

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**October 14, 2026
2:00 pm**

1. **Minutes:** September 16, 2026

2. **Administrative Items**

**2.1 LVC080626: Consideration and action on a request for final approval of Cameron Pointe Phase 1 Subdivision (2 lots).
Staff Presenter: Felix Lleverino**

Adjourn

*The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden
Utah 84401*

****Public comment may not be heard during administrative items. Please contact***

***The Planning Division Project Manager at 801 -399-8374 before the meeting if you have
questions or comments regarding an item****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call
the Weber County Planning Commission at 801-399-8374*

Minutes of September 16, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 11:00 a.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner II

1. Minutes: September 1, 2026 – Approved as presented

2. Administrative Items

2.1 LVC080626: Consideration and action on a request for final approval of Cameron Pointe Phase 1 Subdivision (2 lots).

Staff Presenter: Felix Lleverino

Planning Director Rick Grover stated that the item would be tabled pending resolution of prior improvements that needed to be addressed. He noted that he had discussed the outstanding matters with Mr. Hamblin. No action was taken on the request.

2.2 LVW062625: Consideration and action on a request for final subdivision approval of the Winston Park Subdivision Phase 3. A 24 lot single-family development with a 2.1-acre open space parcel C.

Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final subdivision approval of Winston Park Subdivision Phase 3. He stated that the developer, Wade Rumsey, was prepared to finalize and record the phase and begin the remaining improvements. Phase 2 had already been recorded and substantially developed. Phase 3 was designed as a patio-home development on approximately 4.8 acres and would create 24 single-family lots. Mr. Lleverino explained that the property had previously been platted as open space, but the County Commission approved a zoning map amendment and development agreement in 2024 allowing residential development. The Planning Commission granted preliminary approval of Phases 2 and 3 in April 2025, and the conditions from that approval had been addressed.

Mr. Lleverino stated that the developer had provided assurance that culinary and secondary water fees had been paid and that final will-serve letters from Taylor West Weber Water District and Hooper Irrigation Company were forthcoming. He confirmed that the property had been annexed into the Central Weber Sewer District. Before the plat could be recorded, the required contribution to the Taylor West Weber Parks District would need to be made and the subdivision improvements would need to be completed or financially guaranteed. Staff recommended final approval subject to the conditions and findings stated in the staff report.

Wade Rumsey, the applicant, stated that the water fees had been paid and that he was waiting for the final approval letters. He explained that Taylor West Weber Water District required adjustments to approximately three or four meter barrels relative to the back of curb before issuing its letter. Hooper Irrigation Company had approved the installation of two irrigation outlets and was awaiting receipt of payment. Mr. Rumsey asked whether the Parks District contribution could be paid when he submitted the Mylar, as had been done for Phase 2. Planning Director Grover stated that the same process would be acceptable.

Mr. Rumsey stated that he had met with Engineering staff regarding the limited remaining improvements to be escrowed. Mr. Lleverino explained that he would prepare the subdivision improvement guarantee agreement after receiving the final cost estimate from Engineering.

Mr. Rumsey also raised a concern regarding the development agreement requirement to turf and irrigate the detention basin. He stated that the basin had clay soil and a high water table, causing water to remain in the basin, and that several landscape contractors had advised that maintaining turf there would be difficult. He suggested turfing the berm to control weeds and provide a walkable area while using gravel in the basin bottom. Planning Director Grover clarified that the County Commissioners had required turfing and that the development agreement appeared to specifically require turf and irrigation. He stated that he was open to considering

ADMINISTRATIVE REVIEW

an alternative if the agreement provided flexibility but did not have authority to approve a deviation if an amendment was required. Mr. Rumsey agreed to review the language with Mr. Leverino and pursue the appropriate process if necessary.

In response to Mr. Rumsey's question regarding an updated title report, Mr. Leverino stated that the existing title report could be used because Phase 3 was being processed under the existing application. The participants confirmed that, before recording, the applicant would provide the final water letters, satisfy the Parks District contribution requirement, coordinate the remaining improvement cost estimate and guarantee, submit the Mylar, and obtain the required signatures.

Planning Director Rick Grover approved LVW062625, subject to the conditions and findings outlined in the staff report.

