

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**May 31, 2023**  
**3:00 p.m.**

- 1. Minutes: May 17, 2023**
- 2. Administrative Items**
- 3. UVR011723** Consideration and action on a two-lot subdivision, Rhees Subdivision First Amendment, located at approximately 1104 S 8800 E, Huntsville, UT, 84317, in the FV-3 zone. **Planner: Tammy Aydelotte**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact***

***the Planning Division Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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**Minutes of May 17, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner; Ashley Thoman, Engineer; June Nelson, Secretary**

**1. Minutes: April 19, 2023** -Minutes approved as presented

**2. Administrative Items**

**2.1 UVR071520** - Consideration and action on a request for final approval of The Reserve at Crimson Ridge Cluster Subdivision Phase 2C, consisting of 9 lots. **Planner: Felix Lleverino**

The Reserve at Crimson Ridge was presented before the Ogden Valley Planning Commission for sketch plan endorsement on June 2, 2020, in that meeting, the Planning Commission raised some questions regarding the stream corridor, snow storage, and emergency services access.

On September 22, 2020, the preliminary plan for phases 2 and 3 was heard and approved by the Ogden Valley Planning Commission based on the following conditions:

A request for final approval of Crimson Ridge Phases 2A, 2B, and 2C from the planning commission was tabled in a public meeting held on February 23, 2021, until the provisions for the creation of private streets are adopted into Weber County Subdivision Code.

On May 25<sup>th</sup>, 2021 the planning commission forwarded a positive recommendation to the County Commission for final approval of the Reserve at Crimson Ridge Phases 2A, 2B, and 2C.

On June 28<sup>th</sup> 2022 the final dedication plat for phases 2A and 2B were recorded. The time limitation for the subsequent phase 2C falls on the 28<sup>th</sup> of June 2023.

**Staff recommends final approval of The Reserve at Crimson Ridge Phase 2C, consisting of 9 lots. This recommendation is based on all review agency comments and the following conditions:**

- 1. A private road within a Public ROW Covenant is recorded with the final plat**
- 2. All County Engineering and Fire Marshall requirements are satisfied**
- 3. Wayfinding signage is placed at two designated trail entry points that states "Public Trail"**
- 4. Follow all Utah State requirements for a public water system.**
- 5. Subdivision Improvements for phase 2C must be completed or escrowed at the time of recording.**
- 6. An Open Space Covenant is recorded with the final plat.**

**The following findings 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.**

**Date of Administrative Approval following all findings and conditions listed above. May 17, 2023**

**Approved by Rick Grover**

**Weber County Planning Director**

**2.2 LVS071320** - Request for final approval of Summerset Farms Subdivision Phase 3, consisting of 9 lots. **Planner:**

**Tammy Aydelotte**

5/14/2019: Preliminary approval granted by the Western Weber Planning Commission. 7/7/2020:

Summerset Farms Phase 1 recorded.

3/24/2021: Summerset Farms Phase 4 recorded. 10/19/2021:

Summerset Farms Phase 2 recorded.

8/9/2022: Recommendation of approval from Western Weber Planning Commission.

The applicant is requesting final approval of Summerset Farms Phase 3, consisting of 9 lots. This proposal includes continuation of a county, dedicated road (2300 South St) located at approximately 2300 S 3650 W in the A-1 Zone. The proposed subdivision will also require dedication of new County Road (3650 West St). The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

**Staff recommends final approval of Summerset Farms Subdivision Phase 3, consisting of 9 lots, located at approximately 2300 S 3650 W, Ogden, UT. This recommendation is subject to all review agency requirements, including any requirements from Wilson Canal Company, and the following conditions:**

1. **A fence must be installed along the Wilson Canal, or the canal must be piped (per Wilson Canal requirements, if needed). If not installed, it must be escrowed for with other improvements.**
2. **A pathway easement must be shown on the final plat in Phase 3 and the future Phase 5, from the cul-de-sac (temporary turnaround easement), southeast across the canal to connect to the pathway in Phase 4. This is a requirement of 106-1-5, pathways and sidewalk layout shall provide for the continuation of existing pathways or sidewalks. There is a pathway stubbed from the south.**

**This recommendation is based on the following findings:**

1. **The proposed subdivision conforms to the Western Weber General Plan**
2. **The proposed subdivision complies with applicable county ordinances**

**Date of Administrative Approval following all findings and conditions listed above. May 17, 2023**

**Approved by Rick Grover**

**Weber County Planning Director**

**Adjourned**

**Respectfully Submitted,**

*June Nelson*

**Lead Office Specialist**



Connectivity: There is no requirement to dedicate additional right-of-way along 8800 East, as this was done on the 1/31/2000 dedication plat.

