



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**February 16, 2022**  
**4:00 to 5:00 p.m.**

1. **Minutes:** February 3, 2022
2. **Administrative Items**

**UVM07082021** - Request for final approval of the Jeff Allan Subdivision, a one-lot subdivision, located in the CV-2 zone. **Presenter Tammy Aydelotte**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> 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*

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Minutes of February 3, 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, Planning Director; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes approved from: January 24, 2022

2. Administrative Items

**2.1 LVG122221** - Consideration and action on a request for administrative approval of Gibson Ranchettes No 4 consisting of 2 lots. **Presenter Felix Lleverino.**

The applicant is requesting approval of a two-lot subdivision that occupies an area of 2.96-acres for residential lots and 5.73 acres for a remainder parcel. Lot 2 contains an existing home that fronts 400 South Street. Lot 1 contains an existing home that fronts 4450 West Street. Both right-of-ways have the appropriate dedication width and both roads are built to the Weber County public road standard.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

**The applicant is requesting approval of a two-lot subdivision that occupies an area of 2.96-acres for residential lots and 5.73acres for a remainder parcel. Lot 2 contains an existing home that fronts 400 South Street. Lot 1 contains an existing home that fronts 4450 West Street. Both right-of-ways have the appropriate dedication width and both roads are built to the WeberCounty public road standard.**

**This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.**

**Administrative final approval of the Gibson Ranchettes No 4, consisting of 2 lots, is hereby granted based on the conditions and finding stated in this planning division staff report.**

Date of Administrative Approval: 2/3/2022

**Rick Grover**

Rick Grover

Weber County Planning Director

**2.2 LVJ010522** - Consideration and action on a request for administrative approval of J&A Gibson Subdivision consisting of 2 lots. **Presenter Felix Lleverino.**

The applicant is requesting approval of a subdivision that proposes to divide off two 40,000 square foot lots from a 26-acre parcel. The remainder parcel amounts to 24.9 acres. Both lots front on an existing public right-of-way and fully built road called 2200 South Street.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

**Staff recommends final approval of J&A Gibson Subdivision Phase 3. Approval is based on completing all county review agency requirements and completion of the following conditions:**

1. Taylor West Weber Water Provide a final approval letter indicating that all conditions have been satisfied.
2. The owner enters into a Deferral Agreement for curb, gutter, and sidewalk.

**This recommendation is based on the following findings:**

- A. The proposed subdivision conforms to the Western Weber General Plan.
- B. The proposed subdivision complies with the applicable County codes.

Administrative final approval of the J&A Gibson Subdivision Phase 3, 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: 2-3-2022

**Rick Grover**

Rick Grover  
Weber County Planning Director

**2.3 LVC122821:** Consideration and action on a request for approval of Combe South Estates No. 2 First Amendment. **Presenter Steve Burton.**

The applicant has submitted a request for final approval of a lot line adjustment between two previously platted lots. No lots are going below the 15,000 square foot minimum in the RE-15 zone, and no lots are going below the 10,000 square foot minimum in the R-1-10 zone. Neither lot is losing frontage or width.

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff’s evaluation of the request.

**Staff recommends final approval of Combe South Estates No. 2, 1st Amendment. This recommendation is based on review agency requirements and the following findings:**

1. The proposed subdivision conforms to the General Plan.
2. The proposed subdivision complies with applicable County ordinances.

**Administrative approval is approved for Combe South Estates No. 2, 1<sup>st</sup> Amendments based on conditions and findings.**

Date of Administrative Approval: 2-3-2022

**Rick Grover**

Rick Grover  
Weber County Planning Director

**2.4 LVS102521:** Consideration and action on a request for approval of Summerset Farms Phase 4, 1<sup>st</sup> Amendment. **Presenter Tammy Aydelotte.**

The purpose of this application is to adjust the boundary line between lots 400 and 401 of Summerset Farms Phase 4. This subdivision is a lot-averaged subdivision, and approximately 697 square feet will be transferred from lot 401 to lot 400 as a result of this proposed subdivision amendment. The applicant is requesting approval of Summerset Farms Phase 4 Subdivision 1<sup>st</sup> Amendment consisting of two lots, located at approximately 2267 S 3500 W, Ogden, UT, 84401, in the A-1 Zone. The proposed 4.2 acre lot within this subdivision meets the lot area and lot width requirements of this zone, of 40,000square feet in area and 150 feet in width. Access for the lot will be from 3500 West St. The purpose of this subdivision is tofurther separate agricultural lands from a new lot.

Culinary water service will provided by Taylor West Weber Water. Sewer services will be provided by Central Weber Sewer. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

**Staff recommends final approval of Summerset Farms Phase 4 Subdivision 1<sup>st</sup> Amendment, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:**

1. A signed deferral agreement for curb, gutter, and sidewalk, must be recorded with the final plat.

2. This recommendation is based on the following findings:
3. The proposed subdivision conforms to the Western Weber General Plan.
4. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative final approval of Summerset Farms Subdivision Phase 4 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: Thursday, February 3, 2022

**Rick Grover**

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Rick Grover  
Weber County Planning Director

Adjourn

Respectfully Submitted,  
*June Nelson*  
Lead Office Specialist



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request for final approval of the Jeff Allan Subdivision, a one-lot subdivision, located in the CV-2 zone.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, February 16, 2022

**Applicant:** Jeff Allan

**File Number:** UVM07082021

### Property Information

**Approximate Address:** 4700 E 2650 N, Eden, UT, 84310

**Project Area:** 4.469 acres

**Zoning:** Commercial Valley (CV-2)

**Existing Land Use:** Vacant

**Proposed Land Use:** Commercial

**Parcel ID:** 22-040-0036

**Township, Range, Section:** T7N, R1E, Section 27 SW, 28 SE, 33 NE, 34 NW

### Adjacent Land Use

<b>North:</b> Vacant	<b>South:</b> Vacant/Agricultural
<b>East:</b> Snowcrest Junior High School/ 2650 North St	<b>West:</b> Vacant/Agricultural

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@co.weber.ut.us

**Report Reviewer:** RG

## Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Ogden Valley Pathways)
- Weber County Land Use Code Title 104 (Zones) Chapter 20 (CV-2 Zone)

## Background and Summary

The applicant is requesting final approval of Jeff Allan Subdivision, consisting of one lot, located at approximately 4700 E 2650 N, Eden in the CV-2 Zone. There is a recorded development agreement associated with this proposal. The development agreement references required improvements, including dedication of an extension of Clark Lane. 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.

## Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the CV-2 zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-20-5, the CV-2 zone has no minimum lot area or width.

The following are setbacks for the CV-2 zone:

Front: None, except 50' from the centerline of the street, as determined by the County Surveyor, on an arterial or collector street.

Side: 10', except none if the owner has obtained a perpetual building maintenance contract

Rear: 10', except none if the owner has obtained a perpetual building maintenance contract

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the CV-2 zone standards in LUC § 104-20. The proposed subdivision will dedicate sufficient right-of-way along 2650 North Street (Clark Lane) so as to meet the required half-width dedication for a 60' right-of-way.

Additional development standards: Per LUC § 108-17, a pathway is required along the western boundary. Per the recorded development agreement (page 7, paragraph 1.17), the developer agrees to convey a trail easement to the County that runs along the east side of the North Fork River, west of drive approach and buildings shown on the site plan. The easement shall be located along an alignment that will provide optimal convenience for future trail building, and shall be of sufficient width to provide a 10-foot paved pathway with appropriate shoulders to support the pathway width.

Culinary water and sanitary sewage disposal: As the proposed use of this parcel is storage units, permitted as a conditional use, septic and culinary water requirements have been waived until as such time as the proposed use changes at which time these requirements will be re-visited at building permit. Eden Irrigation Company has issued a will-serve letter dated 11/4/2021, indicating that the applicant has sufficient shares of irrigation water to service this subdivision.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, the Surveyor's office, the Engineering Division, and the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2021 property taxes are not considered due at this time, but will become due in full on November 30, 2022.

## Staff Recommendation

Staff recommends final approval of Jeff Allan Subdivision, consisting of one lots located at approximately 4700 E 2650 N, Eden. This recommendation is subject to all review agency requirements prior to recording of the subdivision and the following condition:

1. All recommendations contained in the recorded development agreement (record date 2/14/2022), entry # 3217573, shall be followed and referenced during future development of this subdivision.
2. The trail easement shall be shown on the file 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

## Administrative Approval

Administrative final approval of Jeff Allan Subdivision 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: \_\_\_\_\_

\_\_\_\_\_  
Weber County Planning Director

## Exhibits

- A. Application
- B. Proposed Subdivision Plat
- C. Feasibility Letter



# Exhibit A – Application

## Allan-Jeffrey-Subdivisions

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

**Address:** 4708 E 2650 N, Eden, UT, 84310  
**Maps:** [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Subdivisions  
**Created By:** Jeff Allan  
**Created On:** 10/25/2021  
**Project Status:** Accepted  
**Status Date:** 11/17/2021  
**File Number:**  
**Project Manager:** [Tammy Aydelotte](#)

[Application](#) [Documents 6](#) [Comments 1](#) [Reviews 5](#) [Followers 11](#) [Status](#) [Notifications](#) [Payments 1](#)

## Application

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

**Project Description** Future Self Storage project approved by the development agreement approved December 15,2020

**Property Address** 4708 E 2650 N  
Eden, UT, 84310

**Property Owner** Jeffrey Allan  
858-204-2131  
jeffallan06@gmail.com

**Representative** --

**Accessory Dwelling Unit** False  
**Current Zoning** C-2  
**Subdivision Name**  
**Number of Lots**  
**Lot Number**  
**Lot Size**  
**Frontage**  
**Culinary Water Authority** Eden Water Company  
**Secondary Water Provider** Eden Irrigation Company  
**Sanitary Sewer Authority** Not Applicable  
**Nearest Hydrant Address** 200 ft  
**Signed By** Owner, Jeffrey Allan

### Parcel Number

[Remove](#) 220400036 - County Map



## EDEN IRRIGATION COMPANY

P.O. Box 56  
Eden, UT 84310

November 4, 2021

To Whom It May Concern:

Subject: Jeff Allan Parcels 22-040-0033 and 22-040-0036 (4708 E 2650 N)

This letter certifies that Jeff Allan/Eden Storage LLC is the owner of 4 shares of Eden Irrigation Company (secondary water) stock on the Stallings Ditch which will be represented by 3 separate certificates: 2 shares owner Jeff Allan (acquired with Valley Junction Lot 11), 1 share owner Eden Storage LLC (acquired with Valley Junction Lot 10), and 1 share owner Jeff Allan (acquired from Levanta LLC). Water turns associated with those shares are available for use in accordance with Eden Irrigation Company procedures and policy. Mr. Allan has requested that the water turns for all shares be moved on the schedule to be available for use on subject parcels.

Also, please note the information on the attached letter. Any plans for the area need to consider canal easement requirements and the potential risk zone previously identified.

Please contact me at 801-745-9546 or e-mail [raccasi@msn.com](mailto:raccasi@msn.com), if you have questions or need additional information.

Sincerely,



Ruby Raccasi  
Secretary

Attachment:  
Eden Irrigation Letter Dec. 20, 2013