

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

---

**December 20, 2023**

**4:00 p.m.**

**1. Minutes: December 6, 2023**

**2. Administrative Items**

**2.1 LVA080123:** Request for final approval of Anselmi Acres Subdivision Phase 2, consisting of 6 lots located at approximately 4300 W 1400 S. **Planner: Steve Burton**

**2.2 UVH091423** – Request for final approval of Hadlock Subdivision 2<sup>nd</sup> Amendment, a two-lot subdivision located in the AV-3 zone, at approximately 2965 E 5100 N, Liberty, UT, 84310. This request includes roadway dedication to continue 2950 East St. **Planner: Tammy Aydelotte**

**Adjourn**

---

*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*

---

**Minutes of December 6, 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; Felix Lleverino, Planner; June Nelson, Secretary

**1. Minutes: November 15 2023 Approved**

**2. Administrative Items**

- 2.1 DR2023-09** – A request for design review approval of a new take-out restaurant named Sawasdee Thai. The interior of unit number four of the Little Bear Condominiums will be remodeled with new restaurant equipment and a new sign will be attached to the building. Planner: Felix Lleverino

The applicant is requesting design review approval for the Thai Sawasnee take-out restaurant that will occupy an existing 480-square-foot building within the Eden Center. Before the business may begin operations, the owners will perform an interior remodel with the addition of new cooking and food preparation equipment. This proposal includes the installation of a new business sign that will be attached to the front of the building, above the main entrance.

Considering that this is an existing structure within an existing commercial site with adequate parking and landscaping, further site improvements are not required.

**The Planning Division recommends approval of the Sawasdee take-out restaurant within the Little Bear Complex also known as the Eden Center located at 2612 North Hwy 162, Eden. Approval of file# DR 2023-09 is subject to all review agency requirements, and the following conditions:**

- 1. A design review amendment is necessary for all site expansions and additions.**
- 2. The owners maintain the site in an orderly fashion**
- 3. The owner keeps a valid business license**
- 4. The owner shall abide by all Weber-Morgan Health Department**

**requirements. The recommendation for approval is based on the following findings:**

- 1. The proposal complies with applicable County codes.**
- 2. The proposed project complies with the Weber County Review Agency requirements.**
- 3. The proposed project conforms to the Ogden Valley General Plan.**

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

**Adjourned**

*Respectfully Submitted,  
June Nelson  
Lead Office Specialist*



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

<b>Agenda Item:</b>	LVA080123. Request for final approval of Anselmi Acres Subdivision Phase 2, consisting of 6 lots located at approximately 4300 W 1400 S.		
<b>Type of Decision:</b>	Administrative		
<b>Agenda Date:</b>	Wednesday, December 20, 2023		
<b>Applicant:</b>	Jake Young		
<b>File Number:</b>	LVA080123		
<b>Approximate Address:</b>	4300 W 1400 S		
<b>Project Area:</b>	2.3 acres		
<b>Zoning:</b>	R1-15		
<b>Existing Land Use:</b>	Vacant/Agricultural		
<b>Proposed Land Use:</b>	Residential Subdivision		
<b>Parcel ID:</b>	15-057-0068		

### Adjacent Land Use

<b>North:</b>	Agricultural	<b>South:</b>	Agricultural
<b>East:</b>	Agricultural	<b>West:</b>	Agricultural

### Staff Information

<b>Report Presenter:</b>	Steve Burton sburton@webercountyutah.gov 801-399-8766
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 3 Residential Estates Zones RE-15
- Title 106, Subdivisions

## Background and Summary

July 11, 2023 the Western Weber Planning Commission recommended preliminary approval the 2 phase development, consisting of 37 lots. The Planning Commission decision was based on the following conditions:

1. The donation to the parks district listed in the development agreement will be paid by the developer before each plat records.
2. The building setback along 1400 S shall be shown on the final plat as a 37 foot front yard setback.
3. The final plat will reflect the development standards that were approved as part of the development agreement (eight foot side yard setbacks for dwellings).
4. Phase 2 will not receive a recommendation for final approval until an approved emergency egress is provided for those lots to have a second access.

Phase 1, consisting of 33 lots has received final approval from the County Commission. Phase 2 originally had 4 lots, and currently has 6 lots. This means two of the six proposed lots have not received preliminary approval. Even though there are two lots which have not received preliminary approval, the phase 2 plat consists of six lots which is considered a small subdivision on its own. Therefore, the Planning Director can give final approval to the six lot phase.

The applicant is now requesting a recommendation for final approval from the Planning Director. The following is an analysis of this project and how it complies, or does not comply, with county ordinance requirements and previous approvals.

