Minutes of the January 15, 2020, 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, Director;Felix Lleverino, Planner; Angela Martin, Lead Office Specialist, Alan Franke(owner)

1. **LVF121119: Consideration and action on a request for approval of Franke Estates 1st Amendment consisting of 2 lots that access from a private drive located at 595 S 3600 W in the Agricultural (A-1) Zone. (Allen Franke, Owner) Felix LLeverino, Presenter**

Felix Lleverino said that the applicant is requesting approval of a two-lot subdivision that occupies an area of 2.18-acres for creating two residential properties. Access to the properties will be via a private road that accesses from 3600 West Street, a public right-of-way.

Staff recommends preliminary and final plat approval of Franke Estates 1st Amendment, a proposal to create a two-lot subdivision that occupies an area of 2.18-acres. This recommendation is based on the following conditions:

1. The owner shall enter into a Deferral Agreement that is be recorded with the final Mylar.
2. The Alternative Access Agreement is to be signed and recorded with the final Mylar.
3. The owner must enter into a Declaration of Deed Covenant to Run with the Land

Concerning the Provision of Irrigation Water

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Staff recommends preliminary and final plat approval of Franke Estates 1st Amendment, a proposal to create an 11.8-acre residential lot. This recommendation is based on the following conditions:

1. The owner shall enter into a Deferral Agreement that is to be recorded with the final Mylar.
2. The Alternative Access Agreement is to be signed and recorded with the final Mylar.
3. The owner must enter into a Declaration of Deed Covenant to Run with the Land Concerning the Provisions of Irrigation Water

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County Codes.

Rick Grover, Planning Director, asked the applicant if he is willing to enter into the Deferred Agreements.

Alan Franke was asked if he understood the agreements for the future right-of-way. He said, I do.

Rick Grover asked if Mr. Franke would like to make any changes to the agreements. Mr. Franke said he would like to review them and asked that Mr. Lleverino send them to him.

Mr. Franke said his son is going to purchase one of the lots.

Mr. Grover stated that Secondary Water shares are required to be transferred to Taylor West Weber Water District as a condition of culinary water service. Mr. Grover asked if Mr. Franke has the shares necessary. Mr. Franke said he does.

Rick Grover approved this based on the requirements, conditions, and findings listed in the staff report.

**Adjournment: There being no further business, the meeting was adjourned at 4:10 pm.**

 **Respectfully Submitted,**

**Angela Martin**

 **Angela Martin, Lead Office Specialist**

 **Weber County Planning Commission**