

July 19, 2023

**Minutes of July 19, 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; Felix Lleverino, Planner**

1. **Minutes: June 15** -Minutes approved as presented
2. **Administrative Items**

**2.1 LVB110921: Consideration and action on final approval of Buffalo Run Subdivision Phase 2 (5 lots) and Phase 3 (8 lots) located at 2400 S 4700 W. Planner Felix Lleverino**

Felix Lleverino states that this proposal is in the Western Weber area, the applicant would to get approval on the remaining two phases and this will complete this development. The applicant has submitted civil drawings, they are nearing completion. The infrastructure installation has already begun. Mr. Lleverino notes that he is not sure how far along they are. This request is in anticipation that they would be able to start platting to get a plat recorded soon. Mr. Chad Buck is present is representing the owner Jim Marziale. This proposal includes some right-of-way dedication along 4700 W Street. In this case, it is just an additional 10 ft. This will result in a 100ft right of way. It is important to note that the new General Plan for Western Weber indicates that 4700 W street is intended to be 120 ft. right of way. It would require an additional 10 ft., however, since the previous reviews were based on the previous transportation plan and the County Engineer and Planning will not require the additional 10 ft. The applicant has provided the final will-serve letters for secondary and culinary water. Annexation into the Central Weber Sewer is complete. Mr. Lleverino notes that regarding condition number 1, in his recommendations 1. A final plat for each phase is submitted and approved He feels that because they have gone back in forth with different iterations and have gone as far as receiving approval from the surveyors. The plan already meets the County Surveyor's requirement. Mr. Chad Buck is working with his Surveyor to get that plat.

Staff recommends final approval of Buffalo Run Subdivision Phases 2 and 3. This recommendation is based on the following conditions:

1. A final plat for each phase is submitted and approved
2. All subdivision improvements are installed or escrowed before the subdivision plat is recorded.
3. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.
4. The developer shall install or escrow for the curb, gutter, and sidewalk on 4700 West.
5. Letters from the culinary and secondary water providers stating that they approve of the subdivision improvement plans.
6. The developer shall sign a Storm Drain Water Agreement before recording the plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

**Director Rick Grover recommends approval of 1 LVB110921: Consideration and action on final approval of Buffalo Run Subdivision Phase 2 (5 lots) and Phase 3 (8 lots) located at 2400 S 4700 W. subject to conditions and findings in the staff report.**

July 19, 2023

**2.2.UVP032323: Consideration and action on final approval of Powder Point Subdivision consisting of seven lots, located at 8630 E Meridian Ave, Eden. Planner: Steve Burton**

Steve Burton states this is a subdivision in the Powder Mountain area in the DRR-1 zone off of Meridian Ave. The proposal is for seven single-family lots and one common area parcel that is intended to have a recreational amenity. Looking at Powder Mountain one of the first things that staff looks at is the Development agreement to make sure that the proposal meets the intent of the development agreement and closely follows the the concept development plan. At the end of 2022, they amended area C called Earls Village so that this could be platted. They are only allowed to plat 114 single-family units with this proposal they would be at 68. They have not gone over. Water and sewer are being provided by Powder Mountain. The developer has supplied a capacity assessment from that which is typically a requirement to provide before final approval. Mr. Burton notes that he will reach out to the district to make sure they are comfortable recording the Plat, the District's signature was not on the plat, but the District was not requiring that. When the subdivision application was submitted one of the review comments from Planning and Fire District was that they provide adequate snow storage. He notes that the previous year on one of the narrow roads it was hard for the Fire District to access the subdivision because the roads were so narrow. He adds that he held off scheduling any kind of approval until Fire District was satisfied with the snow storage. They provided two areas for snow storage one on lot 6 and one on lot 5 they are also showing a snow storage easement in the common area. Fire District seems satisfied with that. He states that he likes this option it seems like more snow storage than it usually does. They are proposing private streets. They will be responsible to maintain the streets to a reasonable standard. The applicant has a mylar in but some changes need to be made. Engineering is looking at it, but they are ok with the application being approved administratively. For the DRR-1 zone, there is no minimum lot size or lot width. He notes that they will be looking at a 5 ft front setback. Based on his review he feels that it complies with General Plan and the Development Agreement.

