, Huntsville, UT, 84317. This recommendation is subject to all review agency requirements, and the following condition:

1. A document, signed by all adjacent lot owners, shall be recorded with the final mylar, agreeing to vacate the private access easement.

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 all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Rhees Subdivision 1st Amendment, a two-lot subdivision located in the FV-3 zone, at approximately 1104 S 8800 E, Huntsville, UT, 84317, 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: Wednesday, May 31, 2023

Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Proposed Plat
- C. Water & Septic Feasibility

Location map

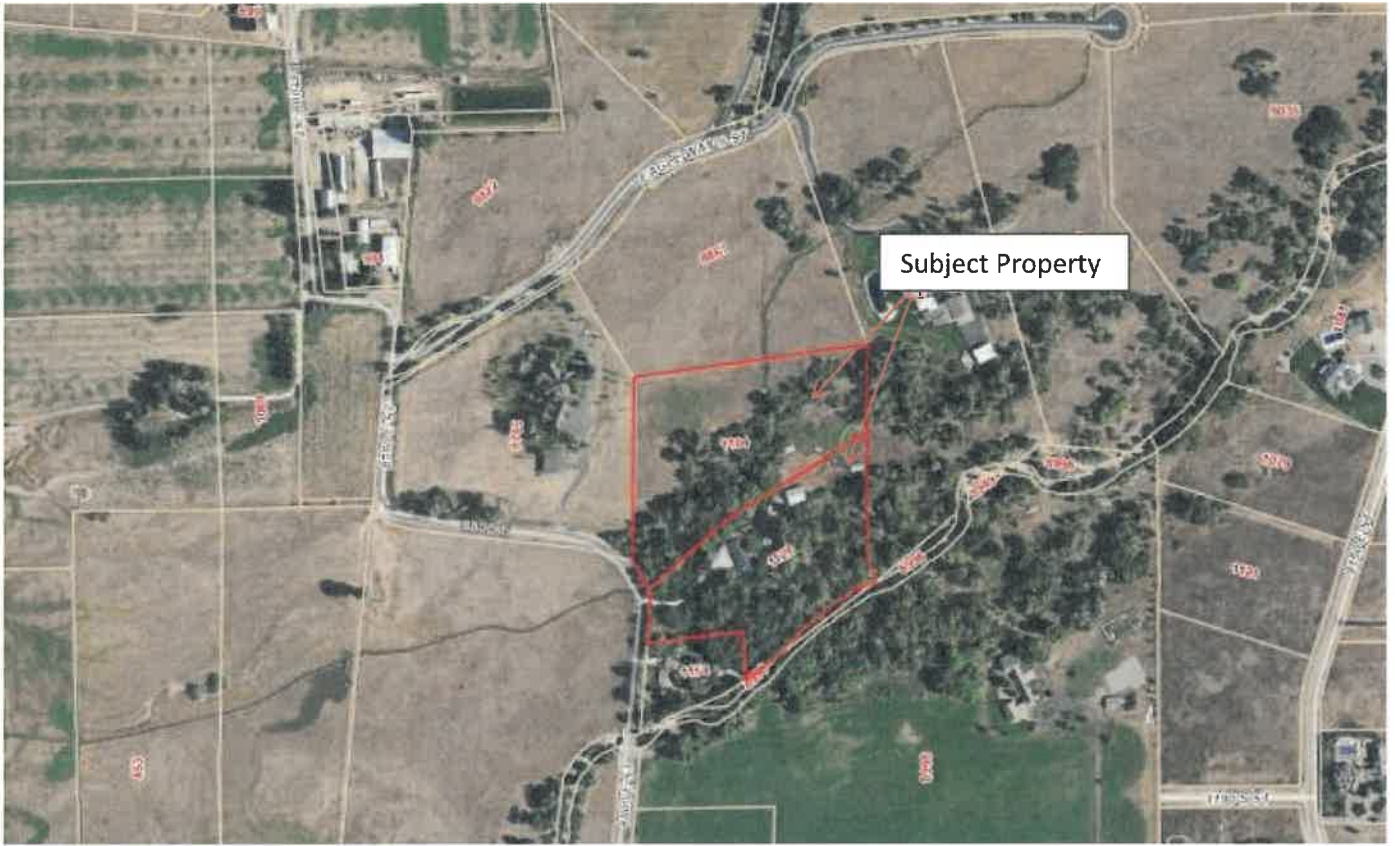


Exhibit A-Application

Rhees Subdivision 1st Amendment

[+ Add Follower](#) [/ Change Status](#) [/ Edit Project](#)

Address: 1104 S 8800 E, Huntsville, UT, 84317
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: Paul Droubay
Created On: 12/6/2021

Project Status: Accepted
Status Date: 1/17/2023
File Number: sWR11723
Project Manager: Tammy Aydelotte

[Application](#) [Documents](#) **5** [Comments](#) **1** [Reviews](#) **4** [Followers](#) **23** [History](#) [Reminders](#) **0** [Payments](#) **1**

[Area Fees](#)

Application

[+ Add Building](#) [+ Add Panel](#) [+ Add a Contractor](#) [/ Edit Application](#) [Print](#)

Project Description: Lot line adjustment and easement; vacation. No changes to frontage. Minimum lot size remains.