## Analysis

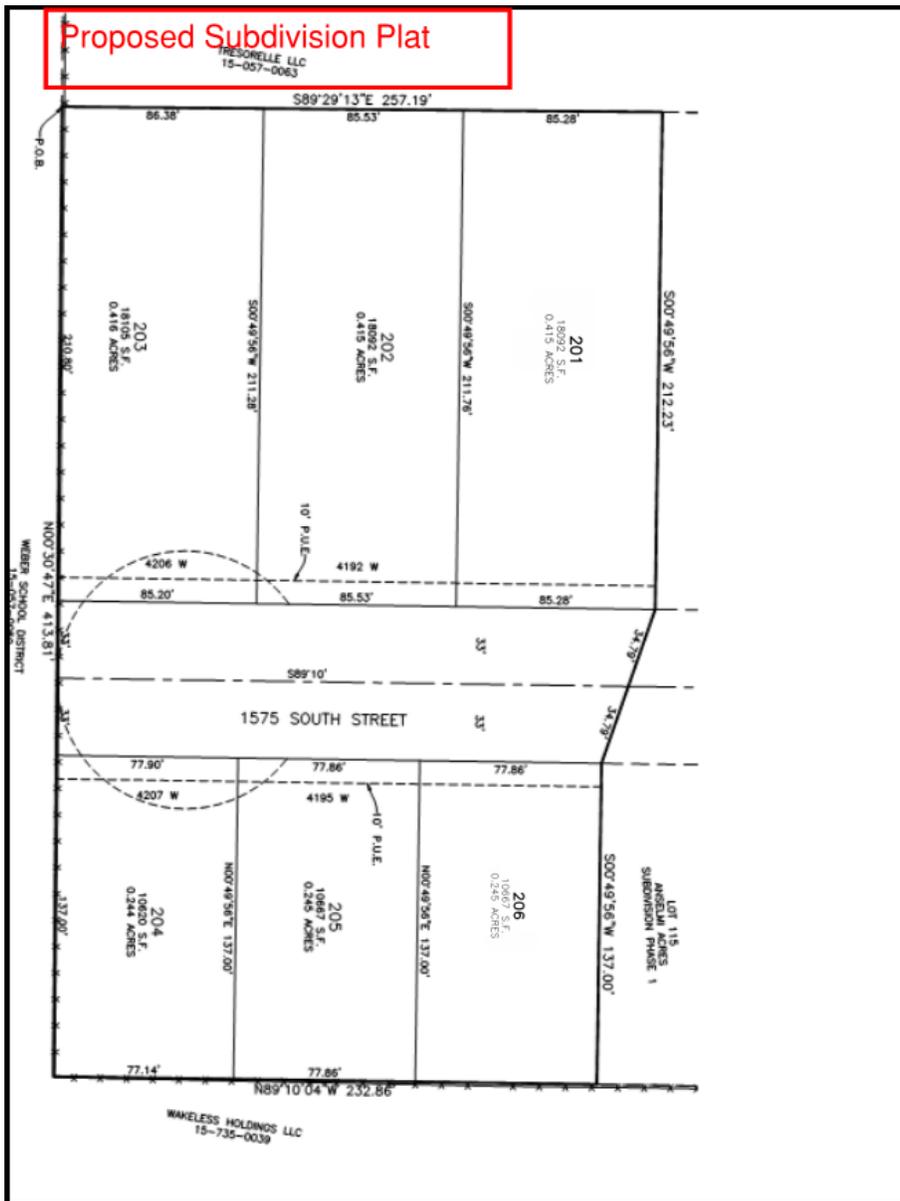
General Plan: When this property was rezoned on December 5, 2023, the County Commission found that the proposal was supported by the Western Weber General Plan, as 'medium density' residential, along with the owner's proposed open space contribution and street/pathway connectivity. The proposed subdivision layout follows the plan and the density that was approved with the rezone.

Zoning: The subject property is located in the RE-15 zone. Weber County land use code, Sec 104-3-1 describes the purpose and intent of the R1-15 as, "The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are synonymous with the R1-12 and R1-10 zones, respectively."

Lot area, frontage/width and yard regulations: The typical lot size requirement in the R1-15 zone is 15,000 square feet with a required width of 80 feet. The development agreement that was recorded with the rezone included a concept plan, with which this proposal complies. The following images show the location of the proposed 6 lot subdivision on the concept plan compared to the proposed plat.

Proposed lot sizes are 10,000 square feet with 77 ft of width for three lots and 18,000 square feet with 85 feet of width for the other three lots.





Culinary water and sanitary sewage disposal: Taylor West Weber Water has issued a conditional final approval for this subdivision for the proposed number of lots, for culinary water only. Central Weber sewer has issued a will serve letter for the proposed number of lots for sewer service. Hooper Irrigation has issued a preliminary will serve letter for irrigation service for the proposed number of lots. Before the subdivision plat records, final unconditional letters will need to be submitted by the developer from Taylor West Weber Water and Hooper Irrigation.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and the Weber Fire District. The County Surveyor is currently reviewing the final plat.

Public Streets and Pathways: The proposal consists of a 66 foot wide public street known as 1600 S. A 10 foot trail is shown along the north side of 1600 S street. The proposal will include four foot sidewalk along the south side and type G curb with a five foot wide park strip with six inch diameter rock.

Previous approvals: The development agreement that was approved by the owner and the County Commission states that the developer "shall make a donation of \$2,000 per lot in the subdivision to the Taylor West Weber Parks District before each plat records." This is a condition of subdivision approval.

## Staff recommendation

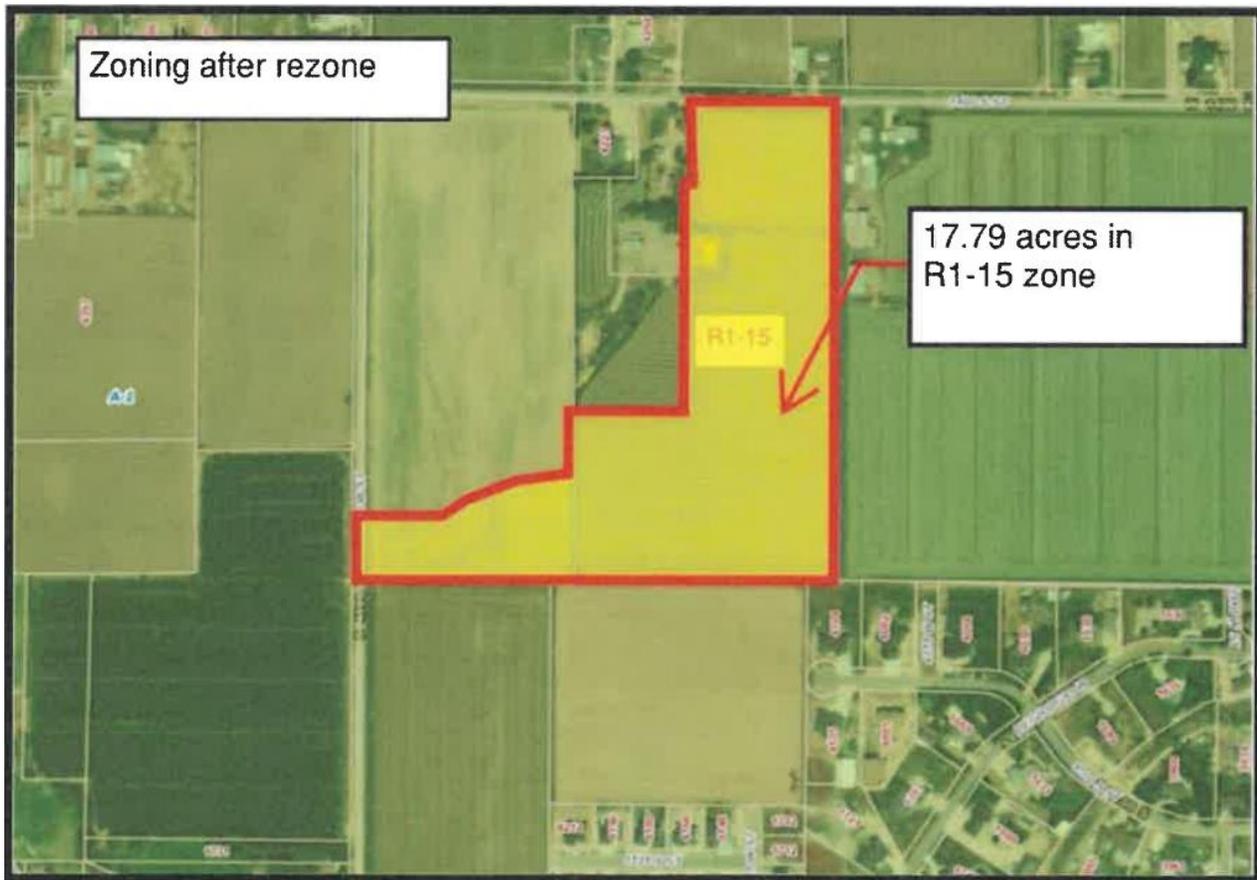
Staff recommends that the Planning Director grant final approval of Anselmi Acres Phase 1, consisting of 33 lots. The recommendation is based on the following conditions:

1. The donation to the parks district listed in the development agreement will be paid by the developer before the Phase 2 subdivision plat records.
2. The applicant will provide a cost estimate for all subdivision improvements including street trees and pathway improvements in the subdivision, to be reviewed and approved by county staff before the subdivision plat records.
3. Before the subdivision plat records, final unconditional letters will need to be submitted by the developer from Taylor West Weber Water and Hooper Irrigation.

The recommendation is based on the following findings:

1. With conditions imposed, the project complies with the approved development agreement.
2. The project follows the general plan.
3. With conditions imposed, the project meets the requirements of the Weber County Land Use Code.

## Area Map



## Exhibits

Exhibit A: Final Subdivision plat

# ANSELMI ACRES SUBDIVISION PHASE 2

DEVELOPER: STEWARD DEVELOPMENT SKY HAZLEHURST 1708 EAST 5550 SOUTH SOUTH COBEN, UT, 74405 (801) 837-2020

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH  
DECEMBER, 2023

DEVELOPER:

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER CORNER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, EAST QUARTER CORNER, SOUTH QUARTER CORNER, SOUTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT). MONUMENTS WERE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 21, A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER CORNER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY QUARTER SECTION LINE. THE EAST LINE OF THE QUARTER SECTION, AND THE SOUTH AND WEST LINES WERE ESTABLISHED BY QUARTER SECTION LINE AND THE SOUTH AND WEST LINES WERE ESTABLISHED BY 1400 SODIUM CHLORIDE WAS ESTABLISHED FROM INFORMATION FROM DRYBEAM SUBDIVISION WHICH, PER PLAT, WAS ESTABLISHED BY THE WEBER COUNTY SURVEYORS OFFICE.

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT BEING 905.75 FEET SOUTH 00°30'34" WEST AND 577.43 FEET SOUTH 89°29'26" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21, THENCE SOUTH 89°29'13" EAST 171.91 FEET TO THE WEST LINE OF LOT 114 OF ANSELMI ACRES SUBDIVISION PHASE 1, THENCE SOUTH 89°29'13" EAST 287.19 FEET, THENCE SOUTH 00°49'56" WEST 212.23 FEET, THENCE SOUTH 19°17'11" WEST 69.58 FEET, THENCE SOUTH 00°49'56" WEST 137.00 FEET, THENCE NORTH 89°10'04" WEST 232.86 FEET, THENCE NORTH 00°30'47" EAST 413.81 FEET TO THE POINT OF BEGINNING.  
CONTAINING 102,387 SQUARE FEET OR 2.350 ACRES.

### SETBACK NOTE

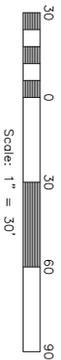
FRONT SETBACK: 20'  
SIDE SETBACK: 5' & 10' INTERIOR/15' CORNER LOTS  
REAR SETBACK: 30'

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.44 UNDER RING AND LID) SEE MONUMENT DETAIL 4



### LEGEND

- SECTION CORNER
- WITNESS CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION/MONUMENT THE LINE
- ROAD CENTERLINE



### TAYLOR WEST WATER DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WATER DISTRICT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TAYLOR WEST WATER DISTRICT

### HOOPER IRRIGATION COMPANY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY HOOPER IRRIGATION COMPANY.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

