

April 6, 2022

Minutes of April 6, 2022, 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: Steve Burton, Principal Planner; Scott Perkes Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. **Minutes from March 9, 2022 were not approved. They will wait for the Planning Director (Rick Grover) to approve.**
2. **Administrative Items**
 - 2.1 **LVP030722** - Consideration and action on a request for administrative approval of Peacock Hollow Subdivision, consisting of 2 lots. **Presenter Felix Lleverino**

The applicant is requesting approval of a two-lot subdivision that occupies an area of 2-acres for residential lots. The remainder agricultural parcel contains 21.04 acres. The appropriate right of way dedication to 950 North Street is complete. Access to both lots will be from 950 North Street, which is built to a rural county standard.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations. Gregg Allen a representative was there. He stated that they have been working with Tucker Weight-an Engineer for the County. Things are going good.

Staff recommends final approval of the Peacock Hollow Subdivision. Administrative approval from the Planning Division is based on the following conditions:

1. The owner shall enter into a Deferral Agreement for the curb, gutter, and sidewalk.
2. The Taylor West Weber Water District shall give final approval before recording the plat.

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 the applicable County codes.

Administrative final approval of the Peacock Hollow Subdivision, consisting of 2 lots, is hereby granted based on the conditions and finding stated in this planning division staff report

Date of Administrative Approval: April 6, 2022

Steve Burton

Steve Burton
Weber County Principal Planner

- 2.2 **LVT021722:** Consideration and action on a request for final approval of Taylor Landing Phase 1A 1st Amendment, to create an additional open space parcel to be conveyed to the Western Weber Parks District. **Presenter: Scott Perkes.**

Taylor Landing Phase 1A was originally recorded on May 18, 2021. Phase 1A consisted of 28 clustered residential lots along with the dedication of 12.81 acres of open space. Since this time, the applicant has worked with local residents and the Western Weber Parks District to identify 9.5 acres of land within the previously dedicated 12.81 acre open space parcel that could be donated to the Western Weber Parks District.

This proposed minor amendment to Phase 1A (see **Exhibit A**) serves as an instrument to create the 9.5 acre park parcel. It will also serve as an amendment to the original Open Space Preservation Plan and Preliminary Plan for the 5-phase, 156- lot Taylor Landing Cluster Subdivision as a whole.

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Scott Perkes stated that the County Attorney said that this item was ok to do at an Administrative Review meeting. There is no change to lots or density.

Planning staff recommends final approval of the Taylor Landing Cluster Subdivision Phase 1A 1st Amendment. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed amendment adheres to the open space requirements the Cluster Subdivision Ordinance
3. The proposed subdivision complies with applicable County ordinances.

Administrative final approval of Taylor Landing Phase 1A 1st Amendment, to create an additional open space parcel to be conveyed to the Western Weber Parks is hereby granted based on the conditions and finding stated in this planning division staff report.

Date of Administrative Approval: April 6, 2022

Steve Burton

Steve Burton
Weber County Principal Planner

Adjourn

Respectfully Submitted,

June Nelson

Lead Office Specialist