

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**September 11, 2024**  
**4:00 p.m.**

### **1. Administrative Items**

**1.1 LVM080624:** Consideration and action on an administrative application for final approval of the M and M Ranch Subdivision, a two-lot subdivision

**Planner: Felix Lleverino**

**1.2 LVD030424:** Consideration and action on an administrative application for final approval of Dreamwork Subdivision, consisting of two lots.

**Planner: Felix Lleverino**

**1.3 LVS061323:** Request for final approval of Stagecoach Estates Subdivision Phase 1, consisting of 27 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

**Planner: Tammy Aydelotte**

**1.4 LVS061423:** Request for final approval of Stagecoach Estates Subdivision Phase 2, consisting of 35 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

**Planner: Tammy Aydelotte**

### **Adjourn**

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

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

***The Planning Division 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*

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# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final approval of the M and M Ranch Subdivision, a two-lot subdivision.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, September 11, 2024

**Applicant:** Alexandria Meyer

**File Number:** LVM080624

### Property Information

**Approximate Address:** 3905 N 3175 W, Ogden UT

**Project Area:** 5.07 acres

**Zoning:** Agriculture (A-1) Zone

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential, Agriculture

**Parcel ID:** 19-010-0032

**Township, Range, Section:** T7N, R2W, Section 22

### Adjacent Land Use

<b>North:</b> Agriculture	<b>South:</b> Agriculture
<b>East:</b> Residential	<b>West:</b> Agriculture

### Staff Information

**Report Presenter:** Felix Lleverino  
 flleverino@co.weber.ut.us  
 801-399-8767

**Report Reviewer:** RG

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background and Summary

The applicant is requesting approval of the M and M Ranch Subdivision, a two-lot subdivision located at approximately 3905 N 3175 W in the A-1 Zone. It is at the request of the applicant to subdivide the 5.07 acre parcel into two residential lots. Lot one is configured as one-acre and 153' wide, while lot two is 4.075 acres and 172' wide. Both lots will have frontage on 3175 West Street, a private gravel road.

Culinary water will be provided by Bona Vista Water Improvement District and the land will be irrigated with the irrigation water allotment from the Weber Basin Water Conservancy District. Wastewater will be controlled by individual septic systems. Electrical and gas utility lines are already in place to serve this subdivision.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agriculture and livestock uses.

**Zoning:** The subject property is located in an Agricultural Zone A-1 zone. That land use requirements for this zone are stated in the LUC§ 104-5 as follows:

*The purpose of the A-1 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.*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone LUC 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-1 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150’.

There is a structure that looks to be encroaching inside the 10 foot PUE of lot 3, but it is minimal. All other existing structures will conform to the minimum yard setback regulations of the A-1 zone as found in LUC §104-5-7.

Culinary, irrigation water and sanitary sewage disposal: Will serve and feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Bona Vista Water Improvement District with no outside irrigation allowed. Irrigation watering will be done with water allotments from the Weber Basin Water Conservancy District. The Weber-Morgan Health Department has performed a percolation test and provided water-table monitoring indicating that an at-grade waste-water disposal system would be suitable for the property. A Septic Feasibility letter from the Health Department is included as an exhibit.

Review Agencies: The M and M Ranch Subdivision has reviews from applicable county review agencies with the following items needed before the subdivision plat is recorded:

- Planning will require an irrigation water covenant and an onsite wastewater agreement.
- Engineering will require a deferral agreement for curb, gutter, and sidewalk, minor plat revisions, and a fire hydrant.
- The Fire Department will assess whether a fire hydrant is needed.
- The Weber-Morgan Health Department is ready to approve the final subdivision plat.

## Staff Recommendations

Staff recommends final approval of the two-lot M and M Ranch Subdivision with the following conditions:

1. All county review agency requirements are satisfied before recording the subdivision plat.

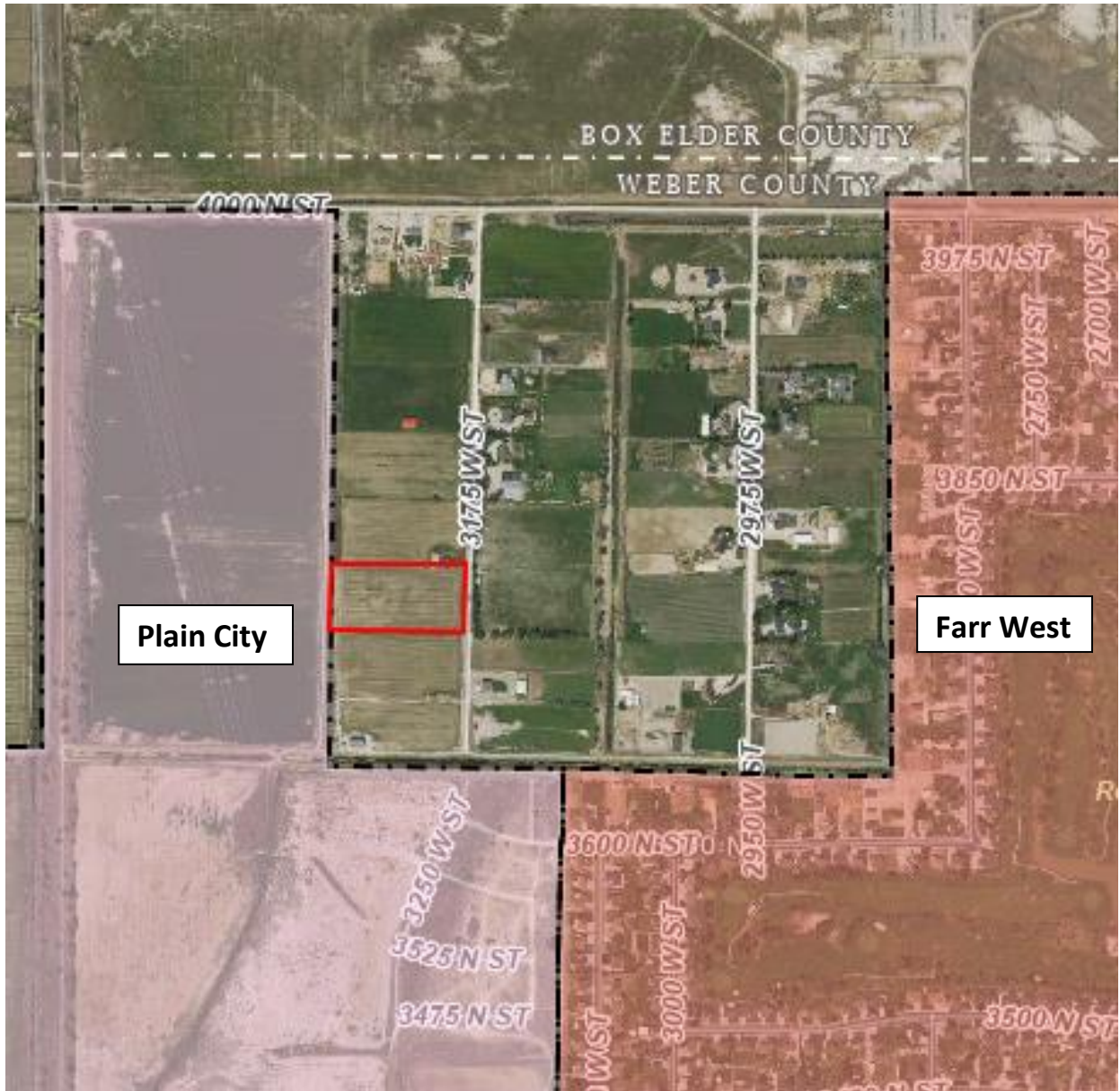
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. M and M Ranch Subdivision plat
- B. Culinary water will-serve letter
- C. Weber Basin Water allotments
- D. Septic Feasibility

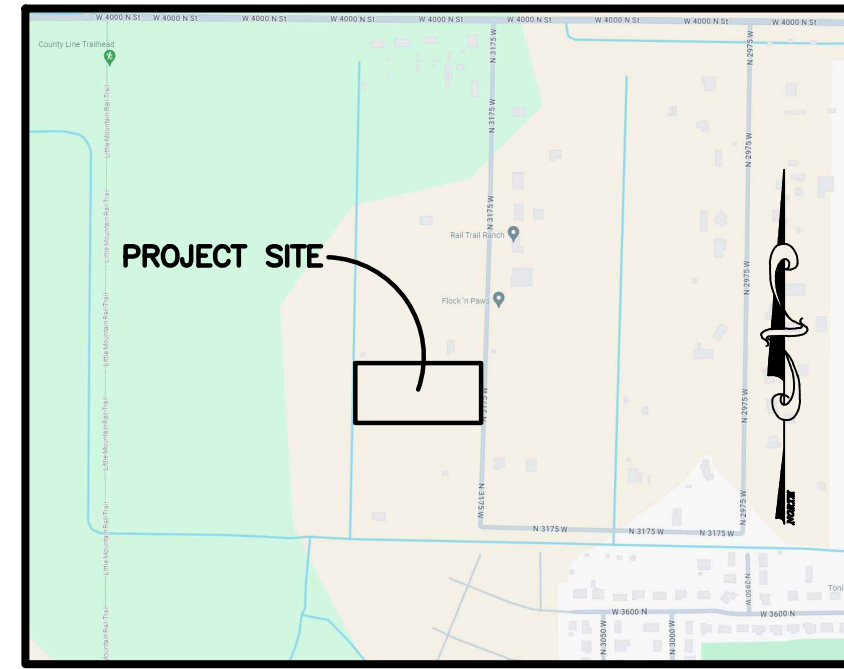
Area Map



# Exhibit A

# M AND M RANCH SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 AUGUST, 2024



**VICINITY MAP**  
 NOT TO SCALE

### TEST PIT INFORMATION

TEST PIT / EXPLORATION PIT #1  
 0"-12" LOAM-SILT LOAM, GRANULAR STRUCTURE  
 12"-38" SILT LOAM, BLOCKY STRUCTURE  
 38"-50" SILTY CLAY LOAM, BLOCKY STRUCTURE, MANY RED MOTTLES

PERCOLATION RATE (MPI) 46.4 AT 48"

