

Minutes of June 16, 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: Charlie Ewert, Assistant Planning Director; Steve Burton, Long Range Planner; Scott Perkes, Planner III; Marta Borchert, Secretary

Public Present: Alan Vause, Rick Everson

1. DR 2021-06: Consideration and action on a design review for a proposed butcher shop utilizing an existing agricultural building at 2103 North 5500 East in Eden.

Scott Perkes gives an overview of the proposal as listed in the staff report. He notes that concerning the zoning this an allowed use as long as they do not slaughter on site. He also notes that they will need to come into compliance with the outdoor lighting code. The applicant will need to work with building inspection to get a building permit because it is going from agricultural to commercial. Staff recommends approval based on the conditions in the staff report.

Charlie Ewert approves item DR 2021-06: Consideration and action on a design review for a proposed butcher shop utilizing an existing agricultural building at 2103 North 5500 East in Eden this recommendation for approval is subject to all review agency requirements and the following conditions as laid out in this staff report: 1. The proposed 4x12' vinyl banner signs are not permitted. If temporary signage is to be employed, the applicant will need to utilize the Temporary Sign Uses listed in LUC Sec. 110-2-11 to allow for temporary short-term vendor signs and follow the requirements listed in LUC Sec. 110-2-11(c). 2. The applicant shall submit a landscaping plan for review and approval that incorporates at least a 20-foot wide planting area along the front property line in addition to the native vegetation area already provided. 3. The applicant shall submit a compliant outdoor lighting plan for review and approval. 4. The applicant shall work with the Building Official to ensure the existing structure meets the applicable building code requirements required to convert the existing structure into a retail butcher shop, including the application and approval for a building permit. 5. Trash dumpsters shall be completely screened from the street or public view either by being located to the rear of the building or screened by a six-foot screening device on four sides if visible from a public right-of-way. 6. All Weber-Morgan Health Department requirements must be met, including the provision of a septic permit and department review approval for the proposed use. 7. A final will-serve letter shall be provided by Eden Water Works verifying the availability and service of culinary water for the proposed use. 8. The Applicant shall obtain a valid Weber County Business License for the proposed operation. 9. On-site slaughtering shall be prohibited. With the added condition that all conditions are met before land use permit issuance. Approval is based on the following findings: 1. The proposed conversion of the existing agricultural building to a commercial building conforms to the Ogden Valley General Plan and CV-2 zoning. 2. After displaying compliance with Weber County Building Inspection requirements the proposed modification will not be detrimental to the public health, safety, or welfare. 3. The proposed modification will comply with applicable County ordinances once all listed conditions have been satisfied.

2. UVB010521: Consideration and action on the application for final approval of Maple Meadows, consisting of three lots including a request for alternative access approval, located at approximately 6769 E 1900 N, Eden

Steve Burton gives an overview of the project. He states that this is a request for alternative access it is a 30 ft. wide shared access easement. It will provide access to the back two lots. Each lot has at least 3 acres. This is the zoning minimum. It has 150 ft. of the lot width. This is the width minimum. The applicant has expressed that they do not believe it would be practical to extend a public street because there is federal land. Staff recommends approval based on the condition listed in the staff report.

Charlie Ewert approves the Maple Meadows Subdivision and alternative access. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions: 1. All required agreements, including the on-site wastewater covenant and alternative access covenant, must be recorded with the final plat. 2. The alternative access must be developed to the standards outline in 108-7-29. 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 complies with all applicable County ordinances. 3. The applicant has demonstrated that extending a public street through this subdivision is not practical.

Adjournment: 4:38pm

Respectfully Submitted,

Marta Borchert