Minutes of the October 05, 2016 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: Felix Lleverino, Planner; Tiffany Bennett, Office Specialist**

**Attending: ITEM #1: Donna K. Green**

**ITEM #2:**

1. **Consideration and action on an administrative application for final approval of the Diamond H Subdivision 1st amendment, a two lot subdivision. Located at 3973 North 2975 West, Ogden UT in the A-1 Zone. Tom and Vivian Hadley, applicants.** It is at the request of the applicants that the 4.7 acre subdivision be subdivided in a way that created two parcels; one that is .998 acres and measures 150 feet wide, and the other lot will have the area of 3.77 acres and have a width of 185 feet. Both lots will have frontage from a public right of way gravel road numbered 2975 West Street. The purpose of this subdivision is for the owners to one day sell some land and reduce the burden of having to maintain all 4.7 acres. Culinary water will be provided by Bona Visa Water Improvement District and wastewater will be controlled by individual septic systems. Electrical and gas utility lines are already in place to serve this subdivision. Felix Lleverino stated that Donna K. Green is to speak regarding the Diamond H Subdivision. Ms. Green replied that she wanted to know the plans for the odd lot. Mr. Lleverino replied that is a valid question and he could show her after the meeting. Mr. Lleverino stated that if there are no other questions or concerns, this application stands approved, and ready to be signed by the Planning Director.
2. **Consideration and action on an administrative application for approval of the Yellow Rose Garden Subdivision with and access by private right-of-way, consisting of three lots and located at approximately 1850 North 5500 East, Eden. Clay Christensen, applicant.** The applicant would like to split this 16.11 acre parcel into three 5.5 acre lots. This parcel is partially in a Shoreline Zone and, the Agricultural Valley Zone. Access by private right-of-way will be granted across lot 3 in favor of lot 2. Lots one and three have frontage on the Pineview-Eden Highway. Each lot in this subdivision will maintain the minimum area and width requirements for both the AV-3 and S-1 Zones.

Staff recommends final plat approval of Yellow Rose Garden Subdivision consisting of three lots. This recommendation is based on the following conditions: Prior to recording the final Mylar, all conditions required by Weber County reviewing agencies must be met. The improved travel surface must be at least 12 feet wide and be capable of supporting a minimum weight of 75,000 pounds. The lot address shall be displayed in a prominently visible location at the street entrance to lot 2. Felix Lleverino stated that Administrative final approval of Yellow Rose Garden Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. The Date of Administrative Approval was October 5, 2016, and subject to being signed by the Planning Director.

1. **Adjournment:** There being no further business, the meeting was adjourned at 4:08 p.m.

Respectfully Submitted,

Tiffany Bennett, Lead Office Specialist