Adjournment 11:19 am
Respectfully Submitted,
Marta Borchert



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: LVC080626 - Consideration and action on a request for final approval of Cameron Pointe Phase 1 Subdivision (2 lots).
Agenda Date: Wednesday, October 14, 2026
Applicant: Jason Hamblin

Property Information

Approximate Address: 2375 S 3925 W
Project Area: 2 acres
Zoning: A-1
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 15-078-0160
Township, Range, Section: 6N 2W Sec 28

Adjacent Land Use

North: Residential

South: Residential

East: Residential

West: Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767
Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones)

Development History

The Planning Division held a public meeting to grant final approval for this proposal on September 16, 2026. In that meeting, it was decided to table the decision until the HOA president of the Cameron Village Cluster Subdivision provides written confirmation to the planning office that the Cameron Village Cluster Subdivision HOA is satisfied with the work completed by the developer and that the installation of the remaining pathway will complete the developer's obligations. Please see the written HOA confirmation in Exhibit E.

Background and Summary

The applicant is requesting final approval for Cameron Pointe Subdivision (2 lots). This proposal would divide a vacant 2.52-acre parcel and create two new building lots, with the remaining 0.52 acre being combined with the south 4.42 acres to create a remainder parcel that exceeds five acres to conform with the remainder parcel standards. The Planning Division has reviewed Cameron Pointe for conformity to the lot area and width of the A-1 zoning standards and connectivity options for the continuation of future neighborhoods. The existing 2375 South neighborhood street is fully built to the public county standard, complete with curb and gutter. The sidewalk along 4000 West Street and 2375 South Street will be built or escrowed for before the subdivision plat is recorded.

Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by implementing zoning development standards that guide residential development of large lots in which agricultural and residential uses are pursued.

Zoning: The subject property is located in the Agricultural A-1 Zone. The purpose and intent of the A-1 zone are identified in the LUC §104-2-1:

The AV-3 Zone and A-1 Zone are both agricultural zone and low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment.*

Lot area, frontage/width and yard regulations: The Site Development Standards from Section 104-2-5 require a minimum of 40,000 sq. ft. and 150' wide. Each lot within complies with these standards.

Culinary water: Taylor West Weber Water provided a final will-serve letter stating that the district has the capacity to provide only culinary water to the Cameron Pointe 2-lot subdivision. The district will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Pressurized Irrigation water: The final will-serve letter from Hooper Irrigation states that the fees are paid and a sufficient number of water shares are transferred. All secondary water line extensions shall be inspected and approved by Hooper Irrigation. Subdivision improvements related to secondary water infrastructure shall be installed or guaranteed financially before the subdivision plat can be recorded.

Sanitary Sewage Services: Central Weber Sewer District will serve the sanitary sewer needs of this development. Annexation into the District is complete.

Review Agencies: The subdivision application will be required to comply with all review agency requirements. Planning has posted final comments that will be addressed by a revised plat. The County Surveyor's office will provide final subdivision plat review comments that shall be addressed before the subdivision plat is recorded. The Weber Fire District review states that the fire hydrants are in place and with no additional comments. The County Engineering Department will post comments on the final plat and final civil drawings, which shall be addressed before the subdivision plat is recorded.

Staff Recommendation

Staff recommends final approval of Cameron Pointe Phase 1 Subdivision consisting of 2 lots. This recommendation is based on the review agency requirements and the following conditions:

1. A Subdivision Improvement Agreement shall accompany the final recorded plat.
2. The pathway segment in the south-west portion of the Cameron Village Cluster Subdivision is constructed or escrowed for before the subdivision plat is recorded.

