ADMINISTRATIVE REVIEW

Minutes of November 12, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner ll; Marta Borchert, Secretary

1. Minutes: October 14, 2026 – Approved as presented

2. Administrative Items

2.1 LVB110626: Consideration and action on a request for final approval of Bristol Farms Subdivision Phases 3 (17 lots) and 4 (28 lots) formerly known as Smart Fields Subdivision, located at 1700 S 4300 W, Ogden.
Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final approval of Bristol Farms Subdivision Phases 3 and 4. He explained that Phases 1 and 2 had been developed and that the subdivision had previously received approvals for all four phases. Because more than one year had elapsed since Phase 2 was recorded, the request was being considered at a public meeting to address the subdivision ordinance's time limitation between recorded phases.

Mr. Lleverino stated that many subdivision improvements had already been installed, the property was annexed into the sewer district, and culinary water, secondary water, and sewer provider fees had been paid. He noted that County staff review comments were approved and the preconstruction meeting had been completed. Staff recommended final approval subject to the conditions and findings in the staff report.

Planning Director Rick Grover asked whether the required park contribution was to be paid to Weber County or directly to the Parks District. Mr. Lleverino indicated that the development agreement should specify the recipient. Mr. Grover stated that the first condition should reference the contribution requirement as written in the development agreement. Mr. Lleverino also reviewed the remaining conditions requiring Phases 3 and 4 to be included in the existing homeowners association, a monument improvement agreement with the County Surveyor's Office, and a final cost estimate including pathway improvements and the street crossing in Phase 4.

Dade Rose, an owner of Regal Homes and the builder-developer, stated that the project consists of four previously approved phases. He explained that roads, utilities, and detention basins serving the development had been installed, including improvements along 4300 West. Mr. Rose stated that slower home sales had delayed the remaining phases, but a contractor was under contract and prepared to begin construction. He anticipated completing the remaining improvements around May or June 2027, followed by inspections, the required warranty bond, and plat recordation.

Planning Director Rick Grover approved LVB110626, subject to the conditions and findings outlined in the staff report, with Condition 1 revised to reflect the park contribution requirements stated in the development agreement.

Adjournment 2:07pm

Respectfully Submitted,
Marta Borchert