



Brayden Thomas <brayden2288@gmail.com>

County Subdivision

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Mon, Nov 17, 2025 at 5:12 PM

Hi Brayden,

There are a couple of considerations when subdividing on a temporary terminal street that are found in [Section 106-2-2.040 \(b\)](#). First, "A secondary emergency egress and fire access road, as approved by the local fire authority, shall connect the temporarily terminal street to the greater interconnected street network before more than 30 residential lots are allowed to gain sole-access from the street." This might actually not apply to you, depending on how quickly the 100-plus lot development called Lomond View is developed. Secondly, depending on the condition of the road fronting the two lot subdivision, the county engineer may require some additional asphalt to 3600 West Street and will likely allow for a deferral of curb, gutter, and sidewalk to a later date or he could require that you escrow funds to cover the cost of curb, gutter, and sidewalk along the frontage of the two lot subdivision.

Another detail that should be considered is that 3600 West Street is planned to become a 100' wide ROW, according to the Future Streets and Transit Map (link below). Additional dedication could be a requirement with the subdivision plan, or, at least, an increased setback from the front property line may be required to account for the ROW expansion.

<https://www.webercountyutah.gov/planning/documents/western-weber-plans/8-13-24-west-central-future-street-and-transit-map.pdf>

Here is a short list of the minimum application requirements for your subdivision plan, remember, this will need to be a two-lot subdivision in order to remedy the lot split that took place by deed:

1. Use this email as your pre-application meeting notes
2. Subdivision application online through Weber County Frontier
3. Subdivision plat, created by a licensed surveyor
4. Statement of culinary water aka a culinary water will-serve letter from Taylor West Weber Water District
5. Statement of Secondary water aka a secondary water will-serve letter from Hooper Irrigation Co.
6. Septic Feasibility Letter from the Health Department
7. Preliminary Title Report from a title company
8. Application fee \$1300.00

Here is the code for the minimum subdivision application requirements:

https://weber.municipalcodeonline.com/book?type=ordinances#name=Sec_106-1-4_Subdivision_Application_Requirements

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