

Minutes of October 4, 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; June Nelson, Secretary

1. Minutes: August 30, 2023 Approved
2. Administrative Items

**2.1 UVS072723** – Request for final approval of Sunshine Valley Estates, a four-lot subdivision located in the FV-3 zone, Forest Valley-3 acres, at approximately 575 S 9500 E, Huntsville, UT, 84317. This proposal includes road dedication along 9500 East Street. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of Sunshine Valley Estates Phase 4 Subdivision, consisting of four lots. There is a river and associated setback that runs through Lot 401. Access to the buildable area for this lot will be through a shared access easement from 9500 East through Lot 402. Lot 404 has an existing residence that will remain for now. Structures to be removed are noted on the proposed plat. The applicant has met County Engineering’s requirements regarding lot access across the Southfork River. This proposed subdivision is located in the FV-3 Zone. 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 Sunshine Valley Estates Phase 4 Subdivision, consisting of four lots located at approximately 575 S 9500 E, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:**

1. All wells shall be drilled and pump-tested, with final approval of the well given from Weber-Morgan Health Department, prior to recording the final plat.
2. A restricted-landscape covenant is recorded to the lot that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot’s water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable;
3. An onsite wastewater covenant 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 approved this item with the conditions and findings in this staff report.

**2.2 UVG052223** - Consideration and action on final approval of Gateway Estates Subdivision Phase 1a, consisting of five lots, public road dedication, and shared access easements from Hwy 39 to lots 103, 104, and 105. **Planner: Tammy Aydelotte**

3. The applicant is requesting final approval of Gateway Estates Subdivision Phase 1a, consisting of five lots, in the F-5 zone. Lots 101 and 102 shall have their access from a dedicated private right-of-way off of Highway 39. Lots 103, 104, and 105 shall have shared access from Highway 39, to minimize the number of access points from this highway, per UDOT and County Engineering recommendations. 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). Dedication of a new private road, as well as additional dedication along Highway 39 are included with this proposal. The following is a brief synopsis of the review criteria and conformance with LUC.

## ADMINISTRATIVE REVIEW

Staff recommends final approval of Gateway Estates Subdivision Phase 1a, consisting of five lots, dedication of new private road, dedication of additional roadway along Hwy 39, and shared accesses for lots 103, 104, and 105, located at approximately 748 E Hwy 39, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All proposed accesses shall comply with safety, design, and parcel/lot standards as outlined in LUC
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to recording the final plat.
5. A restricted-landscape covenant shall be recorded with the final plat, to the lots that restricts the area of non- drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable.

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 approved this item with the conditions and findings in this staff report.

**2.3 UVG1B8223** - Consideration and action on final approval of Gateway Estates Subdivision Phase 1b, consisting of two lots, additional road dedication along Highway 39, and shared access easements from Hwy 39 to lots 106, and 107. **Planner:** Tammy Aydelotte

The applicant is requesting final approval of Gateway Estates Subdivision Phase 1b, consisting of two lots, in the F-5 zone. Lots 106 and 107 shall have a shared access from Hwy 39, in order to minimize the number of access points from this highway, per UDOT and County Engineering recommendations. 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). Dedication of a new private road, as well as additional dedication along Highway 39 are included with this proposal. The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Gateway Estates Subdivision Phase 1b, consisting of two lots, dedication of additional roadway along Hwy 39, and shared accesses for lots 106, and 107, located at approximately 748 E Hwy 39, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All proposed accesses shall comply with safety, design, and parcel/lot standards as outlined in LUC
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to recording the final plat.
5. A restricted-landscape covenant shall be recorded with the final plat, to the lots that restricts the area of non- drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable.

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 approved this item with the conditions and findings in this staff report.

**2.4 UVG1C8223** - Consideration and action on final approval of Gateway Estates Subdivision Phase 1c, consisting of one lot, additional road dedication along Highway 39, and a shared access easement from Hwy 39 to lots 107 (Phase 1b) and 108.  
**Planner: Tammy Aydelotte**

Staff recommends final approval of Gateway Estates Subdivision Phase 1c, consisting of one lot, dedication of additional roadway along Hwy 39, and a shared access for lots 107 (Phase 1b) and 108, located at approximately 748 E Hwy 39, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All proposed accesses shall comply with safety, design, and parcel/lot standards as outlined in LUC
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to recording the final plat.
5. A restricted-landscape covenant shall be recorded with the final plat, to the lots that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable.

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 approved this item with the conditions and findings in this staff report.

**2.5 UVG1D8223** - Consideration and action on final approval of Gateway Estates Subdivision Phase 1d, consisting of two lots, additional road dedication along Highway 39, and a shared access easement from Hwy 39 to lots 109 and 110. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of Gateway Estates Subdivision Phase 1d, consisting of two lots, in the F-5 zone. Lots 109 and 110 shall have a shared access from Hwy 39, in order to minimize the number of access points from this highway, per UDOT and County Engineering recommendations. 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). Additional dedication along Highway 39, as well as a shared access from Highway 39 are included with this proposal. The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Gateway Estates Subdivision Phase 1d, consisting of two lots, dedication of additional roadway along Hwy 39, and a shared access for lots 109 and 110, located at approximately 748 E Hwy 39, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All proposed accesses shall comply with safety, design, and parcel/lot standards as outlined in LUC
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to recording the final plat.

## ADMINISTRATIVE REVIEW

5. A restricted-landscape covenant shall be recorded with the final plat, to the lots that restricts the area of non- drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable.

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 approved this item with the conditions and findings in this staff report.

Director Grover approved these combined items (2.2-2.5) with each of their separate conditions and findings.

Adjourned 4:07

*Respectfully Submitted,*

*June Nelson*