TEST PIT / EXPLORATION PIT #2  
 0"-12" LOAM-SILT LOAM, GRANULAR STRUCTURE  
 12"-27" SILT LOAM, BLOCKY STRUCTURE  
 27"-38" SILTY CLAY LOAM, BLOCKY STRUCTURE, MANY RED MOTTLES  
 38"-50" FINE SANDY LOAM, SINGLE GRAINED STRUCTURE

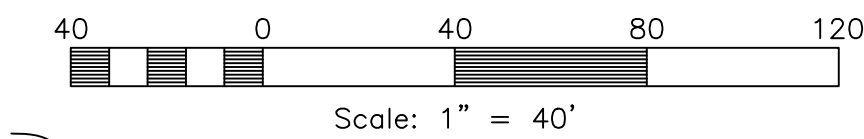
PERCOLATION RATE (MPI) 10.0 AT 35"

### NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

### LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PERCOLATION / TEST PIT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = DITCH CENTERLINE
- = FENCE LINE
- = P.U.E. = PUBLIC UTILITY EASEMENT
- = EXISTING ROADWAY EASEMENT



### NARRATIVE

THIS SURVEY WAS REQUESTED BY KRISTINA MILLER FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO ONE LOT AND A REMAINDER PARCEL.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°37'51" EAST 5186.96 FEET BETWEEN SAID NORTHWEST AND NORTHEAST CORNERS OF SECTION 22 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A RECORD OF SURVEY PREPARED BY REEVE & ASSOCIATES, INC., FOR THE ELWOOD POWELL PROPERTY, DATED APRIL 10, 2017, AND RECORDED NOVEMBER 2021, AS ENTRY #7041 WAS USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

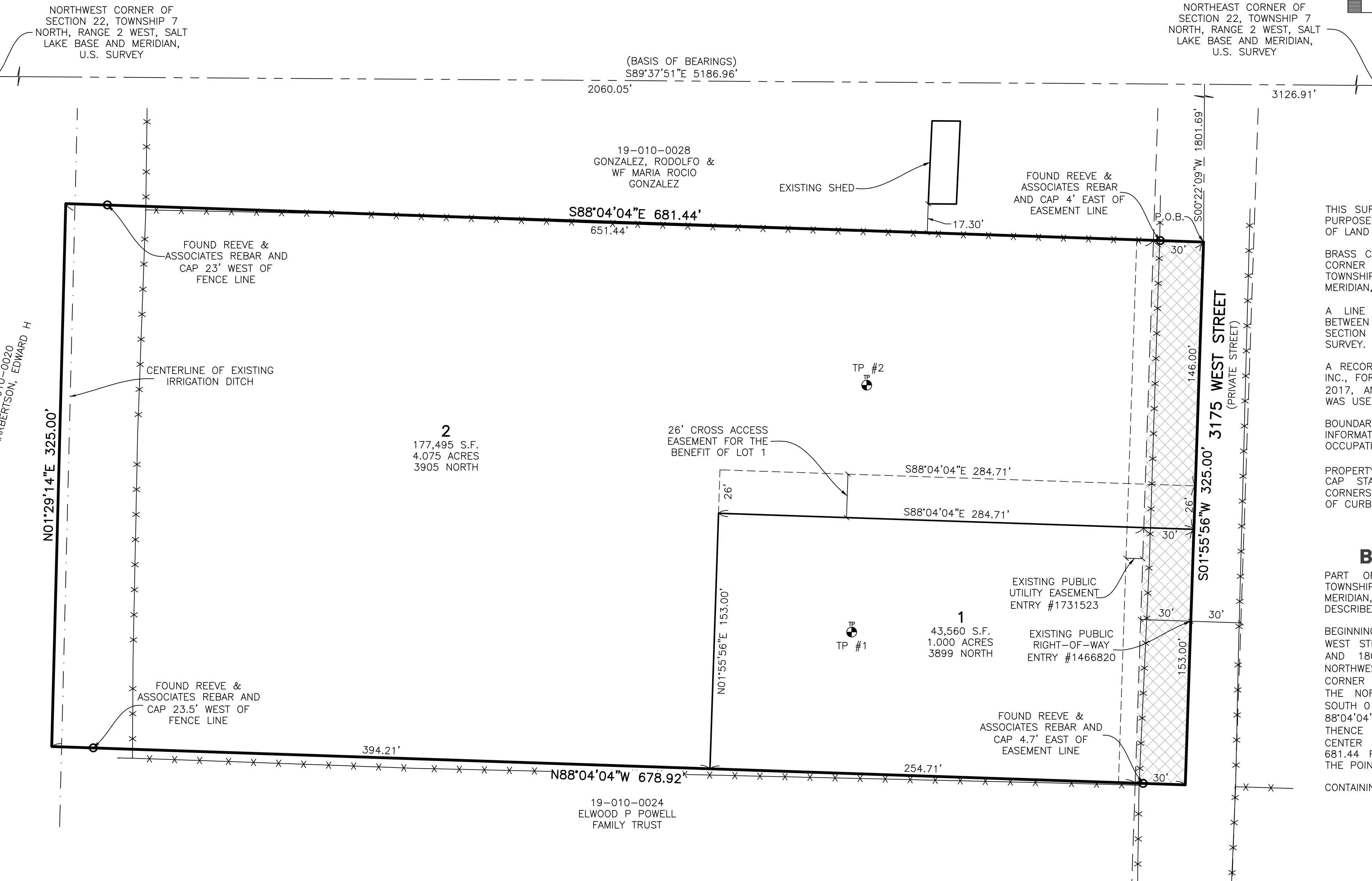
PROPERTY CORNERS ARE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

### BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE RIGHT-OF-WAY LINE OF 3175 WEST STREET, BEING 2060.05 FEET SOUTH 89°37'51" EAST AND 1801.69 FEET SOUTH 00°22'09" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 22 (SAID NORTHWEST CORNER BEING 5186.96 FEET NORTH 89°37'51" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 22); THENCE SOUTH 01°55'56" WEST 325.00 FEET; THENCE NORTH 88°04'04" WEST 678.92 FEET TO THE CENTER OF A DRAIN; THENCE NORTH 01°29'14" EAST 325.00 FEET ALONG THE CENTER OF SAID DRAIN; THENCE SOUTH 88°04'04" EAST 681.44 FEET TO AND ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 221,055 SQUARE FEET OR 5.075 ACRES.



### SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF M AND M RANCH SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9239283  
 UTAH LICENSE NUMBER

### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT M AND M RANCH SUBDIVISION, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A 26-FOOT RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS; AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ DATE  
 BRADLEY DAVID MILLER

\_\_\_\_\_ DATE  
 KRISTINA L MILLER

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### Project Info.

Surveyor: J. FELT  
 Designer: A. MULLINS  
 Begin Date: 6-20-2024  
 Name: MILLER SUBDIVISION  
 Number: 8371-01  
 Revision: 8-26-2024  
 Scale: 1"=40'  
 Checked: \_\_\_\_\_

5160 S 1500 W, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

\_\_\_\_\_  
 WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY COMMISSION

\_\_\_\_\_  
 ATTEST TITLE

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WEBER COUNTY SURVEYOR

### WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 \_\_\_\_\_ Filed For Record  
 And Recorded, \_\_\_\_\_  
 At \_\_\_\_\_ in Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 \_\_\_\_\_  
 Weber County Recorder  
 \_\_\_\_\_ Deputy.



## *Bona Vista Water Improvement District*

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

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June 27, 2024

To whom it may concern:

RE: WILL-SERVE: 3905 North 3175 West Lot 1 and Lot 2

There is an existing culinary water connection on the above listed property, and we will continue to supply culinary water through that connection. No out side irrigation

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 9am – 5pm.

Regards,

Matt Fox  
Assistant Manager

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#### **Board of Directors**

Ronald Stratford, Chairman – Unincorporated Area  
Scott VanLeeuwen, Co-Chairman – Marriott/Slaterville  
Z. Lee Dickemore – Farr West  
Michelle Tait – Harrisville  
Jon Beesley – Plain City

#### **Management**

Blake Carlin, Manager  
Matt Fox, Assistant Manager  
Marc Doolan, Office Manager

Erwin Higley petition

WEBER BASIN WATER CONSERVANCY DISTRICT  
 APPLICATION FOR REALLOCATION OF CLASS D ALLOTMENT

The following first described lands have been allotted 440.0 acre-feet of water by Petition and Order recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Reallocation and Order Recorded in Book 1408, Page 767-69-70, Transfer and Order recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, records of \_\_\_\_\_ Weber County, Utah. Such lands have since the reallocation and order been divided into additional separate ownerships by reason whereof the 440.0 acre-feet of water now allotted thereto and the lien created thereby should be reallocated to the lands more particularly described under "Descriptions of Lands with Quantities as Reallocated". The undersigned, Secretary of Weber Basin Water Conservancy District, accordingly hereby applies to the Board of Directors of such District for such reallocation and requests that a time and place for hearing upon this application be fixed, and notice thereof be given to all interested parties in the manner provided by the Rules and Regulations of the District.

FIRST DESCRIBED LANDS

19-010-0019 - Harvey W. & Joan Higley, DBA Higley Farms - 257.50 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt W 1100.6 ft & S 307.05 ft fr the NE cor of sd Sec 22, run th W 701.51 ft; th S 0D39'16"W 878.70 ft; th N 89D20'44"W 658.40 ft; th S 1D29'45"W 650 ft; th S 89D20'44"E 668.05 ft; th N 0D15'W 2517.93 ft to pob. Cont 672.82 ft; th N 88D28'30"W 691.17 ft; th S 1D31'30"W 650 ft to 1/4 Sec ln; th S 88D53'26"E 2114.95 ft; th N 0D15'W 2517.93 ft to pob. Cont 71.82 acres ± Subj to row (1394-816, 1395-619)

19-010-0024 - James E. Davis et al - 16.4 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 541.61 ft & S 2125.20 ft fr the N 1/4 cor of sd Sec 22, run th S 1D31'30"W 325.0 ft, th N 88D28'30"W 676.40 ft to the c/l of drain; th N 1D04'48"E 325.0 ft alg sd C/L; th S 88D28'30"E 678.92 ft to p.o.b. Together with & subj to the foll. desc. row, being 30 ft each side & parallel to the foll. desc row c/l; pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt wh is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec, run N 1D31'30"E 2673 ft to the S r/w ln of 4000 N. St.

