

**Minutes of June 12, 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:** Rick Grover; Planning Director; Tammy Aydelotte; Planner, Marta Borchert, Planner Technician; Kristalyn Devries, Secretary

**1. Minutes:** March 6, 2024, May 8, 2024- Minutes were approved as presented.

**2.1 LVT122823:** Request for Final Approval of the Villas at JDC Ranch, a 55-plus community with 110 patio home lots.  
**Planner: Felix Lleverino**

Mr. Lleverino states that A rezoning of this parcel from A-1 to R-3 was approved by the Weber County Planning Commission on September 13th, 2022. The County Commissioners approved the zoning map amendment and development agreement on December 13th, 2022. The Development Agreement is recorded on the title with the entry number 3297397. Preliminary subdivision approval from the Western Weber Planning Commission was granted on September 19th, 2023. The subdivision application for The Villas at JDC was accepted on December 28th, 2023. On June 12th, 2024, the Weber County Planning Director considered final approval of The Villas at JDC Ranch Subdivision. He notes that the Villas group has been working on addressing comments from the County Commission. They are getting ready to schedule a preconstruction meeting. They are pretty far along and now they have more of the approvals and have things in order.

Staff recommends approval based on the conditions and findings in the staff report.

Director Grover recommends approval based on the conditions and findings in the staff report.

**2.2 LVR051321:** Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (26 lots) located at 800 S 3600 W.  
**Planner: Felix Lleverino**

Mr. Lleverino stated that On Tuesday, June 15, 2021, the Planning Commission granted preliminary approval to Phases 1 and 2. On September 21, 2021 the Planning Commission granted final approval to Phase 1 with a positive recommendation to the County Commission.

On February 8, 2022 The Planning Commission approved an amendment to the Open Space preservation plan that reflects the placement of a Hooper Irrigation Company regional holding within open space parcel A.

On April 5, 2022, Phase 1 final approval was granted by the County Commission. On March 6th, 2024, final approval for Phase 2 was approved by the Planning Director.

On June 12th, 2024, final approval of an amended version of phase 2 was considered by the Planning Director.

Director Grover asks the applicant if there is anything major that needs to be addressed. The applicant states that the only thing is the power, but it has been taken care of. Ph2 has already been approved but it has been scaled back. He notes that it was mentioned that it would need to be recorded by July. He adds that they will not be ready in July. He asks how they can extend that. Director Grover asked if an extension has been given on those. Mr. Lleverino states that there was an extension on one but his line of thinking is that since they had to go back to give final approval that would give them another year.

Director Grover asks Mr. Lleverino to look in to that and they can move forward with the procedure to extend it. Staff recommends approval based on the conditions and findings in the staff report.

Director Grover recommends approval based on the conditions and findings in the staff report.

**2.3 LVC021324 :** Consideration and action on the application for final approval of Charlton Subdivision.  
**Planner Technician: Marta Borchert**

## ADMINISTRATIVE REVIEW

Marta Borchert stated that This is a proposal to subdivide parcels 150460026 and 150460025 to create two separate 1 acre lots and adjust the West boundary line. The proposed subdivision is in the A-1 Zone located at approximately 4026 W 900 South, Ogden. Each parcel contains an existing home and accessory structures that are being served by existing culinary water services, sewer services, and secondary water services. The new lot that is being created will connect to the same service providers. This proposal would subdivide the two acre parcel and re-align the boundary between the two existing homes. There is a boundary line agreement between Mr. Layne Charlton and Larry and Linda Charlton, that has been reviewed and found to be in conformity with the A-1 Zone lot development standards and the rules for adjusting a boundary between two parcels. The subdivision plat indicates that area will be dedicated to the 900 South public ROW, making the appropriate dedication for a 66' right-of-way. The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Staff recommends approval based on the conditions and findings in the staff report.

Director Grover recommends approval based on the conditions and findings in the staff report.

**Adjourn: 4:16PM**  
**Respectfully submitted,**  
**Marta Borchert**