Minutes of the March 20, 2019 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, Director;Ronda Kippen, Principle Planner; Steve Burton, Planner III, Felix Lleverino, Planner II; Tammy Aydelotte, Planner I, Kary Serrano, Secretary

**Public Present:** Bob Merrill, Item #1; Todd Merrill, Item #1; Alan Franke, Item #2; Lavar Hipwell, Item #2; Sheryll Vanderhooft, Item #4

1. **AAE 2019-01: Consideration and action on an alternative access application for a private access easement to provide access to a second lot in the Merrill’s Mountain Estate Subdivision located at 5500 E HWY 39, Huntsville UT in the FV-3 Zone. (Robert Merrill, Applicant) Steve Burton, Presenter**

Steve Burton reviewed the staff report and recommends approval for AAE 2019-01 to provide a private access easement to on additional lot in the future subject to all review agency requirements and and reviewed the three conditions listed in the staff report. The approval is based on the findings listed in the staff report.

Todd Merrill asked if geological surveys a requirement for that. Mr. Burton replied yes, in this area there will be a requirement for geological study for the subdivision application.

Rick Grover approved this item subject to all agency requirements and findings on all requirements and condition listed in the staff report.

1. **LVF121818: Consideration and action on a request for approval of a proposal to create an 11.8-acre residential lot by the name of Franke Estates Subdivision located at 595 S 3600 W, Ogden UT in the A-1 Zone. (Allen Franke, Owner/Applicant) Felix Lleverino, Presenter**

Felix Lleverino reviewed the staff report and recommends final plat approval of Franke Estates Subdivision, based on all review agency requirements and reviewed the five conditions listed in the staff report. This is also based on the findings listed in the staff report.

Alan Franke said he has seen the deferral agreement and has no questions on that. He has not seen the conditions listed in the staff report and was given a copy of the staff report so he could read them.

Lavar Hipwell said what he is doing is dividing the estate out now, so that all six children get their fair share; with the understanding that this property is to stay within all heirs for future building..

Rick Grover said this stands approved based on the requirements and condition listed in the staff report, and the findings listed in the staff report.

1. **LVG010819: Consideration and action on Glen Shannon Subdivision, a one lot subdivision located at 3100 S 5100 W, Ogden UT in the A-2 Zone. (Dwayne Hansen, Applicant; Kerry Egbert, Agent) Tammy Aydelotte, Presenter**

Director Grover reviewed the staff report and recommends final plat approval of Glen Shannon Subdivision, a one lot subdivision based on the review agency requirements and Condition #1 and #2 listed in the staff report and on the findings listed in the staff report.

Rick Grover said there are no issues here and recommends approval based on the requirements and condition listed in the staff report, and the findings listed in the staff report.

1. **UVB020719: Consideration and action on final approval of Bailey’s Back Five First Amendment, a one lot subdivision located at 8037 E 100 S, Huntsville UT in the AV-3 Zone. (Lonny & Nancy Bailey, Applicant; Sheryll Vanderhooft, Agent) Tammy Aydelotte, Presenter**

Director Grover reviewed the staff report and recommends final plat approval of Bailey’s Back Five First Amendment Subdivision based on all review agency requirements and Conditions #1 and #2 listed in the staff report and on the findings listed in the staff report.

Sheryll Vanderhooft said she is the owner of the two acres and selling to the Bailey’s for this subdivision. She is also the manager of ESPL Investments which is a piece of property adjacent to Bailey’s from which that two acres is coming out.

Rick Grover approved this based on the requirements and conditions listed in the staff report, and the findings listed in the staff report.

**5. Adjournment:** There being no further business, the meeting was adjourned at 4:20 p.m.

Respectfully Submitted,



Kary Serrano, Secretary

Weber County Planning Division