

Minutes of December 20, 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; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; June Nelson, Secretary

1. Minutes: December 6 2023 Approved

2. Administrative Items

- 2.1 LVA080123:** Request for final approval of Anselmi Acres Subdivision Phase 2, consisting of 6 lots located at approximately 4300 W 1400 S. **Planner: Steve Burton**

July 11, 2023 the Western Weber Planning Commission recommended preliminary approval the 2 phase development, consisting of 37 lots. The Planning Commission decision was based on the following conditions:

1. The donation to the parks district listed in the development agreement will be paid by the developer before each plat records.
2. The building setback along 1400 S shall be shown on the final plat as a 37 foot front yard setback.
3. The final plat will reflect the development standards that were approved as part of the development agreement (eight foot side yard setbacks for dwellings).
4. Phase 2 will not receive a recommendation for final approval until an approved emergency egress is provided for those lots to have a second access.

Phase 1, consisting of 33 lots has received final approval from the County Commission. Phase 2 originally had 4 lots, and currently has 6 lots. This means two of the six proposed lots have not received preliminary approval. Even though there are two lots which have not received preliminary approval, the phase 2 plat consists of six lots which is considered a small subdivision on its own. Therefore, the Planning Director can give final approval to the six lot phase.

The applicant is now requesting a recommendation for final approval from the Planning Director. The following is an analysis of this project and how it complies, or does not comply, with county ordinance requirements and previous approvals.

Staff recommends that the Planning Director grant final approval of Anselmi Acres Phase 2, consisting of 5 lots. The recommendation is based on the following conditions:

1. **The donation to the parks district listed in the development agreement will be paid by the developer before the Phase 2 subdivision plat records.**
2. **The applicant will provide a cost estimate for all subdivision improvements including street trees and pathway improvements in the subdivision, to be reviewed and approved by county staff before the subdivision plat records.**
3. **Before the subdivision plat records, final unconditional letters will need to be submitted by the developer from Taylor West Weber Water and Hooper Irrigation.**

The recommendation is based on the following findings:

1. **With conditions imposed, the project complies with the approved development agreement.**
2. **The project follows the general plan.**
3. **With conditions imposed, the project meets the requirements of the Weber County Land Use Code.**

Director Grover approved this item with the conditions and findings in this staff report.

2.2 UVH091423 – Request for final approval of Hadlock Subdivision 2nd Amendment, a two-lot subdivision located in the AV-3 zone, at approximately 2965 E 5100 N, Liberty, UT, 84310. This request includes roadway dedication to continue 2950 East St. **Planner: Tammy Aydelotte**

The applicant is requesting a recommendation of final approval of Hadlock Subdivision 2nd Amendment, a small, connectivity- incentivized subdivision, consisting of two residential lots, in the AV-3 Zone. 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 Hadlock Subdivision 2nd Amendment, a connectivity-incentivized subdivision, consisting of two lots, and continuation of road dedication of 2950 East Street. This proposed subdivision is located at approximately 2965 E 5100 N, Liberty, UT, 84310, in the AV-3 zone. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. **A substandard road agreement, along with a deferral agreement will need to be signed prior to recording the final plat.**

This recommendation is based on the following findings:

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

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned

*Respectfully Submitted,
June Nelson
Lead Office Specialist*