



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

December 21, 2022
4:00 p.m.

- 1. Minutes: December 7, 2022**
- 2. Administrative Items**
 - 2.1 **LVR111522** - Consideration and action on a request for final approval of Raintree Subdivision No. 3, 1st Amendment, consisting of one lot. **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

December 7, 2022

Minutes of December 7, 2022, 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; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: November 16, 2022 Approved
2. Administrative Items

- 2.1 UVT100722: Consideration and action on administrative approval of The Pointe Subdivision at Wolf Creek 1st Amendment. Planner: Steve Burton (Felix Lleverino filling in for Mr. Burton)

On January 5, 2022, the original plat for The Pointe at Wolf Creek subdivision recorded. On October 6, 2022 the owner submitted a plat revision to satisfy the requirements of their title company to add references to private access easements via plat notes. The amended plat was not required by the county, but requested by the property owner.

Staff recommends final approval of The Pointe at Wolf Creek Subdivision 1st amendment. This recommendation for approval is subject to all applicable review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Approved by Rick Grover based on conditions and findings in the Staff Report.

- 2.2 UVS111822 - Consideration, and action on a request for approval of Samarel Subdivision, consisting of two residential lots. Planner Felix Lleverino

The applicant is requesting approval for a two-lot subdivision that will access from a public road called Old Snowbasin Road. A record of survey dated October 26th 2010 indicates that an area intended for a lookout and pull-off from Old Snowbasin Road was vacated from the county right-of-way and transferred to the ownership of Allen Samarel. Both lots in this proposal intend to access the property via shared access. A "No Access" label is placed on the subdivision plat limiting access to a single point on Old Snowbasin Road.

The owner intends to use the land for residential and related uses, which conforms with the purpose of the FV-3 zoning.

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 FV-3 zone found in LUC §104-14.

Staff recommends final plat approval of the Samarel Subdivision, consisting of 2 lots, which will utilize a shared driveway. This recommendation is based on the following conditions:

1. The requirements listed in the Weber Fire District's review are satisfied.
2. The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.

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.

Approved by Rick Grover based on conditions and findings in the Staff Report.

- 2.3 LVJ100722 - Consideration, and action on a request for approval of Janisan West Weber Subdivision, consisting of one manufacturing lot. Planner Felix Lleverino

The applicant is requesting approval for a one-lot subdivision that will access from a private road with the approximate address of

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9200 West. The planned 66' private road will provide access to the Janisan property. The County Engineer concurs that a private road is the best option, with the condition that the owner constructs a road that is sufficient length (approximately 200') for big rig access. The County Transportation Plan indicates that 900 South Street requires a 100' right of way. The Janisan West Weber Subdivision plat indicates that 900 South possesses the appropriate ROW width.

Weber Basin Water Conservancy District will serve this property will culinary and secondary water needs.

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 M-3 zone found in LUC §104-21.

Staff recommends final approval of the Janisan Western Weber Subdivision, consisting of 1 lot. This recommendation is based on the following conditions:

1. **The requirements listed in the Weber Fire District's review are satisfied.**
2. **The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.**
3. **The owner shall create an HOA and record the HOA documents with the subdivision plat.**
4. **The subdivision plat shall dedicate the private right-of-way to the Little Mountain HOA.**
5. **A subdivision plat shall conform to all applicable county agency requirements.**
6. **Proof of completed water and sewer connections must be included with the Building Permit application.**

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.**

Approved by Rick Grover based on conditions and findings in the Staff Report.

ADJOURN

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 request for final approval of Raintree Subdivision No. 3, 1st Amendment, consisting of one lot.
Agenda Date: Wednesday, December 21, 2022
Applicant: Ashley Wolthuis, Owner
File Number: LVR111522

Property Information

Approximate Address: 6039 Breeze Circle, Uintah, UT, 84403
Project Area: 1.089 Acres
Zoning: Residential Estates (RE-20)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 07-222-0004
Township, Range, Section: T5N, R1W, Section 23 SE

Adjacent Land Use

North: Residential	South: Residential
East: Breeze Circle	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794
Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates (RE-20) Zones)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a subdivision that proposes to combine lot 22 of the Raintree Subdivision No. 3, with the parcel (07-092-0049) adjacent to the west, in order to expand the existing residential use. The proposed subdivision fronts on an existing public right-of-way and fully built road called Breeze Circle. The current R.O.W width conforms to the Weber County Transportation Plan. Thereby, the plat is not required to dedicate additional area to the Breeze Circle R.O.W.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the RE-20 Zone found in LUC §104-3. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging lower density residential use, in a semi-agricultural or rural environment. By enlarging an existing lot, this further meets the intent of this zone.

Zoning: The property is located in the RE-20 Zone. The purpose of this zone is stated in the LUC §104-3.

“The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.”

Site Development Standards: Lots created in the RE-20 Zone are required to comply with site development standards for the RE-20 Zone. The lot within this proposal exceeds the minimum standards concerning lot area and width.

Small Subdivision: “The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director LUC §106-2-5.30 (c)”.

Right-of-Way Connectivity: Opportunities for roadway connectivity are explored for all development proposals following LUC 106-1-4 (7) and 106-2-3. The Raintree Subdivision No. 3, 1st Amendment proposes no additional dedication of right-of-way as the Weber County Transportation Plan does not indicate a need for this along Breeze Circle.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water and Sewer Services: Uintah Highlands Water & Sewer District currently services the single-family dwelling on lot 22, therefore no water and sewer will-serve letters are required with this application. **Irrigation Water:** The owner has provided proof of secondary water shares for this property.

Review Agencies: The Weber County Fire District, and Weber County Engineering have both issued approval of this project. There may be a deferral agreement associated with this application. County Planning has issued a conditional approval, subject to conditions in this staff report and meeting all review agency requirements. The County Surveyor, has not yet approved of the proposed final plat for this application.

Staff Recommendation

Staff recommends the final approval of Raintree Subdivision No. 3, 1st Amendment. Approval is based on completing all county review agency requirements and completion of the following conditions prior to recording of the final plat:

1. The owner may be required to enter into a Deferral Agreement for the curb, gutter, and sidewalk.

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 the applicable County codes.

Administrative Approval

Administrative final approval of the Raintree Subdivision No. 3, 1st Amendment is hereby granted after displaying conformity with applicable zoning and subdivision standards. This approval is subject to all Weber County review agency requirements and the conditions of approval stated within this planning staff report.

Date of Administrative Approval: _____

Rick Grover

Weber County Planning Director

Exhibits

A. Raintree Subdivision No. 3, 1st Amendment plat

Area Map



Exhibit A

RAINTREE SUBDIVISION NO. 3 FIRST AMENDMENT AMENDING AND EXTENDING LOT 22 A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

