

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**June 15, 2022
4:00 p.m.**

1. Minutes: May 18, May 25

2. Administrative Items

2.1 File No: LVS040822 – Request for final approval of Steed Estates Subdivision, consisting of one lot in the A-2 zone, located at approximately 6035 E 2050 N, Warren, UT, 84404 **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

May 18, 2022

Minutes of May 18, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:30 p.m.

Staff Present: Rick Grover, Planning Director; Steve Burton, Principal Planner; Marta Borchert, Planner Tech; June Nelson, Secretary

1. Minutes from April 27, 2022 Approved

2. Administrative Items

2.1 UVP112421 Consideration and action on the application for final approval of Pasture Lane 1st Amendment. Presenter Marta Borchert

This is a proposal to combine lot 1 of Pasture Lane Subdivision with parcel number 220230078 in order to build a single-family dwelling. Both parcels that are being combined are considered "Lots of Record". If the owner does not memorialize the second development right, it will be relinquished once the plat records. A plat note may be added to the plat, that states that there is an additional development right, that may be transferred once an ordinance exists to allow the transfer.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Rick Grover asked if there will be a deferral agreement for sidewalk and gutter. Marta Borchert answered that yes, there would be a deferral agreement. Mr Grover also asked if there were any structures on the property. No there are not.

Administrative final approval of UVP112421 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies, findings, and the conditions of approval listed in this staff report.

Date of Administrative Approval: May 18, 2022

Rick Grover

Rick Grover
Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist

May 25, 2022

Minutes of May 25, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:30 p.m.

Staff Present: Rick Grover, Planning Director; Steve Burton, Principal Planner; Marta Borchert, Planner Tech; June Nelson, Secretary

1. Minutes from April 27 Approved

2. Administrative Items

2.1 UVE042022: Consideration and action on a request for approval of Eagle Ridge Cluster Subdivision Phase 9, a three lot subdivision. Presenter Steve Burton.

The Eagle Ridge Master Plan was adopted on March 28, 1997, rezoning the property with a master plan for the phasing of the Eagle Ridge Cluster Subdivisions. The proposal is the 9th phase proposed to be platted. The proposal meets the requirements of the Master Plan from 1997.

The applicant is requesting approval of a three lot subdivision that will gain access from Ridge Road, a 60 foot wide public street. The proposal meets all applicable land use code requirements. The proposal includes the dedication of 60 foot wide right-of-way. 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 AV-3 zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Staff recommends final plat approval of Eagle Ridge Cluster Subdivision Phase 9, consisting of three lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- 1. A notice of geologic hazards must be recorded with the final

plat. The following items 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.

Administrative final approval of Eagle Ridge Cluster Subdivision Phase 9, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: May 25, 2022

Rick Grover

Rick Grover
Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist

Lot standards generally: The A-2 zone requires a minimum of 40,000 square feet, for residential use, and 150 feet of frontage on a street. The proposed lot will contain 3.00 acres and have 150 feet of frontage and access off of 2050 North St. 2050 North Street is a 66' right-of-way, and meets County standards for a public right-of-way. The applicant will not need to dedicate any roadway with this subdivision.

Culinary water and sanitary sewage disposal: Per Weber County LUC § 106-4-2.1(c) *“Prior to final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system.”* The applicant has provided a capacity assessment letter from West Warren-Warren Water Improvement District. Secondary water will be provided by Warren Irrigation (**see exhibit C**).

A feasibility letter from Weber-Morgan Health Department, dated May 6, 2021, has been provided by the applicant (**see exhibit C**).

Review Agencies: *To date, the proposed subdivision has been approved by the Weber County Engineer, Weber-Morgan Health Department, and the Weber Fire District. The County Surveyor will review a final plat when one has been submitted. All review agency requirements must be addressed and completed prior to this subdivision being recorded.*

Tax Clearance: *The 2021 property taxes have been paid in full. The 2022 taxes are will be due in full November 30, 2022.*

Staff Recommendation

Staff recommends approval of the Steed Estates Subdivision, a one-lot subdivision consisting of 3.00 acres, located at approximately 6035 W 2050 N, Ogden, UT, 84404. This recommendation is subject to all review agency requirements, and based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of an alternative access as the primary access for parcel # 23-007-0003 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, June 15, 2022

Rick Grover
Weber County Principal Planner

Exhibits

- A. Application
- B. Proposed Plat
- C. Water & Septic Feasibility

Location map



Exhibit A-Application

West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrentwtr@gmail.com

March 3, 2022

To Whom it May Concern:

RE: WATER AVAILABILITY LETTER FOR Sherrie Steed

This proposed development is located approximately 6035 W 2050 N in Warren, Weber County and will consist of 1 residential lot. The West Warren-Warren Water Improvement District (hereafter the District) does have culinary water available for this proposed development. Sherrie Steed has given proof of secondary water for this property from Warren Irrigation.

