

Minutes of June 30, 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; Felix Lleverino, Planner II; Orloff Ophenikens, applicant.

Steve Burton states that Director Grover asked that he take his place for this meeting.

1. UVN052020: Consideration and action for final approval of Neilson Hermitage Subdivision, consisting of one lot at approximately 305 Ogden Canyon, with the request to defer asphalt, curb, and sidewalk.

This item was heard last year as a 3 lot subdivision. The owner Doug Nelson owns 4,5, and 6 of the hermitage block subdivision which was platted in 1910. The owner Doug Nelson wants to reconfigure it. It has been reconfigured to a single lot to meet the current septic. It is a little over 20,000 sq ft. with all of the building lots combined. The Health Department has reviewed this and issued an updated septic feasibility letter indicating that a single lot at 20,000 sq. ft. would be acceptable to them and Ogden City has issued a will serve to provide culinary water to the property as well as secondary water. Based on the nonconforming nature of these lots they can re plat this as long as no new lots are being created and the substandard lot that would result at 20,000 sq is permissible by the code. Planning recommends approval of this modified 1 lot subdivision and there are a couple of conditions in the staff report.

Steve Burton asks if this is being made into one lot because it would not fit multiple homes. Mr. Perkes states that there is a septic system limitation there are not enough square feet to accommodate more than one home.

Mr. Burton asks if there are any comments or questions. There are none.

Steve Burton states that item UVN052020: Consideration and action for final approval of Neilson Hermitage Subdivision, consisting of one lot at approximately 305 Ogden Canyon, with the request to defer asphalt, curb, and sidewalk stands approved

2. UVO 052121: Consideration and action on a request for approval of Eagle Ridge Cluster Subdivision Phase 7, a one-lot subdivision with a 7, 731 area for open space.

Felix Lleverino states that is a continuation of the Eagle Ridge subdivision. Part of this proposal is to create 1 residential lot with an associated piece of open space that 7731 sq ft. the lot is 35,000 sq ft and the zoning for this parcel is AV-3. With this cluster-type development, it is permitted to go smaller than the 3-acre zoning minimum because open space is being preserved. Proper services are being provided to this property particularly the sewer, irrigation, and culinary water these are all coming from the Wolf Creek District to serve this property the owner Mr. Ophikens has some rights to this property and moved them to Eagle Ridge. This agreement has been completed. That agreement is included with this report. Staff recommends final approval of Eagle Ridge subdivision phase 7. This is recommendation is based on the staff report. He notes that a condition to highlight is that considering that a new lot and open space is being added to the development and to the HOA the open space plan would need to be amended to include this. He adds that this property falls within the geologic study area, when the owner comes in for building permits it is good to make the owner aware that a geologic reconnaissance is site-specific and is included with the application.

Mr. Burton asks what the size of the open space is. Mr. Lleverino state that in this case, it is 7731 sq. ft. Mr. Burton asks if this is part of a Master Plan and how it ties into the rest of the open space. He asks if it is currently all unplatted. Mr. Lleverino states that with this open space there are some remainder parcels. If they wish to continue plating more lots they are going to need to show that the lot design and the open space design conform.

Mr. Burton states that because this is part of a Master Planned area there may not be a need for an amendment to the open space plan is necessary. He adds that they can look at the previous subdivisions and dedicate their open space. He asks if this common area will have any amenities on it. Mr. Lleverino states that the applicant has not indicated any amenities. Mr. Burton states that there were some trails with the Eagle Ridge and they might want to consider this.

Mr. Burton asks if there are any questions or comments.

Orloff Opheikens states that concerning the common area it will follow the same plan as the other phases. There may be some trails. It is all following the same plan.

Steve Burton states that UVO 052121: Consideration and action on a request for approval of Eagle Ridge Cluster Subdivision Phase 7, a one-lot subdivision with a 7, 731 area for open space stands approved This recommendation for approval is subject to all review

agency requirements and based on the following conditions: 1. The owner enters into a deferral agreement for the curb, gutter, and sidewalk for the area fronting the public ROW. 2. The Open Space Preservation Plan and HOA documents shall be amended to include Phase 7 and the Common Area "P". 3. The owner shall submit a Geologic Reconnaissance or a statement from a licensed geologist that would relieve the geologic study requirement. 4. All of the Wolf Creek Water and Sewer District conditions of service are satisfied. The following items 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. With the condition that any required amenities be shown on a site plan if they are required. If there are amenities the County would need to receive a financial guarantee for whatever the amenities would be. If there are no amenities according to the Master Plan then this is not necessary. Concerning condition number 2 the preservation plan does not need to be amended as long as what is proposed complies with the Master Plan.

3. AAE 2021-06: Consideration and action on an alternative access request to use a private access easement for a future two-lot subdivision, located at approximately 500 N 4300 W, Ogden.

This application was pushed to July 7, 2021, Administrative Review meeting.

Adjourn

4:26 PM

Marta Borchert

Weber County Planning Division