

February 15, 2023

Minutes of February 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, Planning Director; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: January 18, 2023 -Minutes approved as presented

2. Administrative Items

2.1 File No.: LVP053122 – Request for final approval of a one-lot subdivision (Pegasus Place Subdivision), located at approximately 631 N 5900 West, Ogden, UT, 84404, in the A-2 zone. This request includes road dedication along 5900 West St. **Planner: Tammy Aydelotte**

The Planning Division is recommending approval of the request for Pegasus Place Subdivision, a one-lot subdivision located in the A-2 zone.

The proposed subdivision is in the Agricultural A-2 Zone located at approximately 631 N 5900 W, Ogden, UT, 84401 and is

1.00 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).

Gary Nielsen, applicant, states that the process was too long of a process.

Staff recommends approval of the Pegasus Place Subdivision, a one-lot subdivision consisting of 1.00 acres, located at approximately 631 N 5900 W, Ogden, UT, 84401. This recommendation is subject to all review agency requirements, and the following condition:

1. West Warren-Warren Water Improvement District will need to sign the final plat prior to recording.

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 all previous approvals and the applicable County ordinances.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

This item stands approved.

2.2 File No.: UVO122322 – Request for final approval of a two-lot subdivision (Overlook East at Powder Mountain Subdivision), located at approximately 8620 E Meridian Ave, Eden, UT, 84310 in the DRR-1 zone. This request includes continuation of private roadways (Overlook Drive, and Meridian Avenue). **Planner: Tammy Aydelotte**

The applicant is requesting final approval of The Overlook East at Powder Mountain Subdivision. This proposal is located at approximately 8620 E Meridian Ave, Eden, UT, 84310 in the DRR-1 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.

Staff recommends final approval of Overlook East Subdivision consisting of two lots, located at approximately 8620 E Meridian Ave, Eden, UT, 84310. This recommendation is subject to all review agency requirements and the following condition:

1. Powder Mountain Water and Sewer will sign 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

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

This item stands approved.

2.3 File No.: LVS010322 – Request for final approval of Snow Flake Subdivision Phase 3, 1st Amended, combining 2 lots to create a one-lot subdivision located in the FV-3 zone, at approximately 4382 N Snowflake Cir., Eden, UT, 84310. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of Snow Flake Subdivision Phase 3 1st Amendment. This proposal is located at approximately 4382 Snowflake Circle, Eden, UT, 84310 in the FV-3 Zone, and seeks to combine two existing legal lots into a single lot, so that a single-family residence and detached garage may be constructed in the applicant’s desired location that requires additional area. 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.

Staff recommends final approval of Snow Flake Subdivision Phase 3 1st Amendment consisting of one lot, located at approximately 4382 Snowflake Circle, Eden, UT, 84310. This recommendation is subject to all review agency requirements and the following requirement prior to recording of the subdivision:

1. A will-serve letter for water and sewer/septic is required with the building permit application.

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

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

2.4 LVC042022 - Consideration and action on a request for final approval of Cameron Pointe Subdivision (6 lots). **Planner: Felix Lleverino**

The applicant is requesting final approval for Cameron Pointe Subdivision (6 lots). This proposal would divide a vacant 6.94-acre parcel and create six new building lots. The Planning Division has reviewed Cameron Pointe for conformity to the lot area and width of the A-1 zoning standards and connectivity options for the continuation of future neighborhoods. The single road within Cameron Pointe is designed with a temporary turn-around until the time when the parcel to the south is developed, at which time, the county will require connectivity over the Wilson Irrigation Canal. Curb, gutter, and sidewalk are required within the Cameron Pointe Development and on 4000 West Street and 2375 South Street.

Staff recommends final approval of Cameron Pointe Subdivision consisting of 6 lots. This recommendation is based on the review agency requirements and the following conditions:

1. **A Subdivision Improvement Agreement shall accompany the final recorded plat.**
2. **A Monument Improvement Agreement is completed, under the direction of the County Surveyor's office.**
3. **The developer shall provide a letter from the Cameron Village Cluster Subdivision HOA stating that all parties agree upon the new landscape plan for Cameron Village.**

The following findings are the basis for the staff recommendation:

1. **Cameron Pointe conforms to the West Central Weber County General Plan.**
2. **The lot area and width regulations are acceptable as shown on the submitted plat.**
3. **The proposal will not be detrimental to public health, safety, or welfare.**
4. **The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

2.5 LVD011723, Consideration and action on a request for approval of the Daisy Estates subdivision (three lots) and the dedication of an extension to 4550 West Street. **Planner: Felix Lleverino**

The Daisy Estates subdivision would separate three one-acre lots from a 10-acre farm parcel. This development also extends 4550 West Street southward by 300 feet to accommodate the three residential lots. Dedication and construction of the public street are required.

The area of the remaining agricultural parcel amounts to 6.91 acres.

Staff recommends approval of the Daisy Estates subdivision (three lots) and the dedication of an extension to 4550 West Street. This recommendation is based on the following conditions:

1. **Final subdivision approval is conditioned upon the developer providing a final will-serve letter from Taylor West Weber Water District and Wilson Irrigation Company.**
2. **The subdivision improvements are complete or guaranteed financially before the plat is recorded.**
3. **The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.**
4. **A signature block for Taylor West Weber Water District is added to the dedication plat.**
5. **The developer obtain and submit final will-serve letters from Hooper Irrigation and Taylor West Weber Water District before recording the plat.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the West Central Weber General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**
3. **The subdivision conforms to zoning and subdivision ordinances.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

Adjourned –4:25 **Respectfully**

Submitted, *June*

Nelson

Lead Office Specialist