

**Minutes of October 23, 2025, 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, Planning Director; Tiffany Snider, Secretary**

**1. Administrative Items**

**2.1 UVF091925:** Consideration and action on the application for final approval of Family Dreams Subdivision Second Amendment, A Lot Average Subdivision, consisting of 2 lots, located at approximately 7475 E 500 N, Huntsville.

**Staff Presenter - Felix Lleverino**

Tiffany Snider stated that the request was for consideration and action on final approval of the Family Dreams Subdivision Second Amendment, a lot average subdivision consisting of two lots located at approximately 7475 East 500 North in Huntsville. She explained that the request met all zoning and applicable subdivision standards.

Ms. Snider stated that staff recommended approval of the application subject to the following conditions:

1. The owners shall complete the requirements of the Health Department, including a 48-hour pump test and water sample testing by the Health Department, and shall record a shared well agreement before the Health Department signs off on the subdivision plat.
2. All required agreements, including the on-site wastewater covenant, well covenant, and deferral agreement for curb, sidewalk, and asphalt improvements, shall be recorded with the final plat.

Ms. Snider stated that the recommendation was based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and applicable county ordinances.

Director Grover invited comment from the applicant.

The applicant, Mr. Burton, stated that the Health Department requirements had arisen earlier that week. He explained that the 48-hour pump test was currently underway and would be completed the following morning at approximately 8:00 a.m. He further stated that he had communicated with the Health Department regarding the water sample testing requirements and had obtained the necessary forms and cost information. He noted that the required materials had been submitted and paid for.

Director Grover acknowledged that the process appeared to be moving forward appropriately and asked if the applicant had any additional comments. Mr. Burton stated that he did not.

Director Grover stated that he did not see any issues with the request and recommended approval subject to the conditions and findings outlined in the staff report. He declared the item approved.

Adjournment 3:03 pm  
Respectfully Submitted,  
Marta Borchert

**Approved 6.4.2026**