19-010-0025 - Sherman D. & Norma Coleman - 16.4 acre-feet ✓

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt wh is W 550.26 ft & S 2450.08 ft fr the N 1/4 cor of sd Sec 22, run th S 1D31'30"W 325.0 ft; th N 88D53'26"W 673.86 ft to the c/l of drain th N 1D04'48"E 329.90 ft alg sd c/l th S 88D28'30"E 676.40 ft to the pob. Together with & subj to the fol. desc. row. Being 30 ft each side and par to the fol desc row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec, run th N 1D31'30"E 2673 ft to the S row line of 4000 North Street.

19-010-0026 - Omar Co - 5.0 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 512.79 ft & S 1043.13 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 107.45 ft; th N 88D28'30"W 686.48 ft to the c/l of drain; th N 1D04'48"E 89.03 ft alg sd c/l; th S 88D28'30"E 687.42 ft to the pob. Together with & subj. to the fol. desc. row, being 30 ft each side & par to the fol. desc row c/l; pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 North Street.

19-010-0027 - Omar Company - 16.6 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 515.66 ft & S 1150.54 ft fr the N 1/4 cor of sd Sec 22, run th S 1D31'30"W 325.00 ft; th N 88D28'30"W 683.96 ft to the c/l of drain; th N 1D04'48"E 325.0 ft alg sd c/l; th S 88D28'30"E 686.48 ft to the pob. Together with & subj to the fol. desc. row being 30 ft Each side & par to the fol. desc. row c/l; pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec & run th N 1D31'30"E 2673.0 ft to the S row ln of 4000 North Street.

19-010-0028 - Omar Company - 16.5 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 524.31 ft & S 1475.43 ft fr the N 1/4 cor of sd Sec 22, run th S 1D31'30"W 325.0 ft; th N 88D28'30"W 681.44 ft to the c/l of drain; th N 1D04'48"E 325 ft alg sd c/l; th S 88D28'30"E 683.96 ft to the pob. Together with & subj to the fol. desc. row being 30 ft each side & par to the fol. desc. row c/l; pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673.0 ft to the S r/w ln of 4000 N. Street.

(OVER)

Higley - Reallocation - continued (Page 3)

FIRST DESCRIBED LANDS:

19-010-0030 - Omar Company - 11.6 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 507.01 ft & S 825.66 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 217.55 ft; th W 687.42 ft; th N 1D04'48"E 235.97 ft alg sd c/1 th S 88D28'30"E 689.00 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc. row c/1: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street. (Being part of Lots 6,11,23,24 & all of Lots 7,8,9 & 10, Bayside Subdiv. Unit 1, Weber County, Utah

19-010-0031 - Kenneth R. & Ann W. Rigby - 16.7 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 498.36 ft & S 500.77 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 325 ft th N 88D28'30"W 689.0 ft to the c/1 of drain; th N 1D04'48"E 325.0 ft alg sd c/1; th S 88D28'30"E 691.52 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea side & par to the fol. desc row c/1; Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 North Street; Being Pt of Lots 4,6,11,13,20,21,22 & all of Lots 5 & 12, Bayside Subdiv, Unit 1, Weber County, Utah

19-010-0032 - Devon W. Foote etal - 16.5 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 532.96 ft & S 1800.31 ft fr the N1/4 cor of sd Sec 22 & run th S 1D31'30" W 325.0 ft; th N 88D28'30"W 678.92 ft to the c/1 of drain; th N 1D04'48"E 325.0 ft alg sd c/1; th S 88D28'30"E 681.44 ft to the pob. Together with & subj to the fol. desc. row being 30 ft ea. side & par to the fol. desc row c/1: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec, run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street.

19-010-0033 - Elden Welchman, etal - 16.7 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 532.96 ft & S 1800.31 ft fr the N 1/4 cor of sd Sec 22, run th S 88D28'30" E 691.0 ft to the c/1 of drain; th S 1D29'45"W 325.0 ft alg sd c/1; th N 88D28'30"W 691.17 ft; th N 1D31'30"E 325.0 ft to the pob. Together with & subj to the fol. desc. r/w, being 30 ft ea. side & par to the fol. desc. row c/1: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec & run th N 1D31'30"E 2673 ft to the S row ln of 4000 North Street.

19-010-0034 - R. James & Mickey M. Adams - 16.2 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is E 825.60 ft & S 1835.60 ft fr the N 1/4 cor of sd Sec 22; run th S 0D39'16" W 325 ft; th N 89D20'44"W 672.82 ft to the c/1 of drain; th N 1D29'45"E 325.0 ft alg sd c/1; th S 89D20'44"E 668.05 ft to the pob. Subj to & together with the fol. desc. row: A strip of land 60 ft wide, 30 ft Ea. side of & parallel to the fol. desc. c/1: Pt of the N 1/4 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt E 814.52 ft & S 2805.54 ft fr the N 1/4 cor of sd Sec 22; run th N 0D39'16"E 2689 ft to the S row ln of 4000 North Street. Containing 4.98 acres ±.