HOOPER IRRIGATION COMPANY

**SURVEYORS CERTIFICATE**  
I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF ANSELMI ACRES SUBDIVISION PHASE 2 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPLETED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND THE HEREIN DESCRIBED MONUMENTS AND MONUMENT DETAIL 1, DETAIL 2, DETAIL 3, DETAIL 4, DETAIL 5, DETAIL 6, DETAIL 7, DETAIL 8, DETAIL 9, DETAIL 10, DETAIL 11, DETAIL 12, DETAIL 13, DETAIL 14, DETAIL 15, DETAIL 16, DETAIL 17, DETAIL 18, DETAIL 19, DETAIL 20, DETAIL 21, DETAIL 22, DETAIL 23, DETAIL 24, DETAIL 25, DETAIL 26, DETAIL 27, DETAIL 28, DETAIL 29, DETAIL 30, DETAIL 31, DETAIL 32, DETAIL 33, DETAIL 34, DETAIL 35, DETAIL 36, DETAIL 37, DETAIL 38, DETAIL 39, DETAIL 40, DETAIL 41, DETAIL 42, DETAIL 43, DETAIL 44, DETAIL 45, DETAIL 46, DETAIL 47, DETAIL 48, DETAIL 49, DETAIL 50, DETAIL 51, DETAIL 52, DETAIL 53, DETAIL 54, DETAIL 55, DETAIL 56, DETAIL 57, DETAIL 58, DETAIL 59, DETAIL 60, DETAIL 61, DETAIL 62, DETAIL 63, DETAIL 64, DETAIL 65, DETAIL 66, DETAIL 67, DETAIL 68, DETAIL 69, DETAIL 70, DETAIL 71, DETAIL 72, DETAIL 73, DETAIL 74, DETAIL 75, DETAIL 76, DETAIL 77, DETAIL 78, DETAIL 79, DETAIL 80, DETAIL 81, DETAIL 82, DETAIL 83, DETAIL 84, DETAIL 85, DETAIL 86, DETAIL 87, DETAIL 88, DETAIL 89, DETAIL 90, DETAIL 91, DETAIL 92, DETAIL 93, DETAIL 94, DETAIL 95, DETAIL 96, DETAIL 97, DETAIL 98, DETAIL 99, DETAIL 100, DETAIL 101, DETAIL 102, DETAIL 103, DETAIL 104, DETAIL 105, DETAIL 106, DETAIL 107, DETAIL 108, DETAIL 109, DETAIL 110, DETAIL 111, DETAIL 112, DETAIL 113, DETAIL 114, DETAIL 115, DETAIL 116, DETAIL 117, DETAIL 118, DETAIL 119, DETAIL 120, DETAIL 121, DETAIL 122, DETAIL 123, DETAIL 124, DETAIL 125, DETAIL 126, DETAIL 127, DETAIL 128, DETAIL 129, DETAIL 130, DETAIL 131, DETAIL 132, DETAIL 133, DETAIL 134, DETAIL 135, DETAIL 136, DETAIL 137, DETAIL 138, DETAIL 139, DETAIL 140, DETAIL 141, DETAIL 142, DETAIL 143, DETAIL 144, DETAIL 145, DETAIL 146, DETAIL 147, DETAIL 148, DETAIL 149, DETAIL 150, DETAIL 151, DETAIL 152, DETAIL 153, DETAIL 154, DETAIL 155, DETAIL 156, DETAIL 157, DETAIL 158, DETAIL 159, DETAIL 160, DETAIL 161, DETAIL 162, DETAIL 163, DETAIL 164, DETAIL 165, DETAIL 166, DETAIL 167, DETAIL 168, DETAIL 169, DETAIL 170, DETAIL 171, DETAIL 172, DETAIL 173, DETAIL 174, DETAIL 175, DETAIL 176, DETAIL 177, DETAIL 178, DETAIL 179, DETAIL 180, DETAIL 181, DETAIL 182, DETAIL 183, DETAIL 184, DETAIL 185, DETAIL 186, DETAIL 187, DETAIL 188, DETAIL 189, DETAIL 190, DETAIL 191, DETAIL 192, DETAIL 193, DETAIL 194, DETAIL 195, DETAIL 196, DETAIL 197, DETAIL 198, DETAIL 199, DETAIL 200, DETAIL 201, DETAIL 202, DETAIL 203, DETAIL 204, DETAIL 205, DETAIL 206, DETAIL 207, DETAIL 208, DETAIL 209, DETAIL 210, DETAIL 211, DETAIL 212, DETAIL 213, DETAIL 214, DETAIL 215, DETAIL 216, DETAIL 217, DETAIL 218, DETAIL 219, DETAIL 220, DETAIL 221, DETAIL 222, DETAIL 223, DETAIL 224, DETAIL 225, DETAIL 226, DETAIL 227, DETAIL 228, DETAIL 229, DETAIL 230, DETAIL 231, DETAIL 232, DETAIL 233, DETAIL 234, DETAIL 235, DETAIL 236, DETAIL 237, DETAIL 238, DETAIL 239, DETAIL 240, DETAIL 241, DETAIL 242, DETAIL 243, DETAIL 244, DETAIL 245, DETAIL 246, DETAIL 247, DETAIL 248, DETAIL 249, DETAIL 250, DETAIL 251, DETAIL 252, DETAIL 253, DETAIL 254, DETAIL 255, DETAIL 256, DETAIL 257, DETAIL 258, DETAIL 259, DETAIL 260, DETAIL 261, DETAIL 262, DETAIL 263, DETAIL 264, DETAIL 265, DETAIL 266, DETAIL 267, DETAIL 268, DETAIL 269, DETAIL 270, DETAIL 271, DETAIL 272, DETAIL 273, DETAIL 274, DETAIL 275, DETAIL 276, DETAIL 277, DETAIL 278, DETAIL 279, DETAIL 280, DETAIL 281, DETAIL 282, DETAIL 283, DETAIL 284, DETAIL 285, DETAIL 286, DETAIL 287, DETAIL 288, DETAIL 289, DETAIL 290, DETAIL 291, DETAIL 292, DETAIL 293, DETAIL 294, DETAIL 295, DETAIL 296, DETAIL 297, DETAIL 298, DETAIL 299, DETAIL 300, DETAIL 301, DETAIL 302, DETAIL 303, DETAIL 304, DETAIL 305, DETAIL 306, DETAIL 307, DETAIL 308, DETAIL 309, DETAIL 310, DETAIL 311, DETAIL 312, DETAIL 313, DETAIL 314, DETAIL 315, DETAIL 316, DETAIL 317, DETAIL 318, DETAIL 319, DETAIL 320, DETAIL 321, DETAIL 322, DETAIL 323, DETAIL 324, DETAIL 325, DETAIL 326, DETAIL 327, DETAIL 328, DETAIL 329, DETAIL 330, DETAIL 331, DETAIL 332, DETAIL 333, DETAIL 334, DETAIL 335, DETAIL 336, DETAIL 337, DETAIL 338, DETAIL 339, DETAIL 340, DETAIL 