

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

August 10, 2022
4:00 p.m.

- 1. Minutes: July 20, 2022; August 3, 2022**
- 2. Administrative Items**

2.1 AAE 2022-03: Consideration and action on an alternative access request to use a private right-of-way as the primary access for three lots within the Evergreen Park subdivision, in the F-40 zone. **Presenter Tammy Aydelotte**

2.2 LVR062222: Consideration and action on a request for final approval of Rauzi Subdivision, consisting of one lot, located in the A-1 zone at approximately 4700 West 1100 South, Ogden, UT, 84401. **Presenter Tammy Aydelotte**

2.3 UVH050322: Request for final approval of Hadlock Subdivision 1st Amendment, a lot averaged subdivision, consisting of three lots, and three remainder parcels. This request includes dedication of a new County right-of-way, 2950 East Street. Located in the AV-3 zone at approximately 2950 East 5100 North, Liberty, UT, 84310. **Presenter Tammy Aydelotte**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

August 3, 2022

Minutes of August 3, 2022, 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: Charlie Ewert, Principal Planner; Felix Llererino, Planner; June Nelson, Secretary

1. Minutes tabled for July 20, 2022

2. Administrative Items

2.1 UVS070922 – Consideration and action on a request for approval of Smith Estates Subdivision, consisting of one residential lot. **Presenter Felix Lleverino**

The applicant is requesting approval of a one-lot subdivision that will access from a public road called 500 North. The County Transportation Plan indicates that 500 North Street requires an 80' right of way. The Smith Estates Subdivision plat indicates that 500 North possesses the appropriate ROW width.

The owner intends to use the land for residential and agricultural uses, which are in conformity with the designated AV-3 zoning.

The Smith Estates Subdivision will be served with an individual well and septic system.

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 FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Charlie Ewert asked about the Right of Way. The client also asked for that to be explained as to how it works. The County is not asking owners at this time to dedicate any property, but they are encouraging land to be reserved for future road by establishing larger side setbacks for the possibility of future development.

Staff recommends final plat approval of Smith Estates Subdivision, consisting of 1 lot. This recommendation is based on the following conditions:

1. **The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.**
2. **Make sure that the signature blocks that are not needed are removed from the Mylar.**
3. **The owner install a radio meter to the well under the direction of the Weber Basin Water District.**

The following findings are the basis for the staff's recommendation:

1. **The proposed subdivision conforms to the Ogden Valley General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**

This item was approved with the conditions and findings in this staff report.

Respectfully Submitted,
June Nelson
Lead Office Specialist

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This item was approved with the conditions and findings in this staff report.

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an alternative access request to use a shared driveway as the primary access for three lots within the Evergreen Park subdivision.
Agenda Date:	Wednesday, August 10, 2022
Applicant:	Emily Nicolosi (Owner)
File Number:	AAE 2022-03

Property Information

Approximate Address:	2223 North River View Rd, Huntsville, UT, 84317
Project Area:	10.84 Acres
Zoning:	Forest (F-40) Zone
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	23-036-0035, 23-026-0034, 23-026-0033, 23-026-0032
Township, Range, Section:	T7N, R3E, Section 31 SE

Adjacent Land Use

North:	Vacant	South:	Vacant
East:	North River Drive	West:	Vacant

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	RG

Applicable Land Use Codes

- Title 104 (Zones) Chapter 4 (Forest (F-40) Zones)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 (Flag lot access strip, private right-of-way, and access easement standards)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 32 (Access to a lot/parcel at a location other than across the front lot line)

Summary

The applicant is requesting approval of a private access easement for three lots in Evergreen Park Subdivision. The narrative in Exhibit A describes how the alternative access is applicable in this situation. The qualifying criteria posed by the applicant is listed below:

1. The property boundary conditions make it impractical to extend a street to serve this one lot.
2. There does not appear to be a path for a new connection to North Fork Road due to the presence of established residential lots.

After reviewing the proposal, the Planning Division concurs that these circumstances warrant a private access easement for a private road.

A concept development plan is included in this report as Exhibit B.