Culinary Water, Sanitary Sewer: Requirements regarding these feasibility letters were waived in due to the existence of a single family residence on each of the lots shown on this application.

Review Agencies: To date, the proposed subdivision has been reviewed by the Weber County Engineer, Weber County Planning, and Weber County Surveyor. Weber Fire District has issued approval of this proposal. Weber-Morgan Health Department has not yet reviewed this application. Applicant will need to verify with Weber-Morgan Health Department that requirements have been met, regarding well easements, septic systems and their proximity to lot boundaries, etc... All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: The 2022 property taxes have been paid in full. The 2023 taxes are will be due in full November 30, 2023.

## Staff Recommendation

Staff recommends approval of the Rhees Subdivision 1<sup>st</sup> Amendment, a two-lot subdivision consisting of 8.66 acres, located at approximately 1104 S 8800 E, Huntsville, UT, 84317. This recommendation is subject to all review agency requirements, and the following condition:

1. A document, signed by all adjacent lot owners, shall be recorded with the final mylar, agreeing to vacate the private access easement.

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 all previous approvals and the applicable County ordinances.

## Administrative Approval

Administrative final approval of Rhees Subdivision 1<sup>st</sup> Amendment, a two-lot subdivision located in the FV-3 zone, at approximately 1104 S 8800 E, Huntsville, UT, 84317, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, May 31, 2023

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Rick Grover  
Weber County Planning Director

## Exhibits

- A. Application
- B. Proposed Plat
- C. Water & Septic Feasibility

Location map



# Exhibit A-Application

## Rhees Subdivision 1st Amendment

[+ Add Follower](#) [/ Change Status](#) [/ Edit Project](#)

**Address:** 1104 S 8900 E, Huntsville, UT, 84317  
**Maps:** [County Map](#), [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Subdivisions  
**Created By:** Paul Droubay  
**Created On:** 12/8/2021

**Project Status:** Accepted  
**Status Date:** 1/17/2023  
**File Number:** UVR011723  
**Project Manager:** Tammy Aydelotte

[Application](#) [Documents 5](#) [Comments 1](#) [Reviews 4](#) [Followers 22](#) [History](#) [Reminder 0](#) [Payments 1](#)  
[Area Fees](#)

## Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [/ Edit Application](#) [Print](#)

### Project Description

Lot line adjustment and easement vacation. No changes to frontage. Minimum lot size remains.

