**Minutes of the February 12, 2020 Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 1:00 p.m.**

**Staff Present:** Rick Grover, Planning Director, Scott Perkes, Planner; Angela Martin, Lead Office Specialist

**Public Present:** Spencer Bradley and Bradon Martin

1. **LVP110119: Consideration and action on a request for final plat approval of Pole Patch Phase 3 Subdivision, consisting of three lots, located at approximately 5080 Jessie Creek Dr. in the Agricultural (A-1) Zone.  Spencer Bradley, Applicant  (Scott Perkes, Presenter**)

Mr. Grover asked Spencer Bradley if he had any comments. He said he had none.

Mr. Grover approved Pole Patch Phase 3 subject to Staff recommendations.

Staff recommends approval of Pole Patch Phase 3 Subdivision, a three-lot subdivision. This recommendation for approval is subject to all review agency requirements in addition to the conditions described within this staff report and as summarized below:

1. Per the Utah State Department of Environmental Quality, legal notice shall be recorded on each lot at the time of final subdivision plat recording to alert the presence of individual home booster pumps. This notice shall reference the applicable Pleasant View City ordinances.

2. The subdivision plat shall include a plat note referencing the development agreement dated October 24, 2019. This plat note will serve as notice to future owners of the subdivided lots regarding the prohibition of using culinary water for secondary water purposes.

3. No building permits may be approved until such time that the proposed subdivision has completed the annexation process.

4. No building permits shall be issued until the ownership, operation, and maintenance of the current non-conforming sewer system is transferred from the Pole Patch HOA to Pleasant View City.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan and zoning requirements for the A-1 zone.

2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.

**3. Adjournment:** There being no further business, the meeting was adjourned at 1:10 p.m.

 **Respectfully Submitted,**

**Angela Martin**

**Angela Martin, Lead Office Specialist**

**Weber County Planning Commission**