Minutes of the April 03, 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:** Charlie Ewert, Principle Planner;Felix Lleverino, Planning II; Kary Serrano, Secretary

**Public Present:** Fred and Jeanna Colvell, Neighbors

1. **LVJ022119: Consideration and action on a request for approval of Jacob and Shaylee Subdivision, a proposal to create a 3.090-acre residential lot located at 3985 N 2975 W, in the Agricultural (A-1) Zone. (Jacob and Shaylee Page, Applicants) Felix Lleverino, Presenter**

Felix Lleverino reviewed the staff report and recommends final plat approval of Jacob and Shaylee Subdivision, to create a 3,090-acre residential lot. This is based on the all review agency requirements and Condition #1 and #2 listed in the staff report and on the findings listed in the staff report.

Fred Colvell said that he didn’t have any concerns on the application; he just wanted to do the same thing. From my understanding because the bylaws stated that it had to be subdivided in two-acre lots. Mr. Ewert replied that he knew that this subdivision was divided into five acre lots with a private road. There was kind of an agreement with the road being public at some point in time. We are not aware of any regulations that would stop them from further dividing down.

Charlie Ewert said he wanted to look at Miradi and review what the surveyors information. I am struggling with this with that private road; the dedication language doesn’t say anything to me that it’s granting or conveying an easement to all the other lot owners in that area. It’s says that it is granting or conveying to the lot owners within this specific subdivision, which is a one lot subdivision.

Felix Lleverino said it does mention subdivision and those adjoining. Mr. Ewert replied that maybe undersigned by the owners, and maybe they are thinking the parcel to the north is also going through this process; but it’s only the undersigned owners, they’re not granting or conveying any rights to anyone there. Hopefully everyone who buys into this that there is some document that says that there’s a private driveway. Mr. Colvell replied I am sure there is in the bylaws. Just for the record, just want to make it clear that we’re not entirely certain what the bylaws says and hopeful that the landowners in that area are mindful what the bylaws are.

Charlie Ewert approved this subdivision based on the requirements and condition listed in the staff report, and the findings listed in the staff report.

**2. Adjournment:** There being no further business, the meeting was adjourned at 4:18 p.m.

Respectfully Submitted,

 

Kary Serrano, Secretary

Weber County Planning Division