

Minutes of January 6, 2021, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT and via Zoom Video Conferencing, commencing at 4:00 p.m.

**Staff Present: Steve Burton, Principle Planner; Scott Perkes Planner III; Tammy Aydelotte, Planner II**

Steve Burton states that Director Grover was unable to attend and has asked him to take his place in this meeting.

**1. UVL120220: Consideration and action on final approval of Long Meadow Subdivision consisting of 2 lots at approximately 3248 E 3350 N, Eden. Applicant: Brian & Susan Savitt, Staff Presenter: Scott Perkes**

Scott Perkes states that the applicant was recently approved for alternative access which provides access to the rear lot. Lot 1 which is adjacent to 3350 S will be able to get access off of that road. This was recently approved as file number AAE 2020-04 the lots do meet the zoning requirements. They will both be 4.8 acres located in the AV-3 zone which has a minimum of 3 acres. They exceed the 150 ft. width both of which are exceeding 300 ft in width. Sanitary sewer will be provided by a septic system. The health department has provided a feasibility letter. Culinary water will be provided by a private well. The applicants have submitted an order on a petition that has been signed in addition to water shares. They need to pull the well permit as a condition of approval. They will need to continue to work with the state and the Health Department and get that process finalized before they can finalize and record the plat. This is the condition that will need to be satisfied. All reviewing agencies have reviewed these and any remaining conditions will need to be satisfied and staff recommends approval subject to the conditions in the staff report and the conditions of the alternative access exemption that was recently approved. They will need to improve that access.

Steve Burton asks if there are any questions. There are none.

Steve Burton states that this item stands approved based on the following conditions: 1) A deferral agreement will need to be signed and recorded simultaneously with the final plat for the curb, gutter, and sidewalks along the frontage with 3350 North Street. See the attached agreement for your reference. 2) The conditions of approval associated with the recently approved alternative access exemption remain in effect as follows: a. The access easement shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108- 7-29. Improvements will be required prior to the issuance of a building permit. b. The applicant shall agree to file the required alternative access agreement, as outlined in LUC §108-7-31, prior to the recording of the future subdivision. See the attached agreement for your reference. c. The improved travel surface of the access easement shall be a minimum of 12 feet wide and shall be capable of supporting 75,000 lbs. In addition, and Per LUC Sec. 108-7-29(a)(5), a turnout measuring 10'x40' will be required at the midpoint of the access easement. 3) The subdivision boundary and lot corners shall be set on the site prior to recording of the final plat. This is the developer's responsibility. 4) Per LUC Sec. 106-4-2, at least one well permit is required to be obtained prior to the recording of the plat. 5) A Private Well Deed Covenant and Restriction is required to be recorded simultaneously with the plat. See the attached covenant for your reference. 6) An Onsite Wastewater Disposal Systems Deed Covenant and Restriction is required to be recorded simultaneously with the plat. See the attached covenant for your reference. This recommendation is based on the following findings: 1. The proposed subdivision amendment conforms to the Ogden Valley General Plan. 2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances. And the conditions that were imposed during the approval of the file number AAE 2020-04.

**2. AAE 2020-11: Request for approval of an alternative access exemption request to use a private access easement to provide primary access to a future one-lot subdivision at approximately Old Snow Basin Road and Toliver Lane in Huntsville. Staff Presenter Scott Perkes**

Scott Perkes states that this is a request for an alternative access exception for a future one-lot subdivision off of Old Snow Basin Rd. the applicants are proposing to use the existing Toliver lane as their primary access for this future one lot subdivision. Toliver Lane was approved in 2017 as an alternative access for lot 1 of the BWN subdivision this is the lot that was created at the end of Toliver Lane. As part of that approval, the Fire Marshall and County Engineer approved the building of Toliver Lane. which included slopes that exceeded 10 percent however the applicant of that subdivision had the lane engineer to meet their satisfaction it does meet the standards of the alternative access. For the code. Staff recommends approval of this alternative access for the future one lot subdivision subject to the conditions in the staff report and that Toliver lane is maintained to that standard for alternative access and that the applicant enters into an alternative access agreement which states that if at any point in the future were to need to be converted into a public road it could become so with the owners providing a proportional share of the cost. The area as argued

successfully by the previous applicant can prove that it is unfeasible at this time to build a public road in the area. Toliver Lane. follows a steeper mountain drop and there is not much room at the end of Toliver Lane. for future development. The Fire District did review this request and approved it as long as it met the standards of the alternative access design requirements. They also reviewed this and approved it in 2017 as part of the original alternative access. It has been reviewed twice by the Fire Marshall. There is a section of Toliver Lane. that exceeds 10 percent of those instances that have been reviewed and approved by the Fire Marshall.

