

ADMINISTRATIVE REVIEW

Minutes of January 24, 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; Felix Lleverino, Planner; June Nelson, Secretary

1. **Minutes: January 24, 2024 Approved**
2. **Administrative Items**
3. 3.1 **LVA042723**. Request for a recommendation of final approval of Anselmi Acres Subdivision Phase 3, consisting of 7 lots located at approximately 4300 W 1600 S. **Planner: Felix Lleverino**

A rezone of this land from Agricultural (A-1) to Residential (R1-15) was unanimously approved by the Weber County Board of Commissioners on December 5th, 2023.

Phase 1 was granted final approval from the County Commissioners in a meeting held on December 19th, 2023

Phase 2 was granted final approval in an administrative review meeting held on December 20th, 2023.

Phase 3 is to be presented before the Planning Director on January 24, 2024.

The applicant is requesting final approval of Phase 3 of the Anselmi Acres Subdivision after completing the application requirements, the preliminary subdivision requirements, and submitting a final subdivision plat for review. Participating county agencies have posted review comments that will be addressed by minor revisions.

The developer intends to install the subdivision improvements for phase 3 before the improvements for phases 1 and 2. A 66' wide public road built for this development will connect to phases 1 and 2 of the Anselmi Acres Subdivision and the Smart Fields Subdivision. The road cross-section, which includes street trees and a 10' street-adjacent pathway, of Anselmi Acres is attached to this report as Exhibit E. Road dedication of 4300 West Street will accommodate for an 80' ROW.

Stormwater detention facilities within phase 3 are designed at the appropriate capacity to serve phases 1, 2, and 3.

Staff recommends that Phase 3 of the Anselmi Acres Subdivision, consisting of 7 lots, be approved. This recommendation is conditioned upon compliance with all county review agency requirements and the conditions listed below:

1. **The County Engineer shall approve of the final civil drawings**
2. **The donation of \$2,000.00/lot to the parks district listed in the development agreement will be paid by the developer before the Phase 3 subdivision plat records.**
3. **The water districts shall sign the final plat before the subdivision plat is recorded.**
4. **The applicant will provide a cost estimate for all subdivision improvements including street trees and pathway improvements, to be reviewed and approved by county staff before the subdivision plat records.**
5. **This property shall be annexed into the Central Weber Sewer District before recording.**
6. **Parcel A either deeded as part of the right of way pending Engineering's recommendation or abutted to the abutting property so we don't have a remnant parcel.**

The following findings are the basis for the staff recommendation:

1. **With conditions imposed, the project complies with the approved development agreement.**
2. **The project conforms to the general plan.**
3. **With conditions imposed, the project meets the requirements of the Weber County Land Use Code.**

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned 4:09 p.m.

Respectfully Submitted
June Nelson
Lead Office Specialist