Staff recommends final approval of Westwood Homestead Subdivision, consisting of four lots located at approximately 1900 N 7800 E, Eden. This recommendation includes road dedication along 1900 North Street and is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All wells must be drilled and pump tested prior to recording the subdivision.
2. The proposed access shall comply with safety, design, and parcel/lot standards as outlined in LUC
3. An alternative access covenant, per the approval for an alternative access dated 10/28/2020, shall be recorded with the final plat.
4. An onsite wastewater disposal covenant shall be recorded with the final plat
5. A private well covenant shall be recorded with the final plat.
6. A covenant, specifying the allowed amount of non-drought tolerant landscaping, shall be recorded with 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

Director Grover asks if there is a slope at the back of the lots. Mr. Burton states that this is correct and that one of his comments was that R lots are no longer used. The developer is responsible to make sure they submit a geotechnical study that states how they can build on steep slopes or they have to provide a buildable area. He add that with this application a geotechnical report has been added and the subdivision plat references that report.

Director Grover asks if the large common area in the middle will allow snow storage. Mr. Burton states that it is not identified and he does not believe they have anticipated that to be used for snow storage.

**Director Grover states that he recommends approval based on all the review agency's comments being addressed and the finding and conditions listed in the staff report.**

July 19, 2023

**2.3 UVW030623: Consideration and action request for final approval of Westwood Homes No. 2 Subdivision. Applicant: Mike Westwood Planner: Steve Burton/Marta Borchert**

Steve Burton is presenting this item instead of Marta Borchert. He states this is a one-lot subdivision located in the Eden/Huntsville area. Mr. Westwood recorded a few lots off of 1900 previously and this application is to carve out one more. The proposed lot is located in the AV-3 zone. They are calling it lot 5. This is the second phase of the Homestead. The water is proposed to be provided by a private well. They are also proposing to use a septic system. Two requirements for a well are that they show proof of a 48-hour pump test for the well, they have not done that they will have to do that before the subdivision plat records. The second requirement is that a covenant be recorded that specifies to any future owner how much water can be used for irrigation. In this case, it is close to 8,000 sq. ft. There is some road dedication being provided. Looking at the location of this property in relation to the existing street and public street blocks, one thing that was discussed with the County Engineer was if he felt that a street block would need to be formed. Looking at it, it is still undeveloped and three streams run through the property. The County Engineers office did not feel that a public street needs to be formed at this time because of the existing streams. Planning Staff feels that the next subdivision that they submit will need to have a block formation on the West side of the property even if there is a stream there, getting the dedication will still allow for future opportunities to provide those connections. He notes that Mr. Westwood the applicant understands that but right now for the improvement of 1900 where they are proposing the street dedication. The County Engineer is ok with a deferral agreement for 1900 N and 7900 E. Neither of these are dead-end streets or terminal streets but it is substandard. County Engineer at this time has chosen to say no improvement necessary but a deferral agreement is required because it is not a dead-end staff did not need to look at the maximum number of lots because 7900 E connects back into the Huntsville area. The applicant has submitted a feasibility letter from the Health Department, the Health Department will need to sign the subdivision plat to approve the septic system.

Staff recommends final approval of Westwood Homes No. 2 Subdivision. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

1. The owner will submit proof of a 48-hour pump test for the well before the subdivision plat records.
2. A deferral agreement for the curb, gutter, and sidewalk along 1900 N will be signed and recorded with the final plat.
3. An irrigation water covenant will be recorded with the final plat, specifying the area that can be watered by the well, as stated on the well permit from the State of Utah.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision, with conditions imposed, complies with applicable County ordinances

**Director Grover recommends approval based on the conditions and findings in the staff report.**

**Adjourned 4:22**

**Respectfully submitted,**

**Marta Borchert**