Mr. Burton asks if at this point it is unfeasible because of the location of the lot in relation to the surrounding area slope. Mr. Perkes states that this is located in a mountainous area Toliver lane follows a mountain draw uphill, most likely it is impractical for the County to maintain it as a public road. An access easement makes more sense. Mr. Burton asks if the Engineers have has a chance to review. Mr. Perkes states that they reviewed it in 2017. Any review comments that they have at this time would have to adhere to this is one of the conditions in the staff report.

Mr. Burton asks if any properties would be left off because of this. Mr. Perkes states that there is one parcel up the road that is landlocked before Toliver Lane. The property owned by Sunrise Oaks is landlocked and was landlocked prior to Toliver Lanes constructions. Further to the South is Snowbasin Resort that takes access off of Trappers Loop. The Sunrise Oaks parcel will continue to be landlocked but it does not change the situation through the approval of the alternative access as it did when Toliver Lane was originally approved.

Steve Burton asks if the owner is present and if they would like to speak to the item. Mr. Perkes states that the applicant was not able to be present.

Mr. Burton asks if there is any comment from the public. There are none.

Steve Burton states that item AAE 2020-11: Request for approval of an alternative access exemption request to use a private access easement to provide primary access to a future one-lot subdivision at approximately Old Snow Basin Road and Toliver Lane in Huntsville to provide access by private access easement to a future 1-lot subdivision stands approved. The recommendation for approval is subject to review agency requirements and the following conditions: 1. The access easement shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29. 2. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the future subdivision. Approval is based on the following findings: 1. The applicant has demonstrated that extending a fully improved road to 1 future lot is not practical due to the mountainous location and associated topography.

**3. UVE111920: Request for approval for England Subdivision, a one-lot subdivision located at approximately 3960 E. Nordic Valley Drive, in the AV-3 zone.**

Tammy Aydelotte states that she has had a few calls on this. This proposal involves combining 2 parcels into one 23 acre parcel. This is located off of Nordic Valley Dr. This parcel straddles a couple of different zones which given the similar requirements likely won't be more restrictive if there is any further development at a later date. Engineering has required a deferral agreement minimum for curb gutter and sidewalk to possibly be installed at a later date along Nordic Valley Dr. She adds that nothing is outstanding from any of the review agencies. The recommendation for approval is conditioned on meeting all review agency requirements as well as recording the deferral agreement. There is an existing residence on the lot the requirement for feasibility has been waived because they are creating any new lots.

Steve Burton asks if the owner is present and if they would like to speak to the item.

Mr. Burton asks if there are any comments from the public.

Dan England states that he just purchased this property in August. He states that he does not understand why there are two parcels. He adds that they are looking at taking down the old house. He adds that they have no intent on building other homes or structures.

Mr. Burton asks if there is anyone from the public that wishes to speak to this item.

Jeff Lowe states that it was good to hear that they are not planning on subdividing or adding more homes. He adds that he would like to welcome Mr. England to the neighborhood.

Keith Stratford states he is a neighbor and he supports this.

Mr. Burton thanks the public for their comments and closes the public comments section.

Steve Burton states that item UVE111920: Request for approval for England Subdivision, a one-lot subdivision located at approximately 3960 E. Nordic Valley Drive, in the AV-3 zone stands approved this recommendation is subject to all review agency requirements and based on the following condition: 1. A deferral agreement must be recorded with the final plat. 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 applicable county ordinances.

**4. UVS121319: Request for approval for Summit at Ski Lake No. 3 1st Amendment, an amendment to move a lot line, located at approximately 1216 Cortina Point, Huntsville, UT, 84317**

Tammy Aydelotte states this is a boundary line adjustment motivated by encroachment by a neighbor on a sewer line easement. The applicants have had to relocate the sewer easement but also the sewer line. This is located in the FV3 zone which requires a minimum of 3 acres lots. When this was originally recorded it was located in the FR-1 zone they still meet the lot area sizes in the FR-1 zone and the boundary line has been shifted to be able to accommodate the existing residences as well as the sewer line that was relocated. Engineering received approval from the sewer district for the relocation. This is included in the staff report as an exhibit. Staff recommends approval of this subject to all review agency requirements, she notes that there are no additional conditions to add at this time.

Mr. Burton asks if the owner is present and would like to speak. The applicant is not present.

Mr. Burton asks if there is anyone from the public that would like to speak. There is no one.

Steve Burton states that item UVS121319: Request for approval for Summit at Ski Lake No. 3 1st Amendment, an amendment to move a lot line, located at approximately 1216 Cortina Point, Huntsville, UT, 84317 stands approved This recommendation is subject to all review agency requirements and 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 applicable county ordinances.

Adjourn

4:26 PM

*Marta Borchert*

*Weber County Planning Division*