

Minutes of the Administrative Review Meeting for April 15, 2020, To join meeting please navigate to the following web link at the time of the meeting; [HTTPS://ZOOM.US/j/529316211](https://zoom.us/j/529316211) commencing at 4:00 p.m.

Staff Present: Director Rick Grover, Scott Perkes, Planner and Angela Martin, Lead Office Specialist

Administrative Items:

- 1. UVB021420: Consideration and action on a request for final approval of Branch Subdivision 1st Amendment, a two-lot subdivision, located at approximately 5856 Snowbasin Road, Huntsville, UT 84317 in the Forest Valley (FV-3) Zone. (James Branch, Owner) *Scott Perkes, Presenter***

Scott Perkes, Planner discussed this item with the Planning Commission. The recommendation from staff was as follows: Staff recommends final approval of the Branch Subdivision 1st Amendment, a two lot subdivision consisting of 13.80 acres this recommendation is subject to all review agency requirements and based on the following conditions:

1. The developer will record a "Natural Hazard Notice" on each lot of the subdivision concurrently with the final Mylar. This notice will inform future buyers that geologic hazard studies have identified natural hazards affecting the subdivided land.
2. An "Onsite Wastewater Disposal Systems Deed Covenant and Restriction" will be required to be recorded with the final subdivision Mylar to ensure adequate notice is provided to future property owners of the requirement for a private onsite septic system.
3. The developer shall enter into a deferral agreement for curb, gutter and sidewalk prior to the recording of the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With recommended conditions, the proposed subdivision complies with applicable county ordinances.

Mr. Branch, property owner said that he appreciated Staff for all their hard work getting this project to go forward.

Director Grover approved UVB021420: Consideration and action on a request for final approval of Branch Subdivision 1st Amendment, a two-lot subdivision, located at approximately 5856 Snowbasin Road, Huntsville, UT 84317 in the Forest Valley (FV-3) Zone. (James Branch, Owner); subject to staff and other agencies recommendations.

- 2. AAE2020-01: Consideration and action on an alternative access request to use a private right-of-way as the primary access for a future four-lot subdivision, located at approximately 2843 S 4700 W. *Scott Perkes, Presenter***

Mr. Perkes, Planner; discussed this item to the Planning Commissioners. The recommendation from staff was as follows: Director Grover made a motion to approve AAE2020-01: Consideration and action on an alternative access request to use a private right-of-way as the primary access for a future four-lot subdivision, located at approximately 2843 S 4700 W., subject to staff and other agencies recommendations.

Director Grover approved AAE2020-01: Consideration and action on an alternative access request to use a private right-of-way as the primary access for a future four-lot subdivision, located at approximately 2843 S 4700 W.; subject to staff and all other agencies recommendations.

Adjourn

Meeting Adjourned: The meeting adjourned at 4:30 pm

Respectfully Submitted,

Angela Martin

**Angela Martin, Lead Office Specialist
Weber County Planning Commission**