

March 29, 2023

Minutes of March 29, 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; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: March 15, 2023 -Minutes approved as presented

2. Administrative Items

2.1 LVB110921: Consideration and action on final approval of Buffalo Run Subdivision Phase 1 (5 lots) located at 2400 S 4700 W. **Planner: Felix Lleverino**

On December 13th, 2022 the Western Weber Planning Commission approved the phasing plan for the Buffalo Run Subdivision. This was done to allow the developer to split this 18-lot development into a three-phases with phases 1 and 2 containing 5 lots and phase 3 containing 8 lots. The Buffalo Run Subdivision phasing plan was approved with the following conditions:

1. Each phase's improvements are complete or guaranteed financially before each phase is recorded.
 - A pre-construction meeting is complete and the improvements for phase 1 have begun.
2. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office for each phase.
 - Will be completed before recording the subdivision plat.
3. A signature block for Taylor West Weber Water District is added to the dedication plat.
 - This requirement is complete.
4. All Hooper Irrigation conditions of approval are satisfied.
 - This requirement is completed, and Hooper Irrigation has marked this proposal as "Approved" in Frontier
5. The developer shall install curb, gutter, and sidewalk improvements on 4700 West to match the rest of the subdivision.
 - The developer is aware of this requirement and will escrow the funds or install the improvements on 4700 West Street.

Staff recommends final approval of Buffalo Run Subdivision Phase 1, a proposal for a five-lot residential development. This recommendation is based on the following conditions:

1. **All subdivision improvements are installed or escrowed before the subdivision plat is recorded.**
2. **The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.**
3. **The developer shall install or escrow for the curb, gutter, and sidewalk on 4700 West.**
4. **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.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, March 29, 2023

Approved by Rick Grover

Weber County Planning Director

2.2 UVH022723 - Consideration and action on a request for final approval of Hansen Subdivision, a single-lot subdivision.
Planner: Felix Lleverino

The Weber County Planning Division conducted research into the creation of this parcel. This parcel is a non-conforming parcel that

was described in a contract before July 1, 1992, and conformed to the minimum zoning in effect at the time of its creation. The final requirement to create a lot of record is to complete the county subdivision process to plat this parcel in its current configuration.

The Hansen Subdivision is requesting final approval from the Planning Division in a public meeting held on March 29th, 2023.

Staff recommends final approval of Hansen Subdivision, consisting of one lot, based on the following conditions:

- 1. **Before recording, all county review agency requirements are satisfied. 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 in the Staff Report: Wednesday, March 29, 2023

Approved by Rick Grover

Weber County Planning Director

2.3 LVC030623: Consideration and action on a two-lot subdivision, Celeste Hadley Ashment Subdivision, located at a approximately 3989 W 900 S, Ogden, UT, 84401, in the A-1 zone. This request for subdivision approval includes road dedication (3 feet) along 900 South St.

Planner: Tammy Aydelotte

The Planning Division is recommending approval of the request for Celeste Hadley Ashment Subdivision, a two-lot subdivision located in the A-1 zone.

The proposed subdivision is in the Agricultural A-1 Zone located at approximately 3989 W 900 S, Ogden, UT, 84401 and is approximately 7.55 acres. The proposed subdivision and lot configuration meet all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Staff recommends approval of the Celeste Hadley Ashment Subdivision, a two-lot subdivision consisting of approximately

7.55 acres, located at approximately 3989 W 900 S, Ogden, UT, 84401. This recommendation is subject to all review agency requirements, and the following condition:

- 1. **Taylor West Weber Water District will need to sign the final plat**

prior to recording. This recommendation is based on the following

findings:

- 1. **The proposed subdivision conforms to the Western Weber General Plan.**
- 2. **With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, March 29, 2023

Approved by Rick Grover

Weber County Planning Director

2.4. File No.: LVW090821: Consideration and action on a request for final approval of Warren Estates Subdivision consisting of 3 lots.

Planner: Tammy Aydelotte

11/16/2021 – Western Weber Planning Commission approval of the access exception request that is mentioned in this staff report, and preliminary approval of this project as a 7-lot subdivision. The applicant has since re-submitted this as a 3-lot subdivision, with the approved access exception to access lots 2 and 3 from 5350 West Street, with an emergency access along the southern boundaries of Lots 1 and two from 5500 West Street.

The applicant is requesting final approval for Warren Estates Subdivision consisting of 3 lots in the A-2 zone.

The proposed subdivision (see **Exhibit A**) 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.

The Planner, Tammy Aydelotte has removed item 4 from the conditions in the staff report. She feels that this will be covered with the approval of Engineering.

Staff recommends final approval of Warren Estates Subdivision. This recommendation is subject to all review agency requirements, and the following conditions:

1. **Prior to final approval, the applicant will need to provide a current Feasibility Letter from the health department that references each of the 3 lots.**
2. **An improvement deferral agreement will need to be signed and recorded concurrently with the final plat mylar for curb, gutter, sidewalk, and asphalt for the subdivision's frontage with 5500 West.**
3. **Unconditional final approval letters will need to be provided by both West Warren-Warren Water Improvement District and Mountain View Irrigation for a 3lot subdivision prior to recording the final plat mylar.**

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. Wednesday, March 29, 2023

Approved by Rick Grover

Weber County Planning Director

Adjourned 4:15

Respectfully Submitted,

June Nelson

Lead Office Specialist