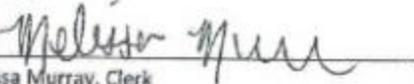
This letter is only to state that the above-mentioned project is in the boundaries of the District and water will only be made available if the following conditions are met. This letter is the first of two letters that will be issued for this development. When these and any necessary additional conditions are met, the District will issue the Will-Serve Letter.

Conditions for a Will-Serve Letter to be issued:

- A letter from the Fire District stating that a flow test is not required, will need to be provided to the District as soon as possible.
- The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and place the water meter. All materials and workmanship must be in compliance with and approved by the District.
- The Weber Basin Water Rights Impact Fee of \$4363.00 per proposed unit of service, must be paid prior to receiving a Will-Serve Letter and prior to the commencement of any development or construction as well as \$100.00 fee for water for construction.
- All remaining fees must be paid to the District before culinary water services will be made available. The District's fees are currently set at the following rates:
 - Capital Facilities Impact Fee \$4588
 - Weber Basin Water Rights Impact Fee \$4363
 - Connection Fee Without Existing Service Lateral \$2800

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,


Melissa Murray, Clerk

Steed Farm Subdivision

[+ Add Follower](#) [✎ Change Status](#) [✎ Edit Project](#)

Address: Approximate address 6035 W. 2050 N., Warren, UT, 84404
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: [Sherrie Steed](#)
Created On: 3/1/2022
Project Status: Accepted
Status Date: 4/8/2022
File Number: LVS040822
Project Manager: [Tammy Aydelotte](#)

[Application](#) [Documents 8](#) [Comments 2](#) [Reviews 3](#) [Followers 17](#) [Status](#) [Notifications](#) [Payments 1](#)

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [✎ Edit Application](#) [Print](#)

Project Description 3 acre lot

Property Address Approximate address 6035 W. 2050 N.
Warren, UT, 84404

Property Owner Sherrie Steed (Steed Family Protection Trus
801-791-4681
jsranch1@gmail.com

Representative --

Accessory Dwelling Unit False

Current Zoning

Subdivision Name

Number of Lots

Lot Number

Lot Size 3 acres

Frontage

Culinary Water Authority West Warren-Warren Water and Sewer

Secondary Water Provider Warren Irrigation Company

Sanitary Sewer Authority Health Department (Septic)

