

**Minutes of September 17, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.**

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Tiffany Snider, Secretary

**1. Administrative Items**

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

Tammy Aydelotte presented this item in Felix Lleverino's stead.

She noted that The applicant, Mr. Brent Hipwell, is requesting final approval of a two-lot subdivision located at approximately 453 North 3600 West. The two lots total 2.76 acres and are located in the A-2 Zone.

Tammy explained that the subdivision has been reviewed extensively with regard to road standards, terminal road design, secondary egress, and substandard street issues. Felix has confirmed that all such items have been addressed or will be addressed through the conditions of approval outlined in the staff report.

She also noted that the minimum lot area and width requirements in the A-2 Zone are 40,000 square feet and 150 feet, respectively, and that both proposed lots meet or exceed these standards.

Finally, she stated that culinary water will be provided by Taylor-West Weber Water District, and a preliminary will-serve letter has been submitted.

Brent Hipwell stated that both lots have water. He also notes that they were trying to create a 3 lot subdivision but it was too hectic with the dead end road.

Tammy Aydelotte states that the will serve letter states that it serves one lot, but it doesn't say which one. She adds that there is a home on one of the two lots. Concerning Hooper Irrigation and the future agreement that Taylor West Weber put together staff has an exhibit of it. The applicant agrees that when Hooper Irrigation comes over they will tie in and they have water shares to escrow.

Tammy explained that 3600 West is classified as a substandard street, and therefore Section 108-7-19 of the Land Use Code applies. The applicant will be responsible for the improvement of their own street frontage. The County Engineer has the authority and discretion to determine which improvements must be installed immediately and which may be deferred to a later time. A condition of approval in the staff report requires that a cost estimate for those improvements be provided to County Engineering prior to the recording of the final plat.

Regarding secondary egress, Tammy stated that the proposed development aligns with the Future Streets and Transit Map. There is an active development to the east, and the intent is that secondary access will eventually connect through that development, as well as through another development to the north that is still in process.

She noted that feasibility for septic has been reviewed and discussed with the applicant to confirm that septic systems can be accommodated for both lots.

Tammy also mentioned that the subdivision includes a temporary terminal street, and that staff is in the process of coordinating with Mr. Valentine's development to extend 3600 West in the future.

## ADMINISTRATIVE REVIEW

Staff Recommendation: Approval of the two-lot subdivision, subject to the following conditions prior to recording the final 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.
3. The owner is financially responsible for improvements to their own street frontage, which may be satisfied through installation of improvements, escrow funds deposited with the County, or a deferral agreement, as directed in Section 108-7-19.
4. If a deferral agreement is accepted by the County, the agreement shall be recorded with the final Mylar.
5. All requirements from the Taylor-West Weber Water District, if applicable, shall be satisfied prior to recording the final subdivision.

Brent and Jill Hipwell state that they have some questions about the cost estimate. Brent asks if they can hire a contractor to do it. Director Grover states that they can but it will need to be approved by the Engineering. Director Grover states that they will need to chat with Engineering about it.

Director Grover states that he has one concern, he states that 3600 is a substandard road but it does allow for connection if the applicant pays the rough proportionate share that brings it into grade. He adds that he would like the applicant to be aware of that cost prior to final approval. He adds that he would recommend Engineering to provide a cost estimate to help determine the potential financial impact. He mentions that he would prefer to table this item until such information is received. Director Grover notes that right now there is 13 lots on that road and only 2 more are allowed

Jill Hipwell states that she thought the max was 30.

Director Grover asks Tammy Aydelotte. Tammy states that they are currently at 15 and that the Fire district may extend to 30. She add that this development is what puts it at the threshold. Director Grover agrees Heritage a neighboring development would have to sprinkler the homes or provide the second access. He states that this puts them in a bit of a quandary because if this is approved they will be on the hook for that amount. He notes that he would like to see Engineering provide an estimate.

Jill Hipwell states that whether that is done now or later she will still have to pay the proportionate fee. She asks how it works.

Director Grover explains that if they have paid the element then they are good to go, but they won't get reimbursed. And if Heritage goes in first but they don't have the pioneering agreement then Jill would not have to pay the amount.

Jill Hipwell states that this put them in a mix, because if Heritage goes in before her lots, if they don't have a pioneering agreement it will affect the secondary access.

Director Grover states that eventually the secondary access will go in. He asks how quick they are wanting to develop this item.

Jill Hipwell states that she feels that this is something they have been hearing for four years. They have sold a lot. She notes that they were part of the 15-30 homes and it didn't sense that a substandard road that connected to somewhere could have as many homes as they wanted. Terakee farms went in the Fire District would allow it. She notes that she is confused how the Fire District will allow it but the code doesn't.

Rick Grover states that he will approve it as long as they are aware of condition number 2. Before they can record that needs to be put in an escrow. Whatever the amount is it needs to be figured out not only in front of the property but the proportionate share for 3600.

Rick Grover states that he would like to recommend approval based on the staff recommendations:

## ADMINISTRATIVE REVIEW

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

Adjourn 4:18 pm  
Respectfully Submitted,  
Marta Borchert