Minutes of the October 11, 2017 Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Conference Room, Ogden UT, commencing at 4:00 p.m.

**Staff Present: Ronda Kippen, Principle Planner; Steve Burton, Planner II; Felix Lleverino, Planner I; Tiffany Bennett, Secretary**

**Attending: Leroy Vandyke, Donna Vandyke, Kelly Gesullo, Larry McCarty, Sue McCarty, Bret Harper, Travis Braden, Wendy Crook, Stephen Hill, David Gordon, Barbara Gordon.**

1. **Consideration and action on a request for administrative approval of River Wood Bend Subdivision 1st Amendment, consisting of one lot. Applicant; Dustin West.**

Steve Burton: Presented staff report.

Public: Asked general question about what is a one lot subdivision.

Ronda Kippen: Answered question.

Ronda Kippen: Approval based on the conditions and findings outlined in the staff report.

1. **Consideration and action for final approval of Harper Estates, a two lot Subdivision including the concurrent consideration and action of the Harper access via a private right of way request for Lot 2 with the request to defer asphalt, curb, gutter, and sidewalk. Applicant; Bret and Tamra Harper.**

Felix Lleverino: Presented staff report.

Ronda Kippen: Amend the application request, to read after private right-of-way, request for access and frontage for Lot 1 and Lot 2. Amend: a private right-of-way across the south side of both lots for access and frontage. Cross out; Lot 1 which fronts on 4100 W and will provide for Lot 2. Amend: In the alterative access it is impractical to extend a street across the proposed subdivision to serve both lots. Amend: and will be 314 feet. Amend: Consideration and action for the Harper Estates access approval via private right-of-way for Lot 1 and Lot 2. Amend: Administrative approval section, add for Lot 1 and Lot 2.

Ronda Kippen: Approval based on the conditions and findings outlined in the staff report.

1. **Consideration and action on an alternative access request to use a private right-of-way as the primary access for a future 1 lot subdivision. Applicant; Rickey Rau.**

Felix Lleverino: Presented staff report.

Ronda Kippen: Approval based on the conditions and findings outlined in the staff report.

1. **Consideration and action on an administrative application for final approval of Silver Bell Estates no 2, 2nd Amendment, a one lot subdivision. Applicant; Travis Braden.**

Felix Lleverino: Presented staff report.

Public: Asked about where the trail easement is.

Felix Lleverino and Ronda Kippen answered question.

Ronda Kippen: A note must be added to the Plat to provide future property owners notice of the additional requirements due to properties being located in a natural hazard area and being noted with an “N”. Another condition to approval will be added as; that Mr. Lleverino would record the natural hazard notice discloser against the title to also provide notice to future property owners, so that it will come up on a title report.

Ronda Kippen: Approval based on the conditions and findings outlined in the staff report.

1. ***Adjournment***

*The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted*



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