Minutes of the October 19, 2016 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, Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Tiffany Bennett, Office Specialist**

**Attending: ITEM #1:**

 **ITEM #2: Tom Fehr, Rick P Golde**

 **ITEM #3: Annette Heslop, Roger Heslop**

1. **Consideration and action for an amendment to Edgewater Beach Resort PRUD CUP 2003-12 site plan with CUP 2012-02, an already approved conditional permit. This request is specifically to modify the building designs. Chad Bessinger, applicant.**  Rick Grover indicated that the applicant had originally had some building approvals approved with the elevation. The applicant wants to change a wall that did not match a pair of walls that fit in with the existing architecture better. The staff recommends approval of the request for an amendment to a conditional use permit for Edgewater Beach Resort PRUD to modify the building designs. This item stands approved.
2. **Consideration and action on an administrative application for final plat approval of Wheeler Hollow Subdivision, a one lot subdivision. Fredrick Golde, applicant.** Charlie Ewert started by saying Weber County required Rick Golde to plat his one lot subdivision. There was a variance granted on the rear 30 ft. setback, in the F-40 Zone. It was granted by the Board of Adjustment for 5 feet. There is a code under non-conforming lots that allows the site setbacks to be reduced to no greater than 5 feet on one side and 8 feet on the other side. The front setback is 75 feet in the Zone, but since the house predates that setback, it is considered a non-conforming setback. The applicant is not proposing to further encroach into that setback or any of the other alternative setbacks. The lot gets access from a private right-of-way from the rear of the property. The private right-of-way exists because the creek now occupies the primary right-of-way. The County’s code does allow for a private right-of-way to happen because of the circumstances. The Weber County Fire District Chief allows for the right-of-way to be reduced from a 16 foot wide right-of-way to the recorded 12 foot right-of-way because of the circumstances and the time restraints of the topography. The staff recommends final plat approval of Wheeler Hollow Subdivision.

Tom Fehr asked how the right-of-way was created. Charlie Ewert replied that they would have to look into the records to find out.

Rick Grover stated that if there are no other questions, then this subdivision stands approved.

1. **Consideration and action on an administrative application for final approval of the Heslop Subdivision. Cole Eskelson, applicant.** Felix Lleverino said this is a one lot subdivision. The applicant would like to expand the size of the existing subdivision, which is currently a non-conforming lot due to the lack of neither proper frontage nor area for the A-2 zone where it is located. This is why Colt Eskelson, Annette Heslop, and Roger Heslop proposed to create an official plat that expanse the lot to conform to the A-2 Zone. It would bring it up to 40,000 square feet, which is the required minimum for the A-2 zone, and it would bring the frontage to 150 feet along 5100 W which is where the access from. The Planning staff recommends approval.

Rick Grover stated that if there are no other questions, then this subdivision stands approved.

1. **Adjournment:** There being no further business, the meeting was adjourned at 4:15 p.m.

 Respectfully Submitted,

 Tiffany Bennett, Lead Office Specialist