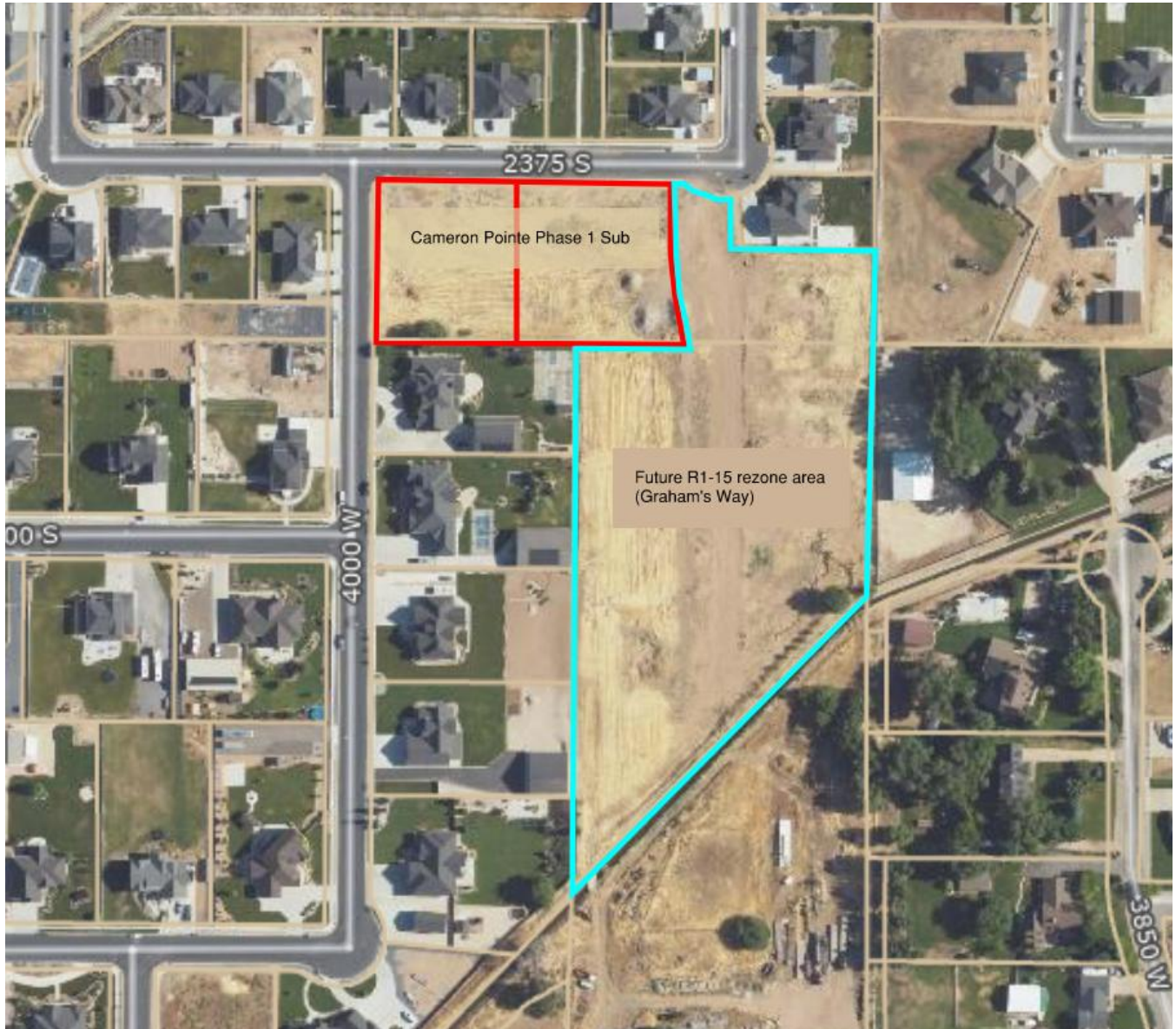
The following findings are the basis for the staff recommendation:

1. Cameron Pointe Phase 1 conforms to the West Central Weber County General Plan.
2. The lot area and width regulations are acceptable as shown on the submitted plat.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

- A. Cameron Pointe Phase 1 Subdivision plat (final)
- B. Final culinary will-serve letter
- C. Final secondary water will-serve
- D. Central Weber Sewer Letter
- E. Cameron Village HOA president letter