19-010-0035 - Dennis V. & Linda Spencer, etal - 17.2 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 515.66 ft & S 1150.54 ft fr the N 1/4 cor of sd Sec 22; run th S 88D28'30"E 690.67 ft to the c/1 of drain; th S 1D29'45"W 325 ft alg sd c/1; th N 88D28'30"W 690.84 ft; th N 1D31'30"E 325.0 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc row c/1: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.90 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street.

(CONTINUED)



Higley - Reallocation - continued (Page 5)

FIRST DESCRIBED LANDS:

19-010-0030 ~~X~~ Omar Company - 9.3 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 507.01 ft & S 825.66 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 217.55 ft; th W 687.42 ft; th N 1D04'48"E 235.97 ft alg sd c/1 th S 88D28'30"E 689.00 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc. row c/1: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street. (Being part of Lots 6, 11, 23, 24 & all of Lots 7, 8, 9 & 10, Bayside Subdiv. Unit 1, Weber County, Utah

19-010-0031 ~~X~~ Kenneth R. & Ann W. Rigby - 13.4 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 498.36 ft & S 500.77 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 325 ft th N 88D28'30"W 689.0 ft to the c/1 of drain; th N 1D04'48"E 325.0 ft alg sd c/1; th S 88D28'30"E 691.52 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc row c/1; Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 North Street; Being Pt of Lots 4, 6, 11, 13, 20, 21, 22 & all of Lots 5 & 12, Bayside Subdiv, Unit 1, Weber County, Utah

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19-010-0033 ~~X~~ Elden Welchman, etal - 13.4 acre-feet

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19-010-0034 ~~X~~ R. James & Mickey M. Adams - 12.9 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is E 825.60 ft & S 1835.60 ft fr the N 1/4 cor of sd Sec 22; run th S 0D39'16" W 325 ft; th N 89D20'44"W 672.82 ft to the c/1 of drain; th N 1D29'45"E 325.0 ft alg sd c/1; th S 89D20'44"E 668.05 ft to the pob. Subj to & together with the fol. desc. row: A strip of land 60 ft wide, 30 ft Ea. side of & parallel to the fol. desc. c/1: Pt of the N 1/4 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt E 814.52 ft & S 2805.54 ft fr the N 1/4 cor of sd Sec 22; run th N 0D39'16"E 2689 ft to the S row ln of 4000 North Street. Containing 4.98 acres ±.

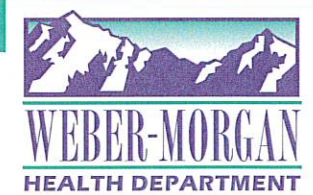
19-010-0035 ~~X~~ Dennis V. & Linda Spencer, etal - 13.7 acre-feet

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(CONTINUED)

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director

August 28, 2024



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

RE: Preliminary Subdivision **Determination**  
M and M Ranch, 2 lots  
Parcel #19-010-0032  
Soil log #15633

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

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.40 gal/sq. ft. /day as required for Silty Clay Loam blocky structure soil.

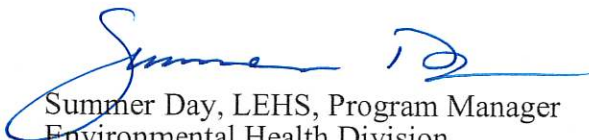
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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, Program Manager  
Environmental Health Division  
801-399-7160



# Staff Report to the Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final approval of Dreamwork Subdivision, consisting of two lots.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, September 11, 2024

**Applicant:** Michael and Alyssa Moran, owner

**File Number:** LVD030424

### Property Information

**Approximate Address:** 6554 S Bybee Drive, Uintah, UT

**Project Area:** 2.0 acres

**Zoning:** Residential Estates (RE-20) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-100-0037

**Township, Range, Section:** T5N, R1W, Section 25

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Felix Lleverino  
 flleverino@co.weber.ut.us  
 801-399-8767

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 3 (RE- 20 Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

## Background and Summary

The applicant has submitted a proposal for a two lot subdivision. The proposed subdivision is located in the unincorporated areas of Uintah Highlands that is zoned RE-20 that would subdivision a 2 acre parcel in half. Both properties will front on a private ROW called Bybee drive. The County Engineering Department requires Bybee drive to become 60’ wide, the subdivision plat dedicates an additional 5’ with the remaining 5’ obtained from the opposite side of the right-of-way. There is a 35-foot access easement on the north of the lot that will remain undeveloped due to the steep grade.

There are two separate easement encumbering this proposal, a 70’ wide Weber Basin Aquaduct Eastment running through the west edge of both lots and a 50’ drainage easement on the west edge of lot 1 and the north west corner of lot two. This will restrict the placement of structures including single-family dwellings and accessory buildings within such easements. In this circumstance, the buildable areas within both lots depicted on the site plan indicate that the home sites are upslope from the easements in a location where the grade is conducive for residential development.

Based on the Weber County geologic map, this parcel is located within a Natural Hazards Study Area. This necessitates geologic studies in order to determine the type and severity of hazards that may exist. The site specific study included with the subdivision application is discussed in more detail in the analysis portion of this report.

