

Minutes of September 16, 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 II

1. Minutes: September 1, 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

Planning Director Rick Grover stated that the item would be tabled pending resolution of prior improvements that needed to be addressed. He noted that he had discussed the outstanding matters with Mr. Hamblin. No action was taken on the request.

2.2 LVW062625: Consideration and action on a request for final subdivision approval of the Winston Park Subdivision Phase 3. A 24 lot single-family development with a 2.1-acre open space parcel C.

Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final subdivision approval of Winston Park Subdivision Phase 3. He stated that the developer, Wade Rumsey, was prepared to finalize and record the phase and begin the remaining improvements. Phase 2 had already been recorded and substantially developed. Phase 3 was designed as a patio-home development on approximately 4.8 acres and would create 24 single-family lots. Mr. Lleverino explained that the property had previously been platted as open space, but the County Commission approved a zoning map amendment and development agreement in 2024 allowing residential development. The Planning Commission granted preliminary approval of Phases 2 and 3 in April 2025, and the conditions from that approval had been addressed.

Mr. Lleverino stated that the developer had provided assurance that culinary and secondary water fees had been paid and that final will-serve letters from Taylor West Weber Water District and Hooper Irrigation Company were forthcoming. He confirmed that the property had been annexed into the Central Weber Sewer District. Before the plat could be recorded, the required contribution to the Taylor West Weber Parks District would need to be made and the subdivision improvements would need to be completed or financially guaranteed. Staff recommended final approval subject to the conditions and findings stated in the staff report.

Wade Rumsey, the applicant, stated that the water fees had been paid and that he was waiting for the final approval letters. He explained that Taylor West Weber Water District required adjustments to approximately three or four meter barrels relative to the back of curb before issuing its letter. Hooper Irrigation Company had approved the installation of two irrigation outlets and was awaiting receipt of payment. Mr. Rumsey asked whether the Parks District contribution could be paid when he submitted the Mylar, as had been done for Phase 2. Planning Director Grover stated that the same process would be acceptable.

Mr. Rumsey stated that he had met with Engineering staff regarding the limited remaining improvements to be escrowed. Mr. Lleverino explained that he would prepare the subdivision improvement guarantee agreement after receiving the final cost estimate from Engineering.

Mr. Rumsey also raised a concern regarding the development agreement requirement to turf and irrigate the detention basin. He stated that the basin had clay soil and a high water table, causing water to remain in the basin, and that several landscape contractors had advised that maintaining turf there would be difficult. He suggested turfing the berm to control weeds and provide a walkable area while using gravel in the basin bottom. Planning Director Grover clarified that the County Commissioners had required turfing and that the development agreement appeared to specifically require turf and irrigation. He stated that he was open to considering

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an alternative if the agreement provided flexibility but did not have authority to approve a deviation if an amendment was required. Mr. Rumsey agreed to review the language with Mr. Lleverino and pursue the appropriate process if necessary.

In response to Mr. Rumsey's question regarding an updated title report, Mr. Lleverino stated that the existing title report could be used because Phase 3 was being processed under the existing application. The participants confirmed that, before recording, the applicant would provide the final water letters, satisfy the Parks District contribution requirement, coordinate the remaining improvement cost estimate and guarantee, submit the Mylar, and obtain the required signatures.

Planning Director Rick Grover approved LVW062625, subject to the conditions and findings outlined in the staff report.

Adjournment 11:19 am
Respectfully Submitted,
Marta Borchert