Analysis

The alternative access option was created as a means for landowners to provide access over, and across areas other than the front lot line. Access to lots/parcels at a location other than across the front lot line may be approved as the primary access subject to the following criteria:

1. *The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.*
2. *It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.*

The access easement must meet the design, safety, and parcel/lot standards outlined LUC §108-7-29(a) (b), and (c) before issuance of a certificate of occupancy on any home that will gain access from the access easement. Based on the submitted concept plat (see **Exhibit B**), the proposed access easement would be 30 feet wide 75 feet long.

Review Agencies:

The Engineering Division approves of this proposal with the following condition:

1. Follow the alternative access code for the access. Also follow the requirements of the Fire District.

The Weber County Fire Marshall approves of this proposal with the following conditions:

1. At the termination point of the driveway, there will need to be an approved turn-around.
2. At the time of building, the Fire District will review for the potential placement of a fire hydrant.

Staff Recommendation

Staff recommends approval of AAE 2021-10, to provide access by private access easement to two lots within a future four-lot subdivision. The recommendation for approval is subject to review agency requirements and the following conditions:

1. The private access shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29.
2. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, before the recording of the future subdivision.
3. The development plan display connectivity via a public road stub or public pathway stub.
4. The improved travel surface of the access easement shall be a minimum of 12 feet wide and shall be capable of supporting 75,000 lbs. Also, and Per LUC Sec. 108-7-29(a)(5), a turnout measuring 10'x40' will be required at the midpoint of the access easement.

Approval is based on the following findings:

1. The applicant has demonstrated that extending a fully improved road to one lot is not practical due to the parcel's property boundary conditions.

Administrative Approval

Administrative final approval of AAE 2021-10 to create a private road that would serve as access to two lots in a future residential subdivision.

Date of Administrative Approval: _____

Rick Grover
Planning Director

Exhibits

- A. Alternative Access Exception Application
- B. Concept Plat

Property Map



Exhibit A- Site Plan





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Rauzi Subdivision, consisting of one lot.
Agenda Date:	Wednesday, August 10, 2022
Applicant:	Kay Farnsworth, Owner
File Number:	LVR062222

Property Information

Approximate Address:	4700 W 1100 S, Ogden, UT, 84401
Project Area:	5.50 Acres
Zoning:	Agricultural (A-1)
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	15-054-0078
Township, Range, Section:	T6N, R2W, Section 20 NW

Adjacent Land Use

North:	Residential/Agricultural	South:	1150 South St.
East:	4700 West St.	West:	Agricultural

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural A-1)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a subdivision that proposes to divide off one 5.50 acre lot from a 10.99-acre parcel. The proposed Rauzi 2 Subdivision fronts on an existing public right-of-way and fully built road called 1150 South Street. The applicant is proposing a future right-of-way along the northern boundary of lot 1 of Rauzi 2 subdivision. The current R.O.W width conforms to the Weber County Transportation Plan. Thereby, the plat is not required to dedicate additional area to the 1150 S R.O.W.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 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-1 Zone. The purpose of this zone is stated in the LUC §104-2.

The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

- 1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
- 2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
- 3. Direct orderly low-density residential development in a continuing rural environment.*

Site Development Standards: Lots created in the A-1 Zone are required to comply with site development standards for the A-1 Zone. The lot within this proposal exceeds the minimum standards concerning 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 §106-2-5.30 (c)". Area dedication to the public right of way 6700 West Street shall be approved by the County Commission.

Right-of-Way Connectivity: Opportunities for roadway connectivity are explored for all development proposals following LUC 106-1-4 (7) and 106-2-3. The Rauzi 2 Subdivision proposes to show the location of a future right-of-way along the northern boundary of lot 1, though the Weber County Transportation Plan does not indicate a future street built through this area.

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 District has provided a culinary will-serve and subdivision approval letter. The letter requires secured secondary water for this Subdivision. See Exhibit C for the district's conditions of approval.

Irrigation Water: The owner has provided proof of secondary water shares for this property.

Sewer Services: The owner has provided a feasibility letter from Weber-Morgan Health Department outlining recommendations for an on-site septic system. (See Exhibit B).

Review Agencies: The Weber County Fire District, and Weber-Morgan Health Department have both issued approval of this project. County Engineering, County Surveyor, and Weber County Planning have all issued conditional approval of this proposed subdivision

Staff Recommendation

Staff recommends the final approval of Rauzi 2 Subdivision. Approval is based on completing all county review agency requirements and completion of the following conditions:

1. The owner enters into a Deferral Agreement for the curb, gutter, and sidewalk.

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.