Property Address: 1104 S 8800 E
Huntsville, UT, 84317

Property Owner: Michael Droubay
801-920-3183
mike@avehmedia.com

Representative: Paul Droubay
918-606-5952
pauldroubay@gmail.com

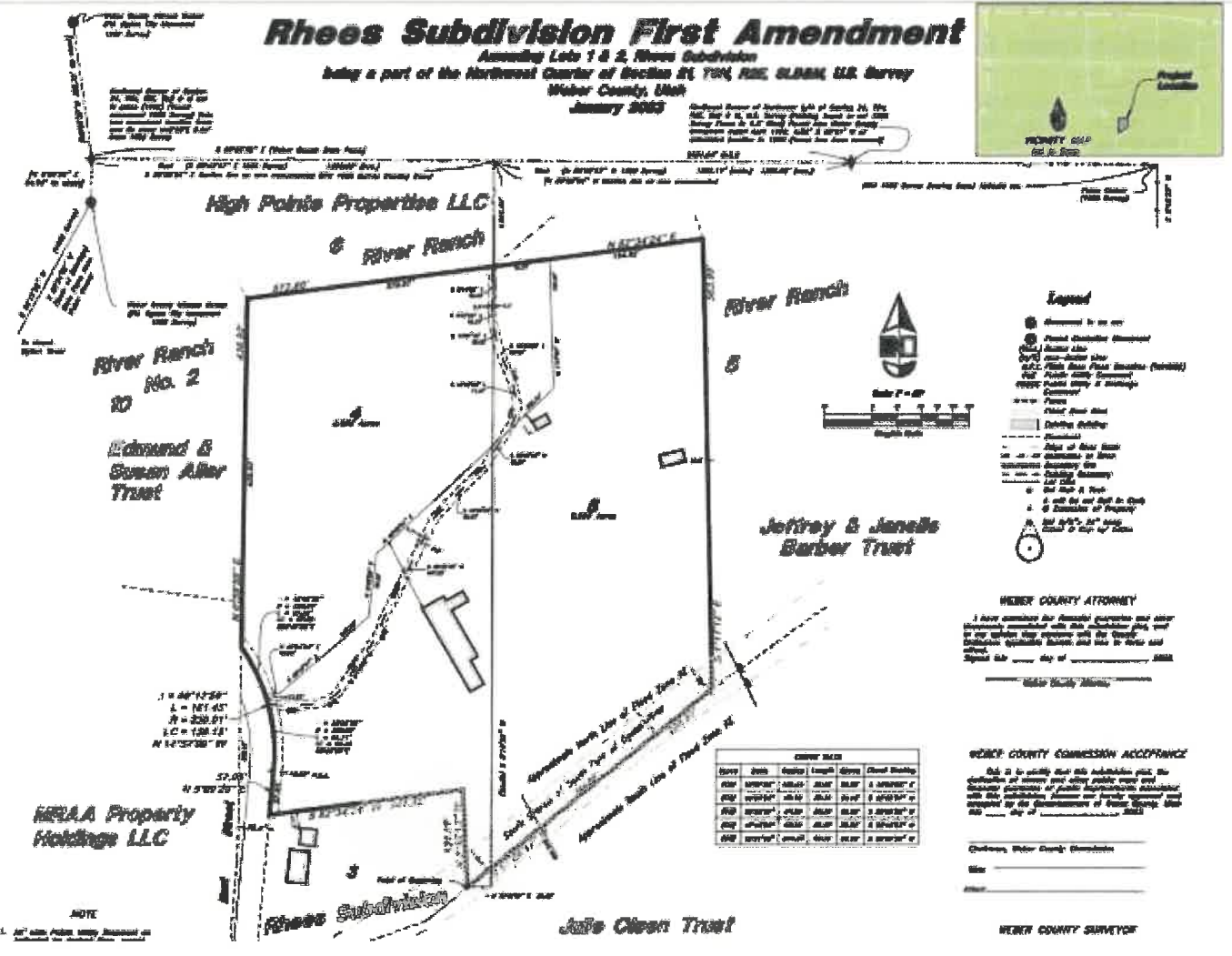
Accessory Dwelling Unit: False
Current Zoning: FV-3
Subdivision Name: Rhees subdivision
Number of new lots being created: 0
Number of lots affected: 0
Number of lots approved: 0
Lot Number: 1 and 2
Lot Size: 4.56 acres and 4.08 acres
Frontage: 67.33 ft and 152.06
Culinary Water Authority: Weber Basin Water Conservancy District
Secondary Water Provider: Not Applicable
Sanitary Sewer Authority: Not Applicable
Nearest Hydrant Address: Y925 E 900 S
Signed By: Representative: Paul Droubay

Parcel Number

[Remove](#) 210930001 - [County Map](#)

[Remove](#) 210930602 - [County Map](#)

Exhibit B-Proposed Plat & Existing Dedication Plat



Rhees Subdivision

A part of the Northwest 1/4 of Section 21, T6N, R2E, SLB & M, U.S. Survey
 Weber County, Utah
 December, 1995

Private access easement to vacated

