



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**February 1, 2023
4:00 p.m.**

- 1. Minutes: January 18, 2023**
- 2. Administrative Items**
 - 2.1 File No.: LVR122022** – Request for final approval of Ropelato Estates Subdivision, a one-lot subdivision located in the A-1 zone, at approximately 4204 W 1400 South, Ogden UT, 84401. This proposed subdivision includes road dedication along 1400 South Street. **Planner: Tammy Aydelotte.**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

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

thePlanningDivision 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

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.**

January 18, 2023

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 5th condition. Director Grover states that he recommends approval subject to the conditions in the staff report adding a **5th 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



Staff Report for Administrative Approval
 Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a one-lot subdivision, Ropelato Estates Subdivision, located at approximately 4204 W 1400 S, Ogden, UT, 84401, in the A-1 zone. This request for subdivision approval includes road dedication (30 feet) along 1400 South St.

Agenda Date: Wednesday, February 1, 2023

Applicant: Rick Ropelato

File Number: LVR122022

Property Information

Approximate Address: 4204 W 1400 S, Ogden, UT, 84401

Project Area: 1.24 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Agricultural

Proposed Land Use: Agricultural/Residential

Parcel ID: 15-059-0010

Township, Range, Section: T6N, R2W, Section 21NE

Adjacent Land Use

North: Remainder parcel (agricultural use)	South: 1400 South St.
East: Residential/Agricultural	West: Residential/Agricultural

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 2 (Agricultural Zones)
- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable

Background

The Planning Division is recommending approval of the request for Ropelato Estates Subdivision, a one-lot subdivision located in the A-1 zone.

The proposed subdivision is in the Agricultural A-1 Zone located at approximately 4204 W. 1400 S., Ogden, UT, 84401 and is 1.24 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).

Analysis

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

Zoning: The subject property is located in the Agricultural Zone more particularly described as the A-1 zone. The purpose and intent of the A-1 zone is identified in the LUC §104-2-1 as:

“The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment.”*

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 one-lot subdivision in the A-1 zone. This determination is based on the review and analysis of the information provided by the applicant. As there is an existing home located on this proposed lot, feasibility and will-serve letters for water and sewer were not required.

Review Agencies: To date, the proposed subdivision has been approved by the Weber County Engineer, Weber County Surveyor's Office, and the Weber Fire District. 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 Ropelato Estates Subdivision, a one-lot subdivision consisting of 1.24 acres, located at approximately 4204 W 1400 S, Ogden, UT, 84401. This recommendation is subject to all review agency requirements, and 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.

Administrative Approval

Administrative final approval of Ropelato Estates Subdivision, a one-lot subdivision located in the A-1 zone, at approximately 4204 W 1400 S, Ogden UT, 84401 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, February 1, 2023

Rick Grover
Weber County Principal Planner

Exhibits

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

Location map



Exhibit A-Application

Ropelato Estates Subdivisions

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

Address: 4204 west 1400 south, West Weber, UT, 84401
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: Rick Ropelato
Created On: 12/15/2022

Project Status: Accepted
Status Date: 12/20/2022
File Number: LVR122022
Project Manager: [Tammy Aydelotte](#)

[Application](#) [Documents](#) (0) [Comments](#) (4) [Reviews](#) (5) [Followers](#) (14) [History](#) [Reminder](#) (0) [Payments](#) (1)
[Area Fees](#)

Application

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

Project Description one house subdivision to separate house from farm property

Property Address 4204 west 1400 south
West Weber, UT, 84401

Property Owner Rick Ropelato
801-731-1910
ropewood@aol.com

Representative --

Accessory Dwelling Unit False
Current Zoning A-1
Subdivision Name Ropelato Estates
Number of Lots
Lot Number
Lot Size 1.24 acres
Frontage 183.11 ft
Culinary Water Authority Taylor-West Weber Water District
Secondary Water Provider Not Applicable
Sanitary Sewer Authority Health Department (Septic)
Nearest Hydrant Address 4224 west 1400 south
Signed By Owner, Rick Ropelato

Parcel Number

[* Remove](#) 150590010 - [County Map](#)

Exhibit B-Proposed Plat

ROPELATO ESTATES SUBDIVISION

WEBER COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 DECEMBER 2022

