

March 15, 2023

Minutes of March 15, 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; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

- 1. Minutes: February 15, 2023** -Minutes approved as presented
- 2. Administrative Items**

2.1 LVW090821 - Consideration and action on a request for final approval of Warren Estates Subdivision consisting of 3 lots. Planner: **Tammy Aydelotte (Presented by Felix Lleverino)**

11/16/2021 – Western Weber Planning Commission approval of the access exception request that is mentioned in this staff report, and preliminary approval of this project as a 7-lot subdivision. The applicant has since re-submitted this as a 3-lot subdivision, with the approved access exception to access lots 2 and 3 from 5350 West Street, with an emergency access along the southern boundaries of Lots 1 and two from 5500 West Street.

The applicant is requesting final approval for Warren Estates Subdivision consisting of 3 lots in the A-2 zone.

The proposed subdivision (see **Exhibit A**) 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.

Director Grover pointed that the access looks different than the previous one that was approved. The owner (Derrick Oman) stated that the County already has access. Director Grover asked about condition 5 in the staff report.

- 5. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the subdivision.

Mr Oman stated that it is just about dedicating the hammerhead. Director Grover said that this is not a flag lot. Mr Grover asked the owner if he would be willing to dedicate some of the area for future County use. Felix Lleverino asked Mr Oman for an easement for a future public ROW southward from 5350 W.

Mr Grover felt that the staff recommendations were different enough since the number of lots have changes that we should table this item until things could be updated.

We will table this item until March 29 at 4:00. For the applicant to work with staff on adjusting some of these conditions that may not be applicable with regards to the no climb fence, no- parking signs on the south boundary line. We also look at some kind of future right of way discussion for a connection between 5350 W and 5500 W that more reflects what was discussed in the first access exemption.

Item was tabled with the remarks listed above.

Adjourned 4:25

Respectfully Submitted,
June Nelson
Lead Office Specialist