341, DETAIL 342, DETAIL 343, DETAIL 344, DETAIL 345, DETAIL 346, DETAIL 347, DETAIL 348, DETAIL 349, DETAIL 350, DETAIL 351, DETAIL 352, DETAIL 353, DETAIL 354, DETAIL 355, DETAIL 356, DETAIL 357, DETAIL 358, DETAIL 359, DETAIL 360, DETAIL 361, DETAIL 362, DETAIL 363, DETAIL 364, DETAIL 365, DETAIL 366, DETAIL 367, DETAIL 368, DETAIL 369, DETAIL 370, DETAIL 371, DETAIL 372, DETAIL 373, DETAIL 374, DETAIL 375, DETAIL 376, DETAIL 377, DETAIL 378, DETAIL 379, DETAIL 380, DETAIL 381, DETAIL 382, DETAIL 383, DETAIL 384, DETAIL 385, DETAIL 386, DETAIL 387, DETAIL 388, DETAIL 389, DETAIL 390, DETAIL 391, DETAIL 392, DETAIL 393, DETAIL 394, DETAIL 395, DETAIL 396, DETAIL 397, DETAIL 398, DETAIL 399, DETAIL 400, DETAIL 401, DETAIL 402, DETAIL 403, DETAIL 404, DETAIL 405, DETAIL 406, DETAIL 407, DETAIL 408, DETAIL 409, DETAIL 410, DETAIL 411, DETAIL 412, DETAIL 413, DETAIL 414, DETAIL 415, DETAIL 416, DETAIL 417, DETAIL 418, DETAIL 419, DETAIL 420, DETAIL 421, DETAIL 422, DETAIL 423, DETAIL 424, DETAIL 425, DETAIL 426, DETAIL 427, DETAIL 428, DETAIL 429, DETAIL 430, DETAIL 431, DETAIL 432, DETAIL 433, DETAIL 434, DETAIL 435, DETAIL 436, DETAIL 437, DETAIL 438, DETAIL 439, DETAIL 440, DETAIL 441, DETAIL 442, DETAIL 443, DETAIL 444, DETAIL 445, DETAIL 446, DETAIL 447, DETAIL 448, DETAIL 449, DETAIL 450, DETAIL 451, DETAIL 452, DETAIL 453, DETAIL 454, DETAIL 455, DETAIL 456, DETAIL 457, DETAIL 458, DETAIL 459, DETAIL 460, DETAIL 461, DETAIL 462, DETAIL 463, DETAIL 464, DETAIL 465, DETAIL 466, DETAIL 467, DETAIL 468, DETAIL 469, DETAIL 470, DETAIL 471, DETAIL 472, DETAIL 473, DETAIL 474, DETAIL 475, DETAIL 476, DETAIL 477, DETAIL 478, DETAIL 479, DETAIL 480, DETAIL 481, DETAIL 482, DETAIL 483, DETAIL 484, DETAIL 485, DETAIL 486, DETAIL 487, DETAIL 488, DETAIL 489, DETAIL 490, DETAIL 491, DETAIL 492, DETAIL 493, DETAIL 494, DETAIL 495, DETAIL 496, DETAIL 497, DETAIL 498, DETAIL 499, DETAIL 500, DETAIL 501, DETAIL 502, DETAIL 503, DETAIL 504, DETAIL 505, DETAIL 506, DETAIL 507, DETAIL 508, DETAIL 509, DETAIL 510, DETAIL 511, DETAIL 512, DETAIL 513, DETAIL 514, DETAIL 515, DETAIL 516, DETAIL 517, DETAIL 518, DETAIL 519, DETAIL 520, DETAIL 521, DETAIL 522, DETAIL 523, DETAIL 524, DETAIL 525, DETAIL 526, DETAIL 527, DETAIL 528, DETAIL 529, DETAIL 530, DETAIL 531, DETAIL 532, DETAIL 533, DETAIL 534, DETAIL 535, DETAIL 536, DETAIL 537, DETAIL 538, DETAIL 539, DETAIL 540, DETAIL 541, DETAIL 542, DETAIL 543, DETAIL 544, DETAIL 545, DETAIL 546, DETAIL 547, DETAIL 548, DETAIL 549, DETAIL 550, DETAIL 551, DETAIL 552, DETAIL 553, DETAIL 554, DETAIL 555, DETAIL 556, DETAIL 557, DETAIL 558, DETAIL 559, DETAIL 560, DETAIL 561, DETAIL 562, DETAIL 563, DETAIL 564, DETAIL 565, DETAIL 566, DETAIL 567, DETAIL 568, DETAIL 569, DETAIL 570, DETAIL 571, DETAIL 572, DETAIL 573, DETAIL 574, DETAIL 575, DETAIL 576, DETAIL 577, DETAIL 578, DETAIL 579, DETAIL 580, DETAIL 581, DETAIL 582, DETAIL 583, DETAIL 584, DETAIL 585, DETAIL 586, DETAIL 587, DETAIL 588, DETAIL 589, DETAIL 590, DETAIL 591, DETAIL 592, DETAIL 593, DETAIL 594, DETAIL 595, DETAIL 596, DETAIL 597, DETAIL 598, DETAIL 599, DETAIL 600, DETAIL 601, DETAIL 602, DETAIL 603, DETAIL 604, DETAIL 605, DETAIL 606, DETAIL 607, DETAIL 608, DETAIL 609, DETAIL 610, DETAIL 611, DETAIL 612, DETAIL 613, DETAIL 614, DETAIL 615, DETAIL 616, DETAIL 617, DETAIL 618, DETAIL 619, DETAIL 620, DETAIL 621, DETAIL 622, DETAIL 623, DETAIL 624, DETAIL 625, DETAIL 626, DETAIL 627, DETAIL 628, DETAIL 629, DETAIL 630, DETAIL 631, DETAIL 632, DETAIL 633, DETAIL 634, DETAIL 635, DETAIL 636, DETAIL 637, DETAIL 638, DETAIL 639, DETAIL 640, DETAIL 641, DETAIL 642, DETAIL 643, DETAIL 644, DETAIL 645, DETAIL 646, DETAIL 647, DETAIL 648, DETAIL 649, DETAIL 650, DETAIL 651, DETAIL 652, DETAIL 653, DETAIL 654, DETAIL 655, DETAIL 656, DETAIL 657, DETAIL 658, DETAIL 659, DETAIL 660, DETAIL 661, DETAIL 662, DETAIL 663, DETAIL 664, DETAIL 665, DETAIL 666, DETAIL 667, DETAIL 668, DETAIL 669, DETAIL 670, DETAIL 671, DETAIL 672, DETAIL 673, DETAIL 674, DETAIL 675, DETAIL 676, DETAIL 677, DETAIL 678, DETAIL 679, DETAIL 680, DETAIL 681, DETAIL 682, DETAIL 683, DETAIL 684, DETAIL 685, DETAIL 686, DETAIL 687, DETAIL 688, DETAIL 689, DETAIL 690, DETAIL 691, DETAIL 692, DETAIL 693, DETAIL 694, DETAIL 695, DETAIL 696, DETAIL 697, DETAIL 