

**Minutes of July 22, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.**

**Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Marta Borchert, Secretary**

**1. Minutes:** July 1, 2026. The minutes of the July 1, 2026, Administrative Review meeting were approved.

**2. Administrative Items**

**2.1 DR 2026-05:** A request for approval on a design review application to operate a 20,000 SF auto body shop within the 40,000 SF existing building and make site improvements at 2581 Rulon White Blvd, Ogden, Utah.

**Staff Presenter: Felix Lleverino**

Felix Lleverino presented a request for approval of a design review application to operate a 20,000-square-foot auto body shop within an existing 40,000-square-foot industrial building and complete associated site improvements at 2581 Rulon White Boulevard in the M-1 Zone. He explained that commercial uses permitted in the C-3 Zone are also permitted within the M-1 Zone, making the proposed auto body shop a permitted use. Because the proposal is a commercial use located within a manufacturing zone, a design review was required.

Mr. Lleverino explained that the design review evaluated site elements including parking, access, landscaping, lighting, and stormwater management. Planning staff provided review comments during the application process, and the applicant addressed those comments promptly. Based on the revised plans, staff determined that the proposal conformed to applicable development standards.

Staff recommended approval of the Jeremy Weller Design Review for Unique Auto Body, located within Weber Industrial Park at 2581 Rulon White Boulevard, subject to one condition:

- The design review shall not be issued until all review agency requirements have been satisfied, specifically any comments from the Fire District.

The Planning Director inquired about the Fire District review comments. Mr. Lleverino stated that no comments had yet been received but confirmed that he had been in communication with the Fire District and anticipated their review.

Finding no issues with the proposal, the Planning Director recommended approval subject to the findings and condition contained in the staff report.

**2.2 LVM062926:** Consideration and action on a request for final subdivision approval of the Martini Legacy Subdivision Phase 1. A proposal to plat half of a 40 acre parcel into 43 single family lots at approximately 4083 W 1400 S, Ogden, Utah.

**Staff Presenter: Felix Lleverino**

Felix Lleverino presented a request for final subdivision approval of Martini Legacy Subdivision Phase 1, a proposal to plat approximately one-half of a 40-acre parcel into 43 single-family residential lots located at approximately 4083 West 1400 South, Ogden.

Mr. Lleverino explained that the property had been rezoned from the A-1 Zone to the R-1-15 Zone in June, allowing a residential density of approximately 2.9 units per acre. The subdivision was designed consistent with the approved zoning, including roadway connectivity and pedestrian pathways.

## ADMINISTRATIVE REVIEW

He noted that the Planning Commission granted preliminary subdivision approval on August 12, 2025. The proposal had returned for Phase 1 final approval, and several conditions from the preliminary approval remained to be satisfied before recordation.

Staff reported that the applicant had completed several outstanding items, including obtaining final will-serve letters from Taylor-West Weber Water Improvement District and Hooper Irrigation. Remaining conditions included:

- Payment of the required Park District contribution prior to recordation.
- Inclusion of street trees and pathway shoulder groundcover within the civil drawings.
- Demonstration of compliance with the recorded Development Agreement.
- Completion of remaining subdivision plat and construction drawing revisions.
- Satisfaction of remaining engineering review comments, including submission of an updated cost estimate and addition of a required plat note.

Mr. Lleverino stated that the subdivision would receive sewer service from Central Weber Sewer District and that the entire property would be required to annex into the district prior to recordation. Pressurized irrigation service had received final approval, and the submitted geotechnical report addressed roadway and public infrastructure requirements. He further noted that the subdivision layout remained consistent with the concept plan approved during the zoning map amendment process.

Staff had received review comments from all County agencies, including the County Surveyor. Pre-application comments had been received from the Fire District; however, final Fire District review comments were still pending.

Based on the completed review, staff recommended final approval of Martini Legacy Subdivision Phase 1, consisting of 43 lots, subject to all review agency requirements and the seven conditions contained in the staff report. Staff clarified that all conditions must be satisfied prior to recordation.

The Planning Director concurred with staff's recommendation and recommended approval subject to the findings and conditions outlined in the staff report.

**Adjournment 3:14pm**  
**Respectfully Submitted,**  
**Marta Borchert**