Area Map

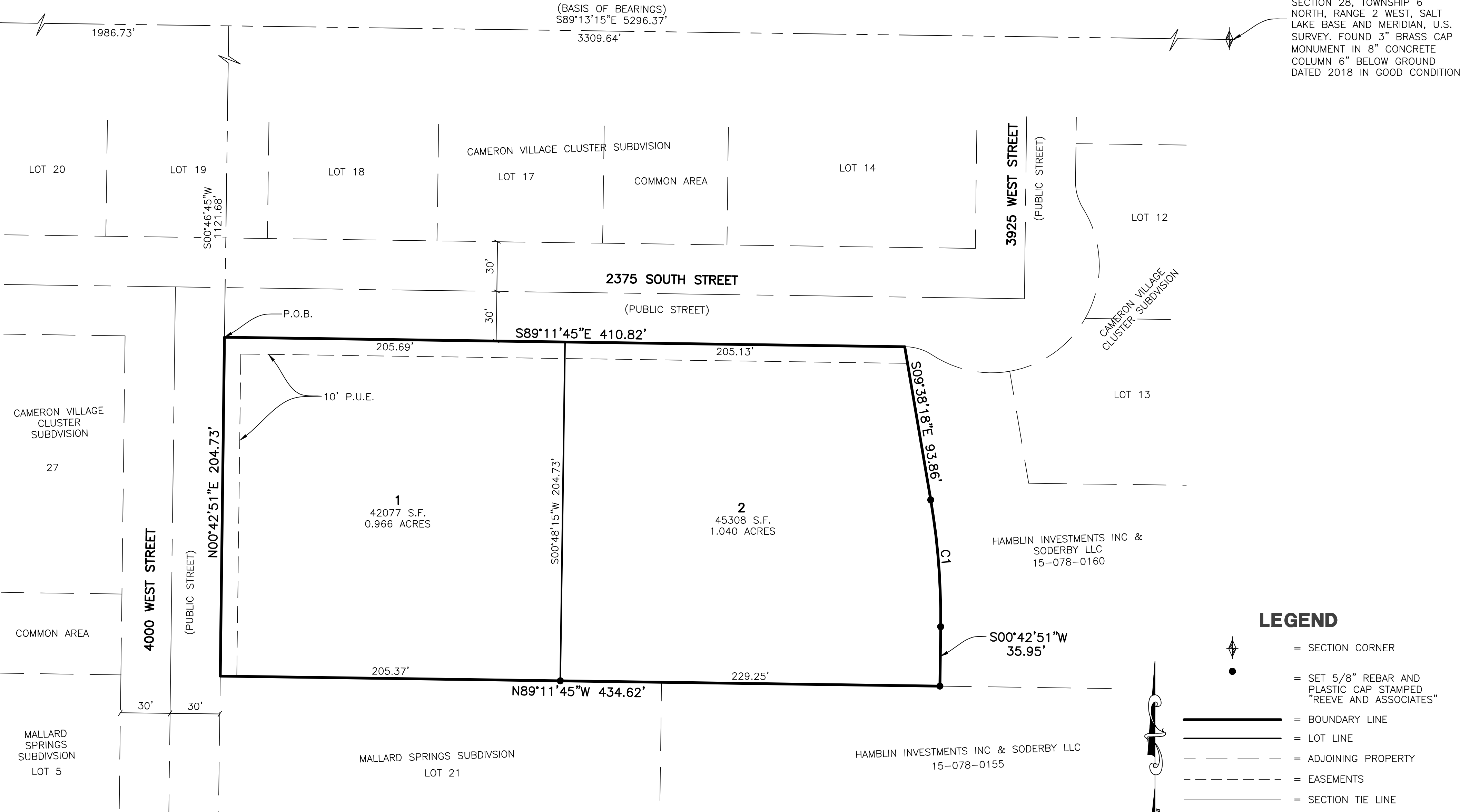


A



VICINITY MAP
NOT TO SCALE

WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" BRASS CAP MONUMENT IN RING AND COLLAR 5" BELOW ASPHALT DATED 2004.



DEVELOPER:
DOUG HAMBLIN
HAMBLIN INVESTMENTS
2811 N. FAIRFIELD ROAD, STE. B-2
LAYTON, UTAH 84041

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	425.62'	76.90'	76.80'	N04°27'44"W	10°21'09"

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS ____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS ____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS ____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
_____ Filed For Record
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

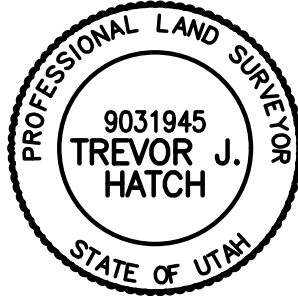
Deputy.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **CAMERON POINTE SUBDIVISION - PHASE 1** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **CAMERON POINTE SUBDIVISION - PHASE 1**, AND DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, SEWER EASEMENTS, AND IRRIGATION CANAL EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 20____.