**Property Address:** 1104 S 8900 E  
Huntsville, UT, 84317

**Property Owner:** Michael Droubay  
801-920-3183  
mike@alivemedia.com

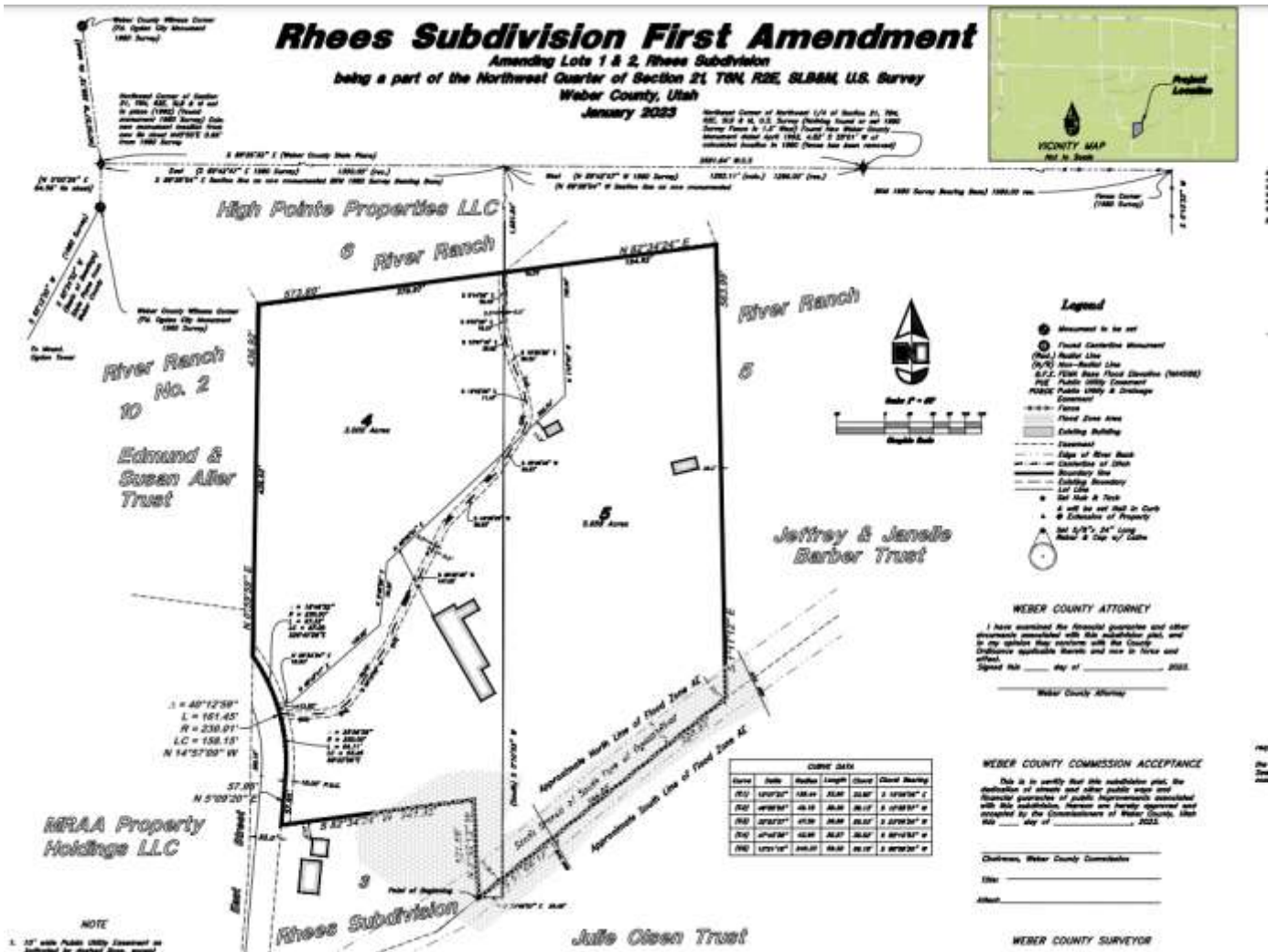
**Representative:** Paul Droubay  
916-606-5992  
pauldroubay@gmail.com

**Accessory Dwelling Unit:** False  
**Current Zoning:** FV-3  
**Subdivision Name:** Rhees subdivision  
**Number of new lots being created:** 0  
**Number of lots affected:** 0  
**Number of lots approved:** 0  
**Lot Number:** 1 and 2  
**Lot Size:** 4.58 acres and 4.08 acres  
**Frontage:** 67.33 ft and 152.06  
**Culinary Water Authority:** Weber Basin Water Conservancy District  
**Secondary Water Provider:** Not Applicable  
**Sanitary Sewer Authority:** Not Applicable  
**Nearest Hydrant Address:** 7925 E 500 S  
**Signed By:** Representative, Paul Droubay

### Parcel Number

- [✖ Remove](#) 210930001 - [County Map](#)
- [✖ Remove](#) 210930002 - [County Map](#)

