

**Minutes of February 25, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:30 p.m.**

**Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner II; Tammy Aydelotte, Planner III; Marta Borchert, Secretary**

**1.1 ZDA2025-13:** Request to approve a minor amendment to the Singletree Acres Development Agreement to adjust the side setbacks. The amendment would allow for an eight-foot side yard setback and a 20 side yard setback on a corner lot.

**Staff Presenter: Felix Lleverino**

Felix Lleverino explained that the application was submitted by builder Scott Lindsey, who had purchased a majority of the lots within the Singletree Acres subdivision. He noted that the subdivision had previously been rezoned to the R1-15 Zone and that most subdivision improvements had already been completed. He stated that the developer, Chad Butler, was still completing final improvements and would sign the development agreement amendment if approved.

Mr. Lleverino explained that the amendment request would allow eight-foot side yard setbacks and 20-foot setbacks on corner lots. Director Grover stated that he did not see any issues with the request and recommended approval subject to the recommendations and findings outlined in the staff report.

Director Grover approved the request subject to the staff report recommendations and findings.

**1.2 SUB012026:** Consideration and action on a request for final approval of Suncrest Meadows Subdivision Phase 4, consisting of 6 lots.

**Staff Presenter: Felix Lleverino**

Felix Lleverino explained that the proposal consisted of a six-lot subdivision phase designed in accordance with the A-1 Zone requirements through lot averaging. He noted that the subdivision complied with minimum lot width and lot area standards when averaged across the six lots. He stated that the developer had submitted the required dedication plat and utility will-serve letters and that annexation into the Central Weber Sewer District had been completed.

Mr. Lleverino stated that final will-serve letters from both the sewer district and irrigation provider were still required prior to plat recording. He also explained that additional asphalt improvements associated with Phase 3 would be completed concurrently with Phase 4 improvements. Staff recommended final approval subject to the conditions outlined in the staff report.

Director Grover asked whether the road dedication along 2550 South satisfied the General Plan and County Engineering requirements. Mr. Lleverino confirmed that it did. Discussion followed regarding lot averaging and the impact of additional right-of-way dedication on lot widths. Mr. Lleverino explained that the lot averaging calculation demonstrated compliance with ordinance requirements across the six lots collectively.

Director Grover stated that the subdivision complied with applicable ordinance requirements and recommended approval subject to the conditions and findings outlined in the staff report. Additional discussion occurred regarding a possible future rezoning request for Phase 5, and Director Grover directed the applicant to discuss that matter separately with staff outside the meeting.

Director Grover approved the request subject to the conditions and findings contained in the staff report.

**1.3 SUB012026:** Consideration and action on a request for administrative review of the Hipwell Subdivision First Amendment, consisting of 2 lots.

**Staff Presenter: Felix Lleverino**

Felix Lleverino explained that the subdivision was located at approximately 111 North 3600 West and involved a terminal street with substandard street conditions. He stated that staff had included conditions requiring the applicant to provide a cost estimate for street improvements, improve frontage adjacent to the property, and provide a proportionate contribution toward upgrades to 3600 West in accordance with County standards.

Mr. Lleverino explained that improvements could be completed through installation, escrow, or a deferral agreement depending on County Engineering requirements. He also stated that there was currently no secondary irrigation water service to the property, although future development in the area was anticipated to provide service through Hooper Irrigation. He noted that one existing lot already contained a residence served by septic and culinary water, while the second lot remained vacant.

Mr. Lleverino stated that secondary egress would eventually be required before development on the terminal street exceeded 30 lots. He noted that the emergency egress would be required to connect to the broader street network rather than looping back onto the same road. He further stated that Weber Fire District and County Engineering had reviewed the proposal and that outstanding grading and engineering comments would be addressed through the final plat process.

Staff recommended approval of the subdivision subject to the conditions outlined in the staff report, including preparation of a cost estimate, payment of a proportionate share for roadway improvements, responsibility for frontage improvements, and recording of any accepted deferral agreement with the final plat.

Director Grover stated that he did not see any issues with the proposal and recommended approval subject to the conditions and findings contained in the staff report.

Director Grover approved the request subject to the staff report recommendations and findings.

**1.4 UVH012726:** Consideration and action for final subdivision approval of the Horizon Run Ranches Phase 1 Subdivision. This application proposes to combine both Lot 2R of Horizon Run Ranches Subdivision Phase 1, and Lot 117 R of Summit Eden Phase 1A Amendment 2 Subdivision.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte explained that the request involved combining two existing lots into a single 4.5-acre parcel. She stated that a structure had already been installed on the property and that Weber Fire District and County Engineering had already approved the proposal. She noted that the County Surveyor's Office had requested minor revisions to the plat.

Ms. Aydelotte described several easements affecting the property, including access easements, retaining wall easements, and recreation easements. She explained that the property was located within the DRR Zone, which allowed a zero-foot front setback, five-foot side setbacks, and a 10-foot rear setback. She stated that the proposed lot configuration exceeded all setback requirements and provided adequate buildable area.

Ms. Aydelotte stated that Planning staff had no concerns with the proposal and recommended approval subject to the recording of an updated natural hazards notice with the final plat. Director Grover confirmed that the subdivision was part of the Powder Mountain development area.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

**Approved 6.4.2026**

**1.5 UVV111325:** A request from Summit Mountain Holding Group (Powder Mountain) for final subdivision approval of the Village Nest East 2025 Subdivision, a 20-lot subdivision located in the DRR-1 zone at approximately 5780 N Daybreak Ridge, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte explained that the Village Nest East project had previously been approved as a recorded 20-unit PRUD. The applicant was requesting to vacate the PRUD and replat the property as a standard subdivision. She explained that the existing configuration consisted of building envelopes surrounded by common area and that the applicant was proposing to eliminate the common area and dedicate a new private road through the subdivision.

Ms. Aydelotte stated that Planning staff had discussed potential roadway connectivity at the southern end of the development but determined that ski easements and topographic constraints made the connection infeasible. She stated that the applicant had coordinated closely with Weber Fire District to provide a hammerhead turnaround meeting minimum fire access standards.

Ms. Aydelotte further explained that several lots along the western side of the subdivision would have double frontage. Planning staff requested a no-access line along Cochise Way because the number of lots permitted to access the terminal street was limited. She explained that western lots would take access from Daybreak Ridge while eastern lots would access the new private road.

Ms. Aydelotte noted that several review agency comments were still pending but stated that extensive internal review meetings had already occurred with Engineering and Surveying staff. She stated that any remaining comments were not expected to be substantial. Staff recommended approval subject to the conditions outlined in the staff report, including recording of a natural hazards disclosure, installation of a no-access line, and completion or escrow of all required improvements prior to recording the final plat. She also noted that the engineering drawings had already been approved by County Engineering.

Director Grover stated that the proposal appeared reasonable and approved the request subject to the conditions and findings contained in the staff report.

**Adjournment: 2:48 pm**  
**Respectfully submitted,**  
**Marta Borchert**