

Minutes of May 31, 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: Steve Burton, Principal Planner; Tammy Aydelotte, Planner; June Nelson, Secretary

- 1. Minutes: May 17, 2023** -Minutes approved as presented
- 2. Administrative Items**
- 3. UVR011723** Consideration and action on a two-lot subdivision, Rhees Subdivision First Amendment, located at approximately 1104 S 8800 E, Huntsville, UT, 84317, in the FV-3 zone. **Planner: Tammy Aydelotte**

The Planning Division is recommending approval of the request for Rhees Subdivision First Amendment, a two-lot subdivision located in the FV-3 zone.

The proposed subdivision is in the Forest Valley (FV-3) Zone located at approximately 1104 S 8800 E, Huntsville and is 8.66 acres. The purpose of this application is a lot line adjustment, between two existing lots, and an access easement vacation. The proposed subdivision and lot configuration meet all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). There is an existing residence on each of these two lots. The private access easement requires no public hearing, as it is not a public easement. The County Surveyor has reviewed the vacation request. A document shall be recorded with final mylar which shall include signatures from all affected parties (adjacent property owners) that will vacate the access easement.

Staff recommends approval of the Rhees Subdivision 1st Amendment, a two-lot subdivision consisting of 8.66 acres, located at approximately 1104 S 8800 E, Huntsville, UT, 84317. This recommendation is subject to all review agency requirements, and the following condition:

- 1. A document, signed by all adjacent lot owners, shall be recorded with the final mylar, agreeing to vacate the private access easement.**

This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the Ogden Valley General Plan.**
- 2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.**

Administrative final approval of Rhees Subdivision 1st Amendment, a two-lot subdivision located in the FV-3 zone, at approximately 1104 S 8800 E, Huntsville, UT, 84317, 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: Wednesday, May 31, 2023
Approved by Steve Burton, Principal Planner

Adjourned 3:07

Respectfully Submitted,
June Nelson
Lead Office Specialist