ADMINISTRATIVE REVIEW

Minutes of October 14, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 11:00 a.m.

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

1. Minutes: September 16, 2026 – Approved as presented

2. Administrative Items

2.1 LVC080626: Consideration and action on a request for final approval of Cameron Pointe Phase 1 Subdivision (2 lots).
Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final approval of Cameron Pointe Phase 1, a two-lot residential subdivision in unincorporated western Weber County. He explained that the property is located south of the Cameron Village development and is zoned A-1. Both proposed lots meet the minimum lot area and width requirements of the zone. The subdivision fronts existing public streets, and sidewalk improvements or an improvement guarantee may be required near the intersection of 4000 West and 2375 South, subject to Engineering review.

Mr. Lleverino stated that the applicant had submitted the subdivision survey and will-serve letters for culinary water, secondary water, and sanitary sewer service. The property had already been annexed into the Central Weber Sewer District. Staff recommended final approval subject to outstanding review-agency requirements, a subdivision improvement agreement accompanying the recorded plat, and construction or financial guarantee of the remaining pathway segment in the southwest portion of the Cameron Village Cluster Subdivision before plat recording.

Planning Director Rick Grover asked where the pathway was located in relation to the proposed lots. Mr. Lleverino referred to the area map and explained that the remaining segment would connect through the open space in Cameron Village to the edge of the property.

Mr. Grover asked about the status of the prior legal matter involving Cameron Village. Mr. Lleverino confirmed that the applicant had provided a letter from the Cameron Village HOA president supporting the project moving forward. He also stated that he had followed up with Courtlan in the County Attorney's Office, who was comfortable with final approval and had contacted the other attorney but had not yet received a response as of the previous week.

Planning Director Rick Grover approved LVC080626, subject to the two conditions and findings outlined in the staff report, with an additional condition requiring written confirmation from Courtlan and the attorney representing Cameron Village that the outstanding legal matters were resolved sufficiently to proceed before the subdivision plat is recorded.

Adjournment 2:05 pm
Respectfully Submitted,
Marta Borchert