Exhibit B-Proposed Plat & Existing Dedication Plat

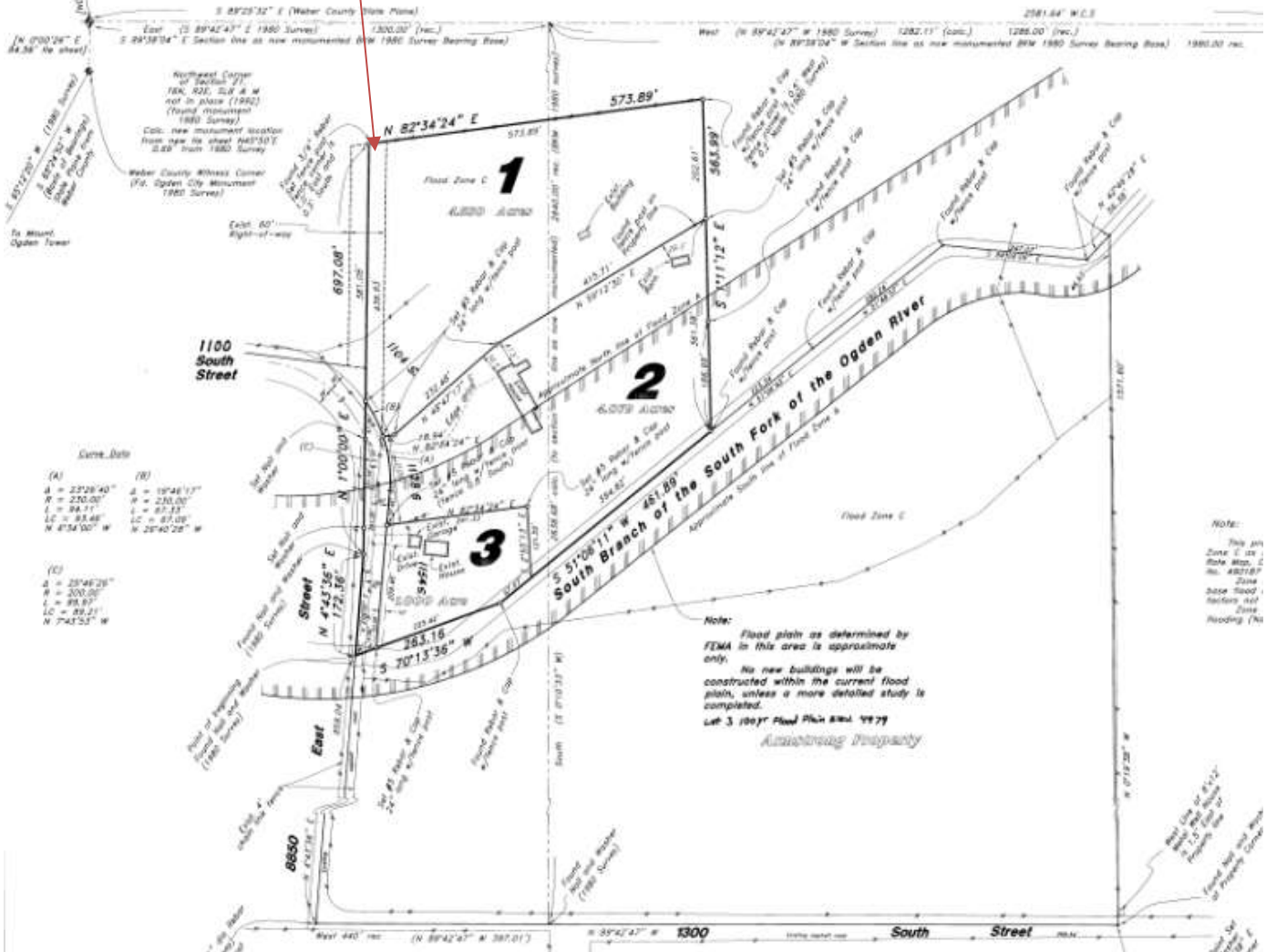




# Rhees Subdivision

A part of the Northwest 1/4 of Section 21, T6N, R2E, SLB & M, U.S. Survey  
 Weber County, Utah  
 December, 1995

Private access easement to vacated



Curve Data

(A)	(B)
a = 23°26'40"	a = 19°46'13"
R = 250.00'	R = 250.00'
L = 94.11'	L = 87.33'
LC = 83.48'	LC = 87.08'
N 87°00'00" W	N 29°40'28" W

(C)
a = 23°46'28"
R = 200.00'
L = 88.85'
LC = 89.21'
N 74°55'00" W

Note:  
 This is  
 Zone C as  
 State Reg. C  
 No. 887187  
 Zone  
 base flood  
 height of  
 Zone  
 flooding (ft)