Administrative Approval

Administrative final approval of the Rauzi 2 Subdivision is hereby granted after displaying conformity with applicable zoning and subdivision standards. This approval is subject to all Weber County review agency requirements and the conditions of approval stated within this planning staff report.

Date of Administrative Approval: _____

Rick Grover

Weber County Planning Director

Exhibits

- A. Rauzi 2 Subdivision plat
- B. Culinary Final will serve letter
- C. Septic Feasibility

Area Map





2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
5/16/2022

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Subdivision** approval has been given and the Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for 1 lots, for Kay Farnsworth "Rauzi" Subdivision. The approximate address is 1150 N. 4700 W. West Weber (unincorporated Weber County. The District has a 12" water line currently on 1150 S. The District has enough capacity to serve this proposed lot. The fire marshal must review the plans and determine where fire hydrants are needed. The District standards and specifications must be used in all installation procedures.

Requirements that need to be met for culinary water service:

- Plan review fee and recording fee= \$100
- Water rights impact fee= \$1,078.00 Per lot.
- Secondary Water= 1/2 share of Hooper Irrigation water will need to be transferred into the District's name this share will be held by the District clerk until there is a pressurized secondary system available. Once a pressurized secondary water system becomes available the 1/2 share for each lot will be used to connect to the pressurized secondary water. An agreement will need to be signed and recorded for the i.e. purposes.
- Impact fee=\$8,585.00 Indoor/Outdoor. This fee includes the cost of the meter.
- Connection fee=\$1,730.00 this includes the cost for parts. An asphalt and road rehabilitation cost will need to be assessed after the project is done to pay for the cost of the road repairs. (An approved contractor may be hired to install the connection if desired (see below).
- If desired a licensed contractor approved by the district may install the connection with parts specified in the district standards and under the supervision of the District.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.
- Construction water fee \$100 for the use of water during construction of the home.

This is for subdivision approval only. Building permits shall not be issued until approval is given by the District. Because fees may change this letter expires six months from the date it is issued.

Expires 11/16/2022

Sincerely, 
Ryan Rogers

Taylor West Weber Water District - Manager

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



May 3, 2022

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Preliminary Subdivision **Determination**
Rauzi 2 Subdivision, 1 lots
Parcel #15-054-0078
Soil log #15258

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor-West Weber Water Improvement District, an approved public water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Lot 1: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by an At-Grade or Drip Irrigation absorption area as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.22 gal/ft²/day for a Wisconsin Mound absorption area or 0.4 gal/ft²/day for a Packed Bed Media with At-Grade or Drip Irrigation absorption area as required for the fine sandy loam, massive structure soil horizon.

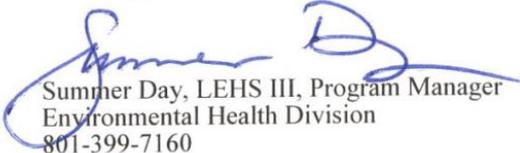
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**: application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Summer Day, LEHS III, Program Manager
Environmental Health Division
801-399-7160



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of Hadlock Subdivision 1st Amendment, a lot averaged subdivision, consisting of three lots, and three remainder parcels. This request includes dedication of a new County right-of-way, 2950 East Street.

Type of Decision: Administrative

Agenda Date: Wednesday, August 10, 2022

Applicant: William & Eileen Hadlock, Owners

File Number: UVH050322

Property Information

Approximate Address: 2950 E 5100 N, Liberty, UT, 84310

Project Area: 41.220 acres

Zoning: Agricultural Valley (AV-3)

Existing Land Use: Agriculture

Proposed Land Use: Residential

Parcel ID: 22-236-0002, 22-236-0001, 22-004-0109

Township, Range, Section: T7N, R1E, Section 07 SE

Adjacent Land Use

North: 5100 North/Shaw Drive	South: Residential/Vacant
East: 5100 North/Shaw Drive	West: Vacant

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (AV-3 Zone)

Background and Summary

The applicant is requesting a recommendation of final approval of Hadlock Subdivision 1st Amendment, a small, lot-averaged subdivision, consisting of three residential lots and three remainder parcels, in the AV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: This three-lot subdivision is in harmony with the Ogden Valley General Plan by preserving the rural character of the Valley as found on page 4 of the 2016 Ogden Valley General Plan.