Nearest Hydrant Address

Signed By Owner, Sherrie Steed

Parcel Number

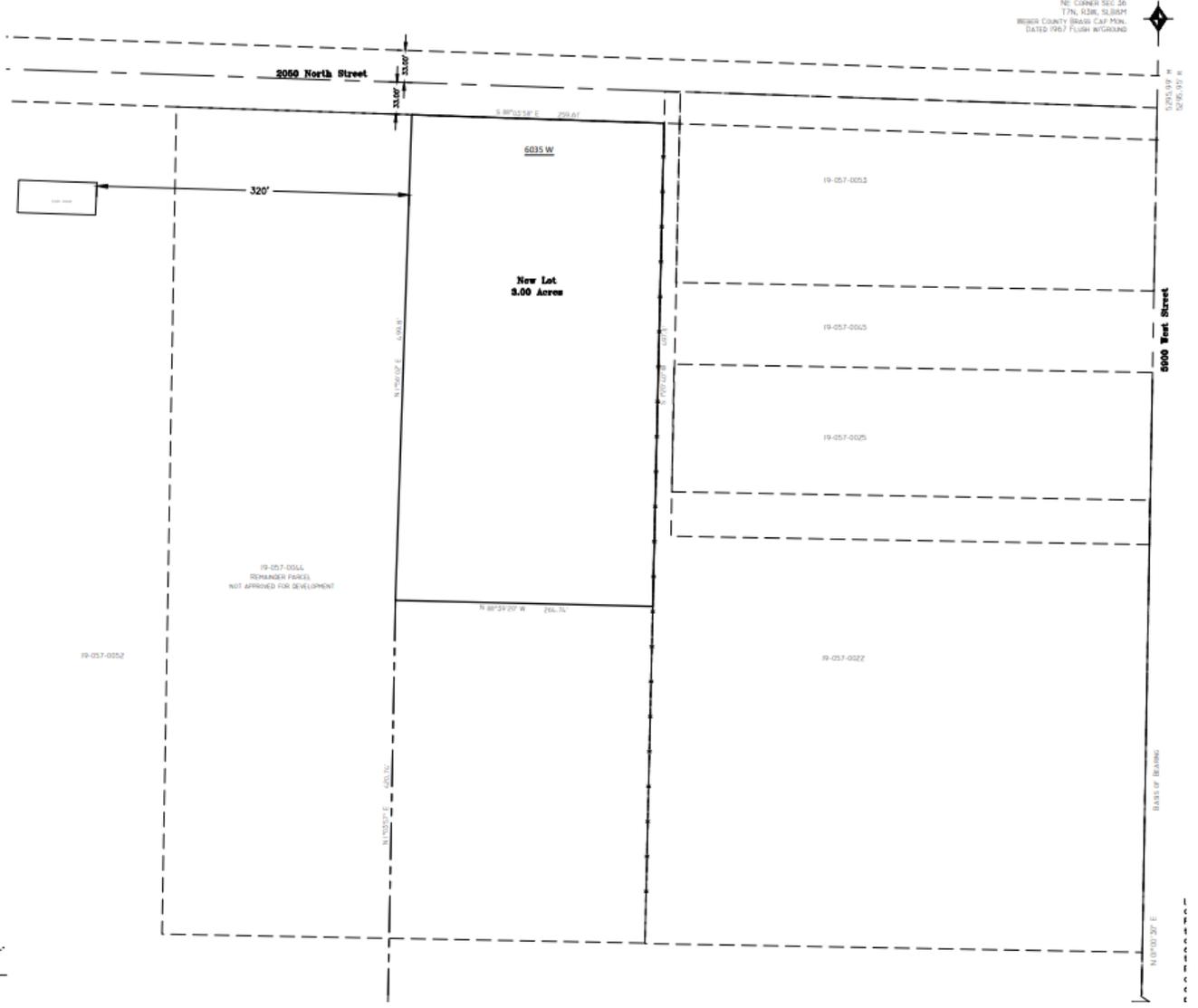
[✕ Remove](#) 190570044 - [County Map](#)

Exhibit B-Proposed Plat

STEED ESTATES SUBDIVISION

PART OF THE SE 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - NOVEMBER 2021

NE CORNER SEC. 36
T7N, R3W, S180P1
WEBER COUNTY BRASS CURV. MARK.
DATED 1967 FLUSH W/GRASS



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Draws and
the associated
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_____, 20____
irk

Exhibit C-Water & Septic Feasibility

West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrentwtr@gmail.com

March 3, 2022

To Whom it May Concern:

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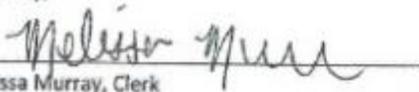
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 - Capital Facilities Impact Fee \$4588
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 - Connection Fee Without Existing Service Lateral \$2800

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,


Melissa Murray, Clerk

29 Jan 2022

To Whom It May Concern.

I am assigning one (1) water share to Shannon & Robert Rice at approximate address 6035 W. 2050 N., Warren, Utah 84404.

Sincerely,

A handwritten signature in blue ink that reads "Sherrie Steed". The signature is written in a cursive style with a large initial 'S'.

Sherrie Steed

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



May 6, 2021

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

RE: Sherry Steed
6100 W 2050 N
Parcel #19-057-0044
Soil log #15162

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 3, 2021. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12T, Nad 83, 0405812 E 4572171 N)
0-16" sandy loam, granular structure
16-36" sandy loam, massive structure
Groundwater encountered at 36"

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

DESIGN REQUIREMENTS

Culinary water will be provided by Warren-West Warren Water Improvement District, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit.**

Documented ground water tables not to exceeding 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 absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.22 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.45 gal/sq. ft./day for the At-Grade absorption area as required for the 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,

Craig Jorgensen, LEHS
Environmental Health Division
801-399-7160