

**Minutes of May 17, 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; Ashley Thoman, Engineer; June Nelson, Secretary**

**1. Minutes: April 19, 2023** -Minutes approved as presented

**2. Administrative Items**

**2.1 UVR071520** - Consideration and action on a request for final approval of The Reserve at Crimson Ridge Cluster Subdivision Phase 2C, consisting of 9 lots. **Planner: Felix Lleverino**

The Reserve at Crimson Ridge was presented before the Ogden Valley Planning Commission for sketch plan endorsement on June 2, 2020, in that meeting, the Planning Commission raised some questions regarding the stream corridor, snow storage, and emergency services access.

On September 22, 2020, the preliminary plan for phases 2 and 3 was heard and approved by the Ogden Valley Planning Commission based on the following conditions:

A request for final approval of Crimson Ridge Phases 2A, 2B, and 2C from the planning commission was tabled in a public meeting held on February 23, 2021, until the provisions for the creation of private streets are adopted into Weber County Subdivision Code.

On May 25<sup>th</sup>, 2021 the planning commission forwarded a positive recommendation to the County Commission for final approval of the Reserve at Crimson Ridge Phases 2A, 2B, and 2C.

On June 28<sup>th</sup> 2022 the final dedication plat for phases 2A and 2B were recorded. The time limitation for the subsequent phase 2C falls on the 28<sup>th</sup> of June 2023.

**Staff recommends final approval of The Reserve at Crimson Ridge Phase 2C, consisting of 9 lots. This recommendation is based on all review agency comments and the following conditions:**

- 1. A private road within a Public ROW Covenant is recorded with the final plat**
- 2. All County Engineering and Fire Marshall requirements are satisfied**
- 3. Wayfinding signage is placed at two designated trail entry points that states "Public Trail"**
- 4. Follow all Utah State requirements for a public water system.**
- 5. Subdivision Improvements for phase 2C must be completed or escrowed at the time of recording.**
- 6. An Open Space Covenant is recorded with the final plat.**

**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.**

**Date of Administrative Approval following all findings and conditions listed above. May 17, 2023**

**Approved by Rick Grover**

**Weber County Planning Director**

**2.2 LVS071320** - Request for final approval of Summerset Farms Subdivision Phase 3, consisting of 9 lots. **Planner:**

**Tammy Aydelotte**

5/14/2019: Preliminary approval granted by the Western Weber Planning Commission. 7/7/2020:

Summerset Farms Phase 1 recorded.

3/24/2021: Summerset Farms Phase 4 recorded. 10/19/2021:

Summerset Farms Phase 2 recorded.

8/9/2022: Recommendation of approval from Western Weber Planning Commission.

The applicant is requesting final approval of Summerset Farms Phase 3, consisting of 9 lots. This proposal includes continuation of a county, dedicated road (2300 South St) located at approximately 2300 S 3650 W in the A-1 Zone. The proposed subdivision will also require dedication of new County Road (3650 West St). 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 Summerset Farms Subdivision Phase 3, consisting of 9 lots, located at approximately 2300 S 3650 W, Ogden, UT. This recommendation is subject to all review agency requirements, including any requirements from Wilson Canal Company, and the following conditions:**

1. **A fence must be installed along the Wilson Canal, or the canal must be piped (per Wilson Canal requirements, if needed). If not installed, it must be escrowed for with other improvements.**
2. **A pathway easement must be shown on the final plat in Phase 3 and the future Phase 5, from the cul-de-sac (temporary turnaround easement), southeast across the canal to connect to the pathway in Phase 4. This is a requirement of 106-1-5, pathways and sidewalk layout shall provide for the continuation of existing pathways or sidewalks. There is a pathway stubbed from the south.**

**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 applicable county ordinances**

**Date of Administrative Approval following all findings and conditions listed above. May 17, 2023**

**Approved by Rick Grover**

**Weber County Planning Director**

**Adjourned**

**Respectfully Submitted,**

*June Nelson*

**Lead Office Specialist**