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

"The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

AV-3 Zone Site development standards: Minimum lot area within the AV-3 Zone is 3 acres with a width of 150 feet. Each lot within this proposal complies with AV-3 Zone site development standards.

In the A-1, A-2, A-3, and AV-3 zones, a lot's area and width standards may be reduced in a lot-averaged subdivision below the standard minimum lot area or minimum lot width as specified in the applicable zone or zones found in [Title 104](#). A lot-averaged subdivision shall comply with the following:

1. *The averaged area and width of all lots to comply with zone standards.* The averaged lot area and averaged lot width of all lots located within a lot-averaged subdivision shall be no less than the minimum lot area and minimum lot

width found in the applicable zone or zones. A pre-existing nonconforming lot of record that is smaller in lot area or lot width shall be excluded from the calculation, and may continue with the smaller dimensions as long as it is not made more nonconforming.

2. *Lot standards.* The lot area and lot width of an individual lot located within a lot-averaged subdivision shall be no less than shown in the following table, provided that the averaged area and width of all lots in the subdivision maintains compliance with Subsection (a) of this section.

A-3 and AV-3 zones:

Lot area: 40,000 square feet

Lot width: 100 feet

Subdivision plat table. A table shall be provided with the subdivision application and on the final subdivision plat showing the area and width of each lot within the overall subdivision boundary, the average area and width of all lots within the overall subdivision boundary, and the average area and width of all lots within each zone in the subdivision boundary. If platted in phases, the "overall subdivision boundary" shall mean the exterior boundary of all phases in the approved preliminary plat.

Culinary water, secondary water, septic/sewer: The proposed residential lots in this subdivision have existing water and septic systems. When the remainder parcels are developed, proof of secured culinary and secondary water, as well as septic/sewer feasibility will be required.

Subdivision Improvements Required: This proposed subdivision has frontage along a substandard road. Road improvements shall be required along Shaw Drive, in addition to dedication of a standard County road through the subdivision, to eventually connect to 3000 East St to the east.

Review Agencies: The Weber County Fire District has request hydrant information in order to approve this proposed subdivision. The County Surveyor, has reviewed, but not yet approved of the proposed plat.

Tax clearance: The 2021 property taxes have been paid in full. The 2022 property taxes are due in full as of November 30, 2022.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6(c).

Staff Recommendation

Staff recommends final approval of Hadlock Subdivision 1st Amendment, a lot averaged subdivision, consisting of three lots, and three remainder parcels, located at approximately 2950 E 5100 N, Liberty, UT 84310. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A substandard road agreement, along with a deferral agreement will need to be signed prior to recording the final plat.
2. A table of lot averages, regarding lot width and lot area, shall be shown on the final plat.
3. A 66' wide right-of-way shall be shown on the final plat.
4. Shaw Drive shall be improved to County Standard, or escrowed, prior to recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Subdivision Plat

HADLOCK SUBDIVISION - 1ST AMENDMENT

AMENDING LOTS 1 AND 2

A LOT AVERAGED SUBDIVISION
 A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH

JULY 2022

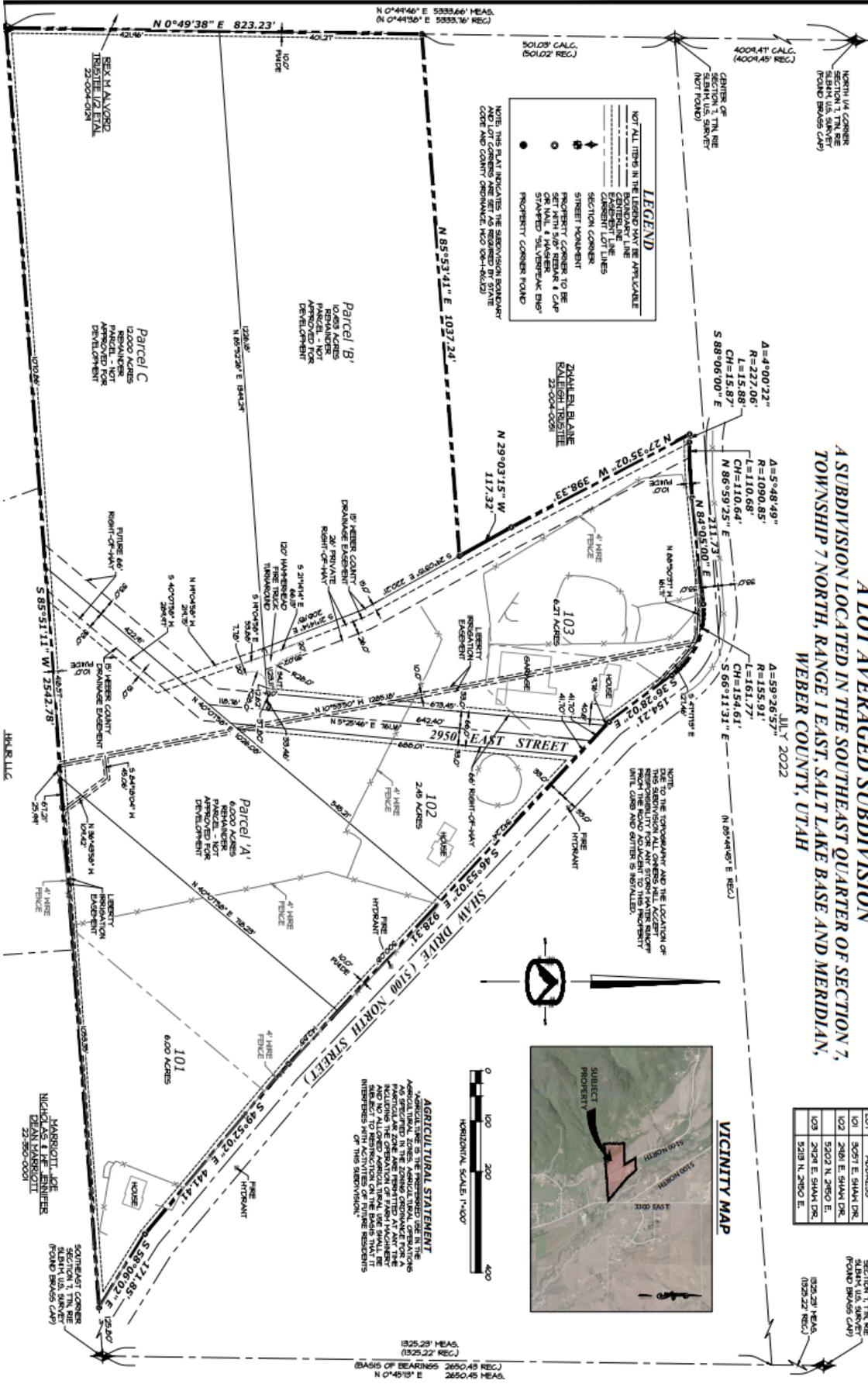
ADDRESS TABLE	
LOT 1	ADDRESS
101	5091 E. SHIVA DR.
102	2961 E. SHIVA DR.
103	5002 E. SHIVA DR.
	103 2924 E. SHIVA DR.
	5218 N. 2860 E.

EAST 1/4 CORNER SECTION 7, T1N, R1E (SOUTH UTAH SURVEY FOUND BRASS CAP)
 (325.29' MEAS. (325.22' REC.)

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
- EXISTING LINE
- CURRENT LOT LINES
- SECTION CORNER
- PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP STAMPED "SUBDIVISION AND"
- PROPERTY CORNER FOUND

NOTE: THIS PLAT INDICATES THE SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE (MO 100-18-02)



AGRICULTURAL STATEMENT

AN AGRICULTURAL ZONE IS THE PREFERRED USE IN THE SUBJECT PROPERTY. THE ZONING ORDINANCE FOR THE SUBJECT PROPERTY IS THE ZONING ORDINANCE FOR AGRICULTURE ZONE AND THE ZONING ORDINANCE FOR AGRICULTURE ZONE ARE APPLICABLE TO THE SUBJECT PROPERTY AND NO AGRICULTURAL USE SHALL BE PERMITTED TO INTERFERE WITH THE PREFERRED USE OF THE SUBJECT PROPERTY.