The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC.

## Analysis

General Plan: The Dreamwork Subdivision is in harmony with the Western Weber General Plan by conforming to all zoning standards of the RE-20 Zone.

Zoning: The property is located in the RE-20 Zone. The purpose of this zone is stated in the LUC §104-3-1 as follows:

*"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the applicable standards in the RE-20 Zone (LUC Title 104 Chapter 3) to ensure that the regulations and standards have been adhered to. The LUC §101-1-7 defines a "small subdivision" as "A subdivision consisting of nine or fewer lots." The proposed subdivision, with the recommended conditions listed in this staff report, are in conformance with county code.

Lot Area, Frontage Width and Yard Regulations: The site development standards for a residential lot within the RE-20 zone require a minimum lot area of 20,000 sq. ft. and a minimum lot width of 100'. Both lots within the Dreamwork development exceed this criteria. The yard regulations for a single-family dwelling in the RE-20 zone are as follows:

- Front: 30
- Sides: 10 feet with a total of two side yards less than 24 feet.
- Rear: 30 feet

Natural Hazards Area: This lot is located within a FEMA Flood Zone X, and is in the area determined to be outside of the 500-year flood area.

The Weber County Natural Hazard Map indicated that this property is within a geologic study area classified as Qmc (Mass movement deposits) with the northwest corner of the property within the Qaf1 (Alluvial deposits). A Geologic Hazard Assessment prepared by GeoStrata, Engineering and Geosciences (Dated December 10 2013) for the neighboring development called Daphne Savoy Subdivision and the two-acre parcel that is being developed as the Dreamwork Subdivision is part of the subdivision proposal. The Conclusions and Recommendations portion of the report states that the trench dug within this property indicates higher energy debris flows. Based on the observations, it is likely that trench 2 is located in a more active channel. Pages 17 and 18 of the report make several recommendations to minimize the potential impacts from alluvial fan flooding and debris flow events.

A Geotechnical investigation prepared by GeoStrata was conducted in December of 2013. The investigation provides recommendation that will be incorporated into the design and construction of the project such as compacted structural fill for the placement of footings, site grading to provide proper support for foundations, exterior concrete flatwork, and concrete slab-on grade. "Site grading will also aid in preventing differential settlement of foundations as a result of variations in subgrade moisture conditions." Soft soil stabilization techniques are discussed in more detail in page 11. The design of the homes within the Dreamwork subdivision must comply with all recommendations stated in pages 10 through 16. A design verification letter from the project engineer will be required at the time of building permit. GeoStrata also recommends that the project plans and specifications be reviewed by them to verify compatibility with their conclusions and recommendations.

An updated Surface Fault Rupture Hazard Assessment Report, dated August 16<sup>th</sup>, 2024 concludes that the geologic hazards assessed should not preclude the proposed development of the subject site, assuming the recommendations provided are followed.

Buildable Area: The subdivision plat shows a buildable area that is reflected by the anticipated buildable area from the Geostrata geologic study that fall within a larger area that is deemed as buildable. The buildable areas selected are observed to be an ideal location for a home with a 10-20 percent slope. A development plan that shows a buildable area is required to conform to section 106-1-8.020 (b) (2) and section 101-2-3 Bu Definitions.

**Buildable area.** The term "buildable area" means a portion of a lot, parcel or tract of land which is to be utilized as the building site and which complies with the following:

1. The average percent of slope within the buildable area as defined by this section shall be less than 25 percent;
2. The gross land area of the buildable area shall contain at least 3,000 square feet and be configured such that it can contain one 40-foot by 40-foot square;

3. It shall not contain any geologic or other environmental hazards, as determined by the county engineer;
4. It shall not contain any easements or setbacks; and
5. It shall be denoted on a subdivision plat as the only area in which building may take place on a lot or parcel.

Culinary Water: A “Will Serve” letter from Uintah Highlands Improvement District has been submitted stating that culinary water is available for this property. The letter expressly states that the UHID culinary water is not available for outside use.

Secondary Water: The Weber Basin Water Conservancy District does not have facilities in the area and will not serve this property with irrigation needs.

**Secondary water exemption.** A subdivision lot that is completely covered by pre-existing native wildland vegetation, and will remain so, is exempt from the secondary water requirements of this section as long as the pre-existing native wildland vegetation remains undisturbed in perpetuity, and is well-established in a manner that makes it relatively unlikely for noxious weed propagation. Clearing minimal area needed for buildings, driveways, accessory uses, wildfire defensible space, and similar uses is allowed under this exemption as long as it does not result in the need for outdoor watering. The following shall be provided with the final plat:

1. A restricted-landscape covenant is recorded to the lot. The covenant shall restrict the removal or addition of living vegetation from the lot unless the owner acquires the secondary water required by this section; and
2. A note shall be placed on the final recorded plat as required in [Section 106-1-8.20](#).

**Section 106-1-8.20** a Lot that will have landscaping and watering restrictions shall have a note placed on the final recorded plat that generally explains the landscaping and watering restrictions

Septic System: The owner intends to install a septic system for each lot within the Dreamwork Subdivision. The Weber-Morgan Health Department has provided septic feasibility with the requirement for proper onsite grading and that the wastewater system is professionally designed and approved by the Health Department.

