

**Minutes of May 9, 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; Bill Cobabe, Planner; Tammy Aydelotte; Planner Kristalyn Devries, Secretary

**1. Administrative Items**

Bill Cobabe states that he will be covering the meeting for Director Grover because he is running late.

**1.1 LVS111423 Consideration and action on a request for final approval of Bristol Farms Subdivision Phases 1 through 4 (81 lots) formerly known as Smart Fields Subdivision, located at 1700 S 4300 W, Ogden.**

Tammy Aydelotte states that she is covering this item for Felix. The application was accepted for review on November 14, 2023. Preliminary approval of Bristol Farms (formerly Smart Fields) was granted from the Western Weber Planning Commission in a public meeting held on December 12th, 2023. The conditions of approval are included below:

1. The applicant will donate \$2,000.00 per lot to the West Weber Parks District before recording each phase.
  - The Planning Division will ensure that the donation is made before the recordation of each phase.
2. Detention basins will be shown as common area on the final plat.
  - The 16,362 square-foot detention basin serving phases 1 through 3 has been added to the plan and a separate detention basin serving phase 4 has been included with the plan. The Planning Division will ensure that it is labeled as common area under the responsibility of the home-owners association.

The Developer, Mr. Dade Rose, is requesting final approval of the Bristol Farms Subdivision phases 1 through 4. The staff-recommended conditions will ensure that all final agreements, required by the code and the development agreement, will be included before or at the time of recording the subdivision plat. The following is an analysis of the proposal and how it complies with the applicable regulations.

Ms. Aydelotte states that Felix pointed out that the only thing that is missing is the final will serve letter from Hooper Irrigation.

Bill Cobabe asks if the applicant has any questions, there are none.

Bill Cobabe states that he recommends approval based on the conditions and findings listed in the staff report and adds a condition that the final approval letter from Hooper Irrigation be provided prior to recording.

Adjournment 4:16pm  
Respectfully submitted,  
Marta Borchert