HAMBLIN INVESTMENTS INC

NAME/TITLE DATE

SODERBY LLC

NAME/TITLE DATE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)SS.

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)SS.

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

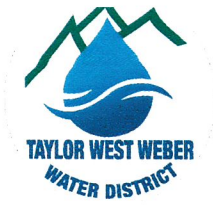
COMMISSION EXPIRES NOTARY PUBLIC

Project Info.

Surveyor: **T. HATCH**
Designer: **E. ROCHE**
Begin Date: **4-2-26**
Name: **CAMERON POINTE SUBDIVISION - PHASE 1**
Number: **3442-A48**
Revision: _____
Scale: **1"=40'**
Checked: _____



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
6/23/2026**

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This letter is to inform you that **Final Will Serve approval has been granted**, and that **Taylor West Weber Water District** (“the District”) has the capacity to provide **culinary water only** for the **Cameron Pointe Phase 1 subdivision**, a two (2) lot subdivision located at approximately **2375 S. 4000 W. Taylor, UT**.

Please note that this lot will be required to have connections to **Hooper Irrigation** for outdoor use. Prior to the issuance of permits, the builder will also be required to pay all applicable **impact fees**. The developer has paid all **plan review fees** and **water right impact fees** in full.

Sincerely,

Ryan Rogers, General Manager
Taylor West Weber Water District
ryan@taylorwestweberwater.com
Office: 801-731-1668 ext. #102



June 30, 2026

Weber County Planning Commission
2380 Washington Blvd, Ste. 240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Cameron Pointe Subdivision, Phase 1

The development is located at approximately 2375 South and 3925 W in Taylor, Utah and consists of 2 proposed building lots.

Currently, Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and can and will provide secondary water at the time of occupancy.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office. There was an adequate amount of water shares surrendered for the secondary water use for the development and the access fees and meter fees for the Secondary System have been paid.

Only this project is in consideration and final approval is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

April 23, 2026

Felix Lieverino
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Cameron Point Phase 1
Sanitary Sewer Service
Will Serve Letter

Felix:

We have reviewed the request of Jason Hamblin to provide sanitary sewer treatment services to the subdivision called Cameron Point Phase 1 located at approximate address 2375 S 3950 W. proposed 2 lot. We offer the following comments regarding Central Weber Sewer Improvement District ('the District') providing sanitary sewer service.

1. At this time, the District has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the District's facilities the connection must be constructed in accordance with District standards and must be inspected by the District while the work is being done. A minimum of 48-hour notice for inspection shall be given to the District prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. Connection to the sewer system must be through a retail provider, which we understand to be Weber County. The District will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the District's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Jason Hambin

E



[EXTERNAL] Fw: Cameron Village HOA Improvement

From DOUG HAMBLIN <db_hamblin@msn.com>

Date Tue 9/29/2026 2:46 PM

To Lleverino,Felix <flleverino@webercountyutah.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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From: tjeffreylund@icloud.com <tjeffreylund@icloud.com>

Sent: Tuesday, 29 September 2026 14:33:10

To: rgrover@webercountyutah.gov <rgrover@webercountyutah.gov>

Cc: db_hamblin@msn.com <db_hamblin@msn.com>

Subject: Cameron Village HOA Improvement

Hi Rick

I spoke with Doug Hamblin earlier today about his need for a later stating our discussions on finishing the community items with Cameron Village.

Doug and I have been in consistent communication about the trail that needs to be completed on the west side of our subdivision. He has stated he has it scheduled to start within the next few weeks.

I feel fine with him moving forward with recording the plat for the lots on the south side of our subdivision, as I have confidence he will live up to his commitment and complete the trail and open space the same way the rest of the trail system in our neighborhood works

Thanks

Tyson Lund
Cameron Village HOA President