Review Agencies: Weber County Fire District has required that a fire hydrant be installed within 400 feet of each home. The County Engineer requires a deferral agreement for curb, gutter, and sidewalk with a cost estimate for the water line. The County Surveyor requires dimensioned easements and other minor plat revisions. The County Planning final requirements are included as conditions of approval.

## Staff Recommendations

Staff recommends final plat approval of Dreamwork Subdivision, consisting of one lot. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The developer shall enter into an outside watering restrictive covenant
2. The owner will enter into a Deferral Agreement for curb, gutter, and sidewalk for future improvement along Bybee Drive.

The following findings are the basis for Staff’s recommendation:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

## Exhibits

- A. Dreamwork Subdivision
- B. Uintah Highlands Improvement District Will Serve Letter
- C. Septic Feasibility Letter

# Area Map







## Uintah Highlands Improvement District

2401 East 6175 South  
Ogden, UT 84403-5344  
Phone: 801-476-0945  
Fax: 801-476-2012  
office@uintah-highlands.com

November 21, 2023

Subdivision Planner  
Weber County Planning and Engineering  
2380 Washington Blvd.  
Ogden, Utah 84401

Re: Availability of services for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District for the:  
Two Proposed Lots on Parcel 07-100-0037 - 6544 S. Bybee Drive

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed two lot subdivision for parcel # 07-100-0037 at 6544 S. Bybee Drive, which is located within the boundaries of the District. Based upon the information from the phone conversation and under existing conditions, the District hereby states that culinary water service would be available for the proposed two lots. Secondary water is provided by Weber Basin and culinary water is not available for use outside. Sanitary sewer is not currently available for this property and septic tank approval would be required through Weber Morgan Health Department.

The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the developer of the property shall be required to comply with all applicable development procedures of the District, including, without limitation, the developer shall agree to construct all water system improvements in strict conformance with and subject to the Uintah Highlands Improvement District current '*Public Works Standards*', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 21st day of November, 2023.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By:   
Matt Sorensen, District Manager

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



January 5, 2024

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

RE: Michael Moran Property  
6544 S Bybee Dr, Ogden UT  
Parcel #07-100-0037  
Soil log #13912

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

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 120 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 24-30 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/sq. ft. /day as required for the medium to sandy loam-loam, massive structure soil horizon.

ENGINEERING REQUIREMENTS

As required during the feasibility determination for this property proof of 20,000 square feet of contiguous area with a 25% slope or less was required. Documentation was submitted to our office in the form of a "Mass Grading Exhibit". It was created by CIR Civil Engineering Surveying, licensed professional engineer Scott D. Thorsen No. 354291. To meet all requirements of the Weber-Morgan Health Department Onsite Wastewater Treatment System Regulation **grading will be required** as shown on this document.

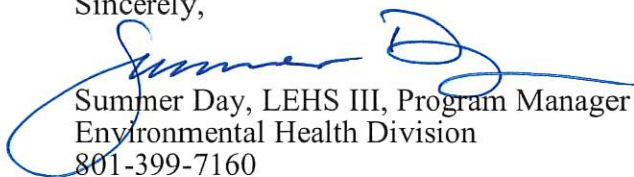
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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 to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** File No. LVS061323: Request for final approval of Stagecoach Estates Subdivision Phase 1, consisting of 27 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, September 11, 2024

**Applicant:** John Gassman

**File Number:** LVS061323

### Property Information

**Approximate Address:** 1800 S 3800 W

**Project Area:** 8.255 acres

**Zoning:** Residential (R1-15) Zone

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-057-0006

**Township, Range, Section:** T6N, R2W, Section 21

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> 1800 South
<b>East:</b> Residential/Agricultural	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@co.weber.ut.us  
801-399-8794

**Report Reviewer:** RG

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 12, Residential (R-1-15) Zone
- Weber County Land Use Code Title 106 (Subdivisions)

## Background and Summary

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission.

6/13/2023 – Subdivision application accepted by Weber County Planning Division.

8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission.

9/19/2023 – Recommendation for final approval granted by the Western Weber Planning Commission.

The applicant is requesting final approval of Stagecoach Estates Subdivision Phase 1, consisting of 27 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60' - 140'. The area of lots range from 6,390 - 18,411 square feet. This request for a recommendation of final approval has not deviated from their preliminary approval granted earlier.

## Analysis

General Plan: The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with the Western Weber Parks District and offered to donate funds (approximately \$2,000/lot) toward park improvements (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129). A letter from the Taylor West Weber Parks District shall be submitted to Weber County, indicating a received donation towards improvement/expansion of the Parks District.

Zoning: The R-1-15 zone allows for Connectivity-Incentivized Subdivision Development. This ordinance also includes provisions in the lot-averaged subdivisions section of the Weber County Land Use Code. The overall average must be a minimum 15,000 square feet. The developer shall provide a table of lot averages for each phase as well as for the overall development that shall be shown on the plat. Lot sizes can be as small as 9,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,390-18,411 square feet.

Culinary water and sanitary sewage disposal: A final will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision. A final will-serve letter for culinary water, dated 7/31/2023, has been provided by