698, DETAIL 699, DETAIL 700, DETAIL 701, DETAIL 702, DETAIL 703, DETAIL 704, DETAIL 705, DETAIL 706, DETAIL 707, DETAIL 708, DETAIL 709, DETAIL 710, DETAIL 711, DETAIL 712, DETAIL 713, DETAIL 714, DETAIL 715, DETAIL 716, DETAIL 717, DETAIL 718, DETAIL 719, DETAIL 720, DETAIL 721, DETAIL 722, DETAIL 723, DETAIL 724, DETAIL 725, DETAIL 726, DETAIL 727, DETAIL 728, DETAIL 729, DETAIL 730, DETAIL 731, DETAIL 732, DETAIL 733, DETAIL 734, DETAIL 735, DETAIL 736, DETAIL 737, DETAIL 738, DETAIL 739, DETAIL 740, DETAIL 741, DETAIL 742, DETAIL 743, DETAIL 744, DETAIL 745, DETAIL 746, DETAIL 747, DETAIL 748, DETAIL 749, DETAIL 750, DETAIL 751, DETAIL 752, DETAIL 753, DETAIL 754, DETAIL 755, DETAIL 756, DETAIL 757, DETAIL 758, DETAIL 759, DETAIL 760, DETAIL 761, DETAIL 762, DETAIL 763, DETAIL 764, DETAIL 765, DETAIL 766, DETAIL 767, DETAIL 768, DETAIL 769, DETAIL 770, DETAIL 771, DETAIL 772, DETAIL 773, DETAIL 774, DETAIL 775, DETAIL 776, DETAIL 777, DETAIL 778, DETAIL 779, DETAIL 780, DETAIL 781, DETAIL 782, DETAIL 783, DETAIL 784, DETAIL 785, DETAIL 786, DETAIL 787, DETAIL 788, DETAIL 789, DETAIL 790, DETAIL 791, DETAIL 792, DETAIL 793, DETAIL 794, DETAIL 795, DETAIL 796, DETAIL 797, DETAIL 798, DETAIL 799, DETAIL 800, DETAIL 801, DETAIL 802, DETAIL 803, DETAIL 804, DETAIL 805, DETAIL 806, DETAIL 807, DETAIL 808, DETAIL 809, DETAIL 810, DETAIL 811, DETAIL 812, DETAIL 813, DETAIL 814, DETAIL 815, DETAIL 816, DETAIL 817, DETAIL 818, DETAIL 819, DETAIL 820, DETAIL 821, DETAIL 822, DETAIL 823, DETAIL 824, DETAIL 825, DETAIL 826, DETAIL 827, DETAIL 828, DETAIL 829, DETAIL 830, DETAIL 831, DETAIL 832, DETAIL 833, DETAIL 834, DETAIL 835, DETAIL 836, DETAIL 837, DETAIL 838, DETAIL 839, DETAIL 840, DETAIL 841, DETAIL 842, DETAIL 843, DETAIL 844, DETAIL 845, DETAIL 846, DETAIL 847, DETAIL 848, DETAIL 849, DETAIL 850, DETAIL 851, DETAIL 852, DETAIL 853, DETAIL 854, DETAIL 855, DETAIL 856, DETAIL 857, DETAIL 858, DETAIL 859, DETAIL 860, DETAIL 861, DETAIL 862, DETAIL 863, DETAIL 864, DETAIL 865, DETAIL 866, DETAIL 867, DETAIL 868, DETAIL 869, DETAIL 870, DETAIL 871, DETAIL 872, DETAIL 873, DETAIL 874, DETAIL 875, DETAIL 876, DETAIL 877, DETAIL 878, DETAIL 879, DETAIL 880, DETAIL 881, DETAIL 882, DETAIL 883, DETAIL 884, DETAIL 885, DETAIL 886, DETAIL 887, DETAIL 888, DETAIL 889, DETAIL 890, DETAIL 891, DETAIL 892, DETAIL 893, DETAIL 894, DETAIL 895, DETAIL 896, DETAIL 897, DETAIL 898, DETAIL 899, DETAIL 900, DETAIL 901, DETAIL 902, DETAIL 903, DETAIL 904, DETAIL 905, DETAIL 906, DETAIL 907, DETAIL 908, DETAIL 909, DETAIL 910, DETAIL 911, DETAIL 912, DETAIL 913, DETAIL 914, DETAIL 915, DETAIL 916, DETAIL 917, DETAIL 918, DETAIL 919, DETAIL 920, DETAIL 921, DETAIL 922, DETAIL 923, DETAIL 924, DETAIL 925, DETAIL 926, DETAIL 927, DETAIL 928, DETAIL 929, DETAIL 930, DETAIL 931, DETAIL 932, DETAIL 933, DETAIL 934, DETAIL 935, DETAIL 936, DETAIL 937, DETAIL 938, DETAIL 939, DETAIL 940, DETAIL 941, DETAIL 942, DETAIL 943, DETAIL 944, DETAIL 945, DETAIL 946, DETAIL 947, DETAIL 948, DETAIL 949, DETAIL 950, DETAIL 951, DETAIL 952, DETAIL 953, DETAIL 954, DETAIL 955, DETAIL 956, DETAIL 957, DETAIL 958, DETAIL 959, DETAIL 960, DETAIL 961, DETAIL 962, DETAIL 963, DETAIL 964, DETAIL 965, DETAIL 966, DETAIL 967, DETAIL 968, DETAIL 969, DETAIL 970, DETAIL 971, DETAIL 972, DETAIL 973, DETAIL 974, DETAIL 975, DETAIL 976, DETAIL 977, DETAIL 978, DETAIL 979, DETAIL 980, DETAIL 981, DETAIL 982, DETAIL 983, DETAIL 984, DETAIL 985, DETAIL 986, DETAIL 987, DETAIL 988, DETAIL 989, DETAIL 990, DETAIL 991, DETAIL 992, DETAIL 993, DETAIL 994, DETAIL 995, DETAIL 996, DETAIL 997, DETAIL 998, DETAIL 999, DETAIL 1000, DETAIL 1001, DETAIL 1002, DETAIL 1003, DETAIL 1004, DETAIL 1005, DETAIL 1006, DETAIL 1007, DETAIL 1008, DETAIL 1009, DETAIL 1010, DETAIL 1011, DETAIL 1012, DETAIL 1013, DETAIL 1014, DETAIL 1015, DETAIL 1016, DETAIL 1017, DETAIL 1018, DETAIL 1019, DETAIL 1020, DETAIL 1021, DETAIL 1022, DETAIL 1023, DETAIL 1024, DETAIL 1025, DETAIL 1026, DETAIL 1027, DETAIL 1028, DETAIL 1029, DETAIL 1030, DETAIL 1031, DETAIL 1032, DETAIL 1033, DETAIL 1034, DETAIL 1035, DETAIL 1036, DETAIL 1037, DETAIL 1038, DETAIL 1039, DETAIL 1040, DETAIL 1041, DETAIL 1042, DETAIL 1043, DETAIL 1044, DETAIL 1045, DETAIL 1046, DETAIL 1047, DETAIL 1048, DETAIL 1049, DETAIL 1050, DETAIL 1051, DETAIL 1052, DETAIL 1053, DETAIL 1054, DETAIL 1055, DETAIL 1056, DETAIL 1057, DETAIL 1058, DETAIL 1059, DETAIL 1060, DETAIL 1061, DETAIL 1062, DETAIL 1063, DETAIL 1064, DETAIL 1065, DETAIL 1066, DETAIL 1067, DETAIL 1068, DETAIL 1069, DETAIL 1070, DETAIL 1071, DETAIL 1072, DETAIL 1073, DETAIL 1074, DETAIL 1075, DETAIL 1076, DETAIL 1077, DETAIL 1078, DETAIL 1079, DETAIL 1080, DETAIL 1081, DETAIL 1082, DETAIL 1083, DETAIL 1084, DETAIL 1085, DETAIL 1086, DETAIL 1087, DETAIL 1088, DETAIL 1089, DETAIL 1090, DETAIL 1091, DETAIL 1092, DETAIL 1093, DETAIL 1094, DETAIL 1095, DETAIL 1096, DETAIL 1097, DETAIL 1098, DETAIL 1099, DETAIL 1100, DETAIL 1101, DETAIL 1102, DETAIL 1103, DETAIL 1104, DETAIL 1105, DETAIL 1106, DETAIL 1107, DETAIL 1108, DETAIL 1109, DETAIL 1110, DETAIL 1111, DETAIL 1112, DETAIL 1113, DETAIL 1114, DETAIL 1115, DETAIL 1116, DETAIL 1117, DETAIL 1118, DETAIL 1119, DETAIL 1120, DETAIL 1121, DETAIL 1122, DETAIL 1123, DETAIL 1124, DETAIL 1125, DETAIL 1126, DETAIL 1127, DETAIL 1128, DETAIL 1129, DETAIL 1130, DETAIL 1131, DETAIL 1132, DETAIL 1133, DETAIL 1134, DETAIL 1135, DETAIL 1136, DETAIL 1137, DETAIL 1138, DETAIL 1139, DETAIL 1140, DETAIL 1141, DETAIL 1142, DETAIL 1143, DETAIL 1144, DETAIL 1145, DETAIL 1146, DETAIL 1147, DETAIL 1148, DETAIL 1149, DETAIL 1150, DETAIL 1151, DETAIL 1152, DETAIL 1153, DETAIL 1154, DETAIL 1155, DETAIL 1156, DETAIL 1157, DETAIL 1158, DETAIL 1159, DETAIL 1160, DETAIL 1161, DETAIL 1162, DETAIL 1163, DETAIL 1164, DETAIL 1165, DETAIL 1166, DETAIL 1167, DETAIL 1168, DETAIL 1169, DETAIL 1170, DETAIL 1171, DETAIL 1172, DETAIL 1173, DETAIL 1174, DETAIL 1175, DETAIL 1176, DETAIL 1177, DETAIL 1178, DETAIL 1179, DETAIL 1180, DETAIL 1181, DETAIL 1182, DETAIL 1183, DETAIL 1184, DETAIL 1185, DETAIL 1186, DETAIL 1187, DETAIL 1188, DETAIL 1189, DETAIL 1190, DETAIL 1191, DETAIL 1192, DETAIL 1193, DETAIL 1194, DETAIL 1195, DETAIL 1196, DETAIL 1197, DETAIL 1198, DETAIL 1199, DETAIL 1200, DETAIL 1201, DETAIL 1202, DETAIL 1203, DETAIL 1204, DETAIL 1205, DETAIL 1206, DETAIL 1207, DETAIL 1208, DETAIL 1209, DETAIL 1210, DETAIL 1211, DETAIL 1212, DETAIL 1213, DETAIL 1214, DETAIL 1215, DETAIL 1216, DETAIL 1217, DETAIL 1218, DETAIL 1219, DETAIL 1220, DETAIL 1221, DETAIL 1222, DETAIL 1223, DETAIL 1224, DETAIL 1225, DETAIL 1226, DETAIL 1227, DETAIL 1228, DETAIL 1229, DETAIL 1230, DETAIL 1231, DETAIL 1232, DETAIL 1233, DETAIL 1234, DETAIL 1235, DETAIL 1236, DETAIL 1237, DETAIL 1238, DETAIL 1239, DETAIL 1240, DETAIL 1241, DETAIL 1242, DETAIL 1243, DETAIL 1244, DETAIL 1245, DETAIL 1246, DETAIL 1247, DETAIL 1248, DETAIL 1249, DETAIL 1250, DETAIL 1251, DETAIL 1252, DETAIL 1253, DETAIL 1254, DETAIL 1255, DETAIL 1256, DETAIL 1257, DETAIL 1258, DETAIL 1259, DETAIL 1260, DETAIL 1261, DETAIL 1262, DETAIL 1263, DETAIL 1264, DETAIL 1265, DETAIL 1266, DETAIL 1267, DETAIL 1268, DETAIL 1269, DETAIL 1270, DETAIL 1271, DETAIL 1272, DETAIL 1273, DETAIL 1274, DETAIL 1275, DETAIL 1276, DETAIL 1277, DETAIL 1278, DETAIL 1279, DETAIL 1280, DETAIL 1281, DETAIL 1282, DETAIL 1283, DETAIL 1284, DETAIL 1285, DETAIL 1286, DETAIL 1287, DETAIL 1288, DETAIL 1289, DETAIL 1290, DETAIL 1291, DETAIL 1292, DETAIL 1293, DETAIL 1294, DETAIL 1295, DETAIL 1296, DETAIL 1297, DETAIL 1298, DETAIL 1299, DETAIL 1300, DETAIL 1301, DETAIL 1302, DETAIL 1303, DETAIL 1304, DETAIL 1305, DETAIL 1306, DETAIL 1307, DETAIL 1308, DETAIL 1309, DETAIL 1310, DETAIL 1311, DETAIL 1312, DETAIL 1313, DETAIL 1314, DETAIL 1315, DETAIL 1316, DETAIL 1317, DETAIL 1318, DETAIL 1319, DETAIL 1320, DETAIL 1321, DETAIL 1322, DETAIL 1323, DETAIL 1324, DETAIL 1325, DETAIL 1326, DETAIL 1327, DETAIL 1328, DETAIL 1329, DETAIL 1330, DETAIL 1331, DETAIL 1332, DETAIL 1333, DETAIL 1334, DETAIL 1335, DETAIL 1336, DETAIL 1337, DETAIL 1338, DETAIL 1339, DETAIL 1340, DETAIL 1341, DETAIL 1342, DETAIL 1343, DETAIL 1344, DETAIL 1345, DETAIL 1346, DETAIL 1347, DETAIL 1348, DETAIL 1349, DETAIL 1350, DETAIL 1351, DETAIL 1352, DETAIL 1353, DETAIL 1354, DETAIL 1355, DETAIL 1356, DETAIL 1357, DETAIL 1358, DETAIL 1359, DETAIL 1360, DETAIL 1361, DETAIL 1362, DETAIL 1363, DETAIL 1364, DETAIL 1365, DETAIL 1366, DETAIL 1367, DETAIL 1368, DETAIL 1369, DETAIL 1370, DETAIL 1371, DETAIL 1372, DETAIL 1373, DETAIL 1374, DETAIL 1375, DETAIL 1376, DETAIL 1377, DETAIL 1378, DETAIL 1379



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request for final approval of Hadlock Subdivision 2<sup>nd</sup> Amendment, a lot averaged subdivision, consisting of two lots. This request includes roadway dedication to continue 2950 East Street.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, December 20, 2023

**Applicant:** Thomas Butler, Owner

**File Number:** UVH091423

### Property Information

**Approximate Address:** 2965 E 5100 N, Liberty, UT, 84310

**Project Area:** 6.00 acres

**Zoning:** Agricultural Valley (AV-3)

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential

**Parcel ID:** 22-410-0004

**Township, Range, Section:** T7N, R1E, Section 07 SE

### Adjacent Land Use

<b>North:</b> 2950 East Street/Residential	<b>South:</b> Residential/Vacant
<b>East:</b> 5100 North/Shaw Drive	<b>West:</b> Vacant

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@webercountyutah.gov

**Report Reviewer:** RG

## Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (AV-3 Zone)

## Background and Summary

The applicant is requesting a recommendation of final approval of Hadlock Subdivision 2<sup>nd</sup> Amendment, a small, connectivity-incentivized subdivision, consisting of two residential lots, in the AV-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.

## Analysis

**General Plan:** This two-lot subdivision is in harmony with the Ogden Valley General Plan by preserving the rural character of the Valley as found on page 4 of the 2016 Ogden Valley General Plan.

**Zoning:** The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

*“The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”*

**AV-3 Zone Site development standards:** Minimum lot area within a connectivity-incentivized subdivision in the AV-3 Zone is 1.5 acres with a minimum width of 75 feet. Each lot within this proposal complies with these standards. Lot 1 has an area of 2.250 acres and a width along 5100 East Street of 300.08 feet. Lot 2 has an area of 3.567 and a lot width along the northern boundary of approximately 945 feet.

In the A-1, A-2, A-3, and AV-3 zones, a lot's area and width standards may be reduced in a connectivity-incentivized subdivision below the standard minimum lot area or minimum lot width as specified in the applicable zone or zones found in [Title 104](#). A connectivity-incentivized subdivision shall comply with the following:

1. **Voluntary compliance.** The provisions of this section offer a voluntary alternative to traditional and typical Lot development standards otherwise set forth in the applicable zone. An applicant shall not be allowed to use this section unless the applicant volunteers to comply with all provisions herein. Applying for a connectivity-incentivized subdivision constitutes the applicant’s agreement to be governed by this section, and constitutes the applicant’s acknowledgement that the discretionary authority this section offers to the Land Use Authority may result in a decision contrary to the applicant’s initial intent. The applicant accepts all risk, including lost time and money, for voluntarily applying for subdivision review under these provisions. Otherwise, the applicant shall use other development types authorized by this Land Use Code to subdivide their land.
2. **Maximum allowed density.** If the applicant provides a street and pathway layout that complies with this section and is approved at the discretion of the Land Use Authority after receiving a favorable recommendation from staff, the applicant may use the Base Density calculation, as defined in Section 101-2-3, to compute the maximum allowed Lots in the subdivision. Further, when calculating the Base Density, the area of the subdivision proposed to be occupied by public improvements is not required to be omitted from the net developable acreage.
3. **Allowed zones.** A connectivity-incentivized subdivision is allowed only in the following zones: S-1, F-5, AV-3, FV-3, A-3, A-2, A-1, RE-20, RE-15, R1-15, R1-12, R1-10, R2, R3, FR-3, and CVR-1
  1. Unless excepted in Subsection (d)(2) of this section, at no time shall the Lot Area and Lot Width of any residential Lot be less than provided in this table:

Reduced minimum Lot area: 50 percent of the zone’s minimum  
 Reduced minimum Lot width: 50 percent of the zone’s minimum

**AV-3 zone:**

Lot area: 3.00 Acres  
 Lot width: 150 feet

Culinary water, secondary water, septic/sewer: The proposed residential lots in this subdivision will have wells and septic systems. Well feasibility has been provided by the applicant, and signed by Weber Basin Water. A 48-hour pump test, indicating sufficient quality and quantity, and provided by Weber-Morgan Health Department, shall be submitted to Planning prior to recording of this final plat.

Subdivision Improvements Required: This proposed subdivision has frontage along a substandard road. Road improvements shall be required along Shaw Drive (at minimum a deferral agreement approved by Weber County Engineering), in addition to minimum improvements to 2950 East Street (approved by both Weber County Engineering, and Weber Fire District) the subdivision, to eventually connect to 3000 East St to the east.

Review Agencies: The Weber County Fire District has required either a fire suppression system to be installed in the residence on lot 2, or that hydrants be installed along 2950 East Street. Engineering and Surveying have reviewed, but not yet approved of this proposed subdivision. All agency review requirements shall be addressed prior to recording the final plat.

Tax clearance: The 2023 property taxes have been paid in full.

**Staff Recommendation**

Staff recommends final approval of Hadlock Subdivision 2<sup>nd</sup> Amendment, a connectivity-incentivized subdivision, consisting of two lots, and continuation of road dedication of 2950 East Street. This proposed subdivision is located at approximately 2965 E 5100 N, Liberty, UT, 84310, in the AV-3 zone. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A substandard road agreement, along with a deferral agreement will need to be signed prior to recording 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

# Exhibits

## A. Subdivision Plat

### Area Map

