

5/14/21 11:00 am Administrative Review Minutes

Present: Dir Grover, Scott Perkes (Planner), Mr. Fuller (Applicant), Mark Stratford (Ogden City), Brady (Ogden City), Tammy Aydelotte (Planner), Ann Morby (Admin for Planning)

Dir. Grover opens meeting, and introduces item:

App for alt access exemption and final approval of Ritter Ranch Sub – 1 flag lot

Scott Perkes has Ogden City on the call. 1-lot in a flag lot sub. There is a public well head source protection area in the vicinity, which has delayed the project. Straddles zones 2 and 3. Will be removing zones from final plat. Mr. Perkes states it is a buildable lot and can accommodate a septic system. All septic components will need to remain outside of zone 2. Ogden City was also concerned with the location of the source protection.

Applicant is also seeking an access exception in order to use the flag stem as sole access. Remainder parcel will be labeled on plat – likely will not be suitable for development in the near future. Staff recommends approval based on recommendations in staff report.

Dir. Grover asks about any notes on the final plat regarding preferred location of septic system. Mr. Perkes confirms that there are notes on the plat that address the location of septic on the lot. Dir. Grover asks about septic recommendations from Health Dept.

Director Grover opens up public comment and asks Mr. Fuller for any comments – he has none.

Mr. Stratford from Ogden City is asking if there can be an indicated area on the plat showing where the septic can be located without necessarily indicating protection zone boundaries on the plat.

There are no further comments from the public.

Dir. Grover closes public comment. He asks if any dialogue with the County legal department has occurred, regarding what can and cannot be shown on the final plat. Mr. Perkes responds that he has spoken with legal, and that a shaded area can be shown on the final plat indicating where a septic system could be located.

Director Grover states that clarification on the plat, without showing zone boundaries, would be helpful. He asks the applicant if Mr. Fuller has any objections to including this information on the dedication plat. Mr. Fuller has no objections and agrees it would be helpful to have septic location information on the plat.

Dir. Grover grants final approval with the following conditions:

Applicable review agency requirements, conditions 1-6 in the staff report, and a 7th condition:

That a shaded area be provided that delineates the septic area. Based on findings in the staff report.

Meeting adjourned.