

**Minutes of August 28, 2024, 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:** Charlie Ewert; Principle Planner; Felix Lleverino; Planner, Kristalyn Devries, Secretary

Charlie Ewert is acting in place of the Rick Grover, Planning Director.

- 1.1 File Number LVG081624 – A request for final approval of the Grove at JDC Ranch Phase 2 (28 lots).  
Planner: Felix Lleverino

The applicant is requesting final approval of The Grove at JDC Ranch Phase 2 (Formerly West Ridge Subdivision) which has a total of 28 single family dwelling lots. The road system within Phase 2 will provide connection to the the Grove Phase 1 to the south and open undevelopment land within Plain City limits to the east. A 10' wide side walk will be built on the west side of 2875 West Street. To provide some open space and pedestrian connections in a east-west direction, the Grove includes three public midblock crossings that are labeled parcels A, B, and C. The open space improvement will be owned and maintained by the JDC community HOA.

Staff recommends approval based on the conditions listed in the staff report.

Charlie Ewert recommends approval based on conditions #1 and #2 and that the pathway area is an 8ft concrete pathway over a 10ft wide pathway extending to the eastern edge of the subdivision boundary. There needs to be the same amount of trees as the concept plan in the development agreement. He notes that as long as the Planning Director approves the type of tree, the applicant will have the go ahead before the escrow funds for the trees come in. The final condition is that the park be installed and that Engineering department signs off.

Adjourn 4:22pm

Respectfully submitted,

Marta Borchert