

April 27, 2022

Minutes of April 27, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 12:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes from April 20, 2022 Approved

2. Administrative Items

2.1 UVB032922 - Consideration and action on administrative approval of Brown’s Subdivision 1st Amendment, a one-lot subdivision with a 16-acre remainder parcel not approved for development. **Presenter Felix Lleverino**

This is a proposal to amend Brown’s Subdivision. The amendment would effectively create a one-lot subdivision, with a 16-acre remainder parcel not approved for development. The landowner intends to reserve the remainder parcel for farm ground at present and potential future development. No Public Utility easement will need to be vacated or realigned with the amendment. Both the building lot and the remainder parcel possess access from 2500 North Street, a public county road.

The Lance Roylance Subdivision abuts this development on the west. There is potential for a future neighborhood on the land abutting to the east. The County Planning Division recommends that Brown’s Subdivision Amendment preserve a public ROW easement that connects to the existing ROW easement within the Lance Roylance Subdivision. However, at this time the Planning Division will not require right-of-way dedication because the remainder parcel is not a building lot.

Staff recommends approval of Brown’s Subdivision 1st Amendment, a one-lot subdivision with a 16-acre remainder parcel not approved for development.

Administrative approval from the Planning Division is subject to the following conditions:

- 1. The County Commission will accept the area dedicated to the public ROW 2500 South Street and sign the final plat.
- 2. The owner shall enter into a deferral agreement for curb gutter and

sidewalk. The recommendation is based on the following findings:

- 1. This subdivision amendment is not in conflict with the Ogden Valley General Plan.
- 2. The public interest or any person will not be materially injured by the proposed subdivision amendment.
- 3. The amended subdivision plat complies with all local and state ordinances.

Administrative final approval of Brown’s Subdivision 1st Amendment 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: April 27, 2022

Rick Grover

Rick Grover
Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist