

Minutes of June 15, 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, Director; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; June Nelson, Secretary

1. **Minutes: May 31, 2023** -Minutes approved as presented
2. **Administrative Items**
 - 2.1 **LVS020323:** Consideration and action on Shawn’s Subdivision, located at approximately 111 N 3600 W, Ogden UT 84401. **Planner: Steven Burton**

This application was accepted for review on February 3, 2023. Reviews have been conducted by all review agencies and the applicant is working to address review comments from the Weber County Engineering Division. The proposal is for one lot with at least 40,000 square feet in area and 150 feet of frontage along 3600 W street. With recommended conditions, this project meets the applicable zoning and subdivision standards.

3600 W is a substandard public street, and the applicant has provided a cost estimate to the county engineer for the cost of installing eight feet of asphalt along their portion of the west half of the street. The engineering office is deciding if they will require the applicant to install their portion, or if a financial guarantee will be preferred. The Engineering Department is asking for a deferral agreement for road widening.

Staff recommends final approval of Shawn’s Subdivision, consisting of one lot. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. **All improvements shall be installed, ensured by a financial guarantee, or deferred as allowed by the county engineer, before the subdivision plat records.**

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 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.**

Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023

- 2.2 **UVW032323:** Consideration and action on Wolf Creek Subdivision No. 2 Lot 28, located at 4972 Aspen Lane, Eden UT 84310. **Planner: Steven Burton**

This application was accepted for review on April 13, 2023. The proposal involves adding 0.17 acres of FR-3 property to lot 28 of Wolf Creek Subdivision No. 2. A house was built over the northern property line in 1995. In order for the house to properly fit on the lot, the 0.17 acres to the north is being added to the lot. If the recommended conditions are imposed, the proposed subdivision application meets the zoning and subdivision requirements of the land use code.

Staff recommends final approval of Wolf Creek Subdivision No. 2 Lot 28 Amended. This recommendation for approval is subject to all review agency requirements.

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.

Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023

2.3 UVH042023: Consideration and action on Harmony Ranch Subdivision, located at approximately 3200 N 3350 E, Eden UT 84310. **Planner: Steven Burton**

This application was accepted for review on April 20, 2023. The proposal is a one lot subdivision plat consisting of 52 acres. The property is split by zone boundary between AV-3 and FV-3, however, both zones require the same amount of area and lot frontage. The following is an analysis of how the project complies with the applicable county ordinances.

Staff recommends final approval of Harmony Ranch Subdivision, consisting of one lot. This recommendation for approval is subject to all review agency requirements, and based on the following conditions:

1. **Proof of a 48 hour pump test is required before the subdivision plat records.**

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.**

Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023

2.4 LVW051523: Consideration and action on a subdivision plat amendment to Lot 11 of the Weber Industrial Park Plat A. The amendment would split a 9.6-acre lot into 3 lots. **Planner: Felix Lleverino**

This property, called Lot 11 of the Weber Industrial Park, is a legitimate building lot with several operating businesses within four separate structures. The owner intends to subdivide this property into three lots. Lot 1 of the amendment would contain all four manufacturing buildings. Lots 2 and 3 would be platted as vacant lots that will become building lots slated for manufacturing flex space available to small businesses.

The re-drawings of boundaries are done by a professional land surveyor who has provided a final subdivision plat drawn in a manner that would conform to the minimum setbacks of the M-1 zone to avoid creating non-conforming setbacks. The M-1 zone site development standards are laid out in more detail in section 104-21-5 of the land use code and included in the staff analysis of this report. Considering that each lot is planned to contain additional structures, special attention should be paid at the design review level to ensure that lot coverage does not exceed 80 percent of the lot's total area.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-7. The following section is a brief analysis of this project against current land use regulations.

Staff recommends final plat approval of Weber Industrial Park Plat A Amendment, file number LVW051523. A proposal to subdivide Lot 11 of the Weber Industrial Park Plat A into three manufacturing lots. This recommendation is based on the following conditions:

1. **Inclusion requirements for secondary and culinary water service are complete before recording the plat.**
2. **A design review must be completed following approval of the subdivision amendment.**
3. **Under the recommendation from the County Engineer, roadway improvements of 2350 N Street are extended to service lot 3.**
4. **All improvements must be installed, or escrowed for, before recording the final plat.**

5. **All County review agency comments must be addressed.**
6. **Building setbacks for fire separation are confirmed by the Weber County Building Department. The**

following findings are the basis for the staff's recommendation:

1. **The proposed subdivision conforms to the Western Weber General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**

Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023

2.5 LVB050223 – Request for final approval of Bona Vista Water Improvement District Hot Spring Reservoir Number 2 Subdivision, a one-lot subdivision located in the A-1 zone, at approximately 4000 N 1900 W, Pleasant View, UT, 84404.
Planner: Tammy Aydelotte

The purpose of this subdivision is to allow for submittal of a building permit application to install a public utility substation (water tank) on the proposed area. This proposed subdivision is currently part of a larger parcel consisting of 39.59 acres. Access to this proposed lot exists through a 20' wide access and utility easement recorded 11/25/1996, in favor of Bona Vista Water Improvement District.

The Planning Division is recommending approval of the request for Bona Vista Water Improvement District Hot Springs Reservoir No. 2 Subdivision, a one-lot subdivision located in the A-1 zone.

The proposed subdivision is in the Agricultural A-1 Zone located at approximately 4000 N 1900 W, Pleasant View, UT, 84404 and is 1.548 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 Bona Vista Water Improvement District Hot Springs Reservoir No. 2 Subdivision, a one-lot subdivision consisting of 1.548 acres, located at approximately 4000 N 1900 W, Pleasant View, UT, 84404. 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.**

Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023

Adjourned 4:30

Respectfully Submitted,
June Nelson
Lead Office Specialist