



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

September 17, 2025
4:00 p.m.

1. Administrative Items

- 1.1 **LVH021225:** Consideration and action on a request for final approval of the H&H Subdivision consisting of 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*

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Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative review of the H&H Subdivision consisting of 2 lots.

Agenda Date: Wednesday, September 17, 2025

Applicant: Brent Hipwell, Owner

File Number: LVH021225

Property Information

Approximate Address: 453 N 3600 West

Project Area: 2.76 Acres

Zoning: Agricultural (A-2)

Existing Land Use: Residential/Agricultural

Proposed Land Use: Residential

Parcel ID: 15-028-0056, 15-028-0057

Township, Range, Section: T6N, R2W, Section 9

Adjacent Land Use

North:	Residential/Agricultural	South:	Residential/Agricultural
East:	Residential/Agricultural	West:	Residential/Agricultural

Staff Information

Report Presenter: Felix Lleverino
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801-399-8767

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 19 (Development on a Substandard Street or Public Right-of-Use Road)

Background and Summary

The applicant is requesting approval of a two-lot subdivision that occupies an area of 2.76-acres. Access to the properties is via a fully dedicated 60' public right-of-way and a substandard public road called 3600 West Street.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-2.

"The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible."

Site Development Standards: Lots created in the A-2 Zone are required to comply with site development standards for the A-2 Zone. Each lot within this proposal exceeds the minimum standards with regard to lot area and width.

Small Subdivision: "The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director." LUC §106-1-5.30 (c). This proposal qualifies as a small subdivision consisting of nine or fewer lots as defined in Section 101-2-20 Su, Small Subdivision.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water Improvement District currently serves both lots with culinary water. Both lateral connection are made under the direction of the District and are fully operational. The District requires:

1. The owner shall purchase the appropriate number and class of secondary water shares from Hooper Irrigation Company, and
2. The Hooper District shall hold said water shares in escrow until Hooper has installed necessary infrastructure and is ready and able to service this property, and
3. The owner shall be responsible to pay for the connection.
4. Failure to connect will result in a 1,000.00 fee annually.
5. Additional requirements can be found in Exhibit B

Secondary Water: The Hooper Irrigation Company cannot serve this property at this time. However it is anticipated that neighboring development of Lomond View Subdivision will result in an accessible Hooper service line for this property and greater area.

Substandard Street: Since 3600 South Street at this location is considered substandard, Section 108-7-19 (c) applies. The applicant is responsible for the improvement of the applicant's own street frontage. The County Engineer has the full authority and discretion to determine which improvements are installed, and which may be deferred to a later time. The applicant must also pay a proportionate share of street design, street improvements. To determine a proportionate share, the applicant shall:

Provide an engineer's cost estimate to improve the street to a county standard.

Determine the streets estimated build-out potential which is the sum of estimated lots expected along the street plus the number of lots proposed by the applicant. Follow sections 108-7-19 (3) (a) (b) and (c). Section 108-7-19 (4) gives complete discretion to the County Engineer on specific improvements required of the applicant.

Secondary Egress: In this circumstance, the development plan aligns with the Future Streets and Transit Map. Development on a terminal street may be allowed no more than 30 residential lots before a secondary emergency egress and fire access that ties back with the greater interconnected public street network is required.

Temporary Terminal Street: The temporary terminal street code, Section 106-2-2.040 (b), allows for the extension of 3600 West Street because the area dedicated to the public street aligns with the Western Weber General plan and a legislatively adopted development agreement for a development called Lomond View Subdivision.

Septic System: Weber-Morgan Health Department has provided a feasibility letter stating that water table monitoring and soil evaluations have been completed. A fee, application, and full size copies of the subdivision plat showing the location of the exploration pits and percolation tests as well as the documented soil horizons and percolation rates is required by the Health Department before approving the subdivision plat. The septic feasibility letter determines that the packed bed media system for each lot may be installed following approval from the Health Department and following the issuance of a wastewater disposal permit.

Review Agencies: The Weber County Fire District has approved this proposal conditioned upon the installation of a fire hydrant, the road will need to be at least 26' of drivable surface, and a turn-around shall be installed at the north of lot 3.

Weber County Engineering have posted a series of comments that will be addressed by a revised subdivision plat, subdivision improvement drawings, and a written response. The County Surveyors Office is ready to approve the latest subdivision plat. The county Planning Division has included final requirements in this report as conditions of approval.

Staff Recommendation

Staff recommends that final plat approval of the H&H Subdivision, a two lot residential subdivision of land. The Staff's recommendation adds the following conditions that are required before recording the subdivision plat:

1. A cost estimate shall be prepared by the developer and submitted to the County Engineer for approval.
2. The owner shall pay a roughly proportionate share to bring the street closer to compliance with County Standards, as directed in Section 108-7-19 (c).
3. The owner is financially responsible for the improvements to their own street frontage. Which may be in the form of installation of improvements, escrow funds deposited with the county, and a deferral agreement, as directed is Section 108-7-19 (c) (2).
4. If a deferral agreement is accepted by the County then the agreement shall be recorded with the final Mylar.
5. All requirements from the Taylor Wester Weber Water District are satisfied before recording the final subdivision plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Area Map



Exhibits

- A. H&H Subdivision plat
- B. Taylor West Weber Will-Serve letter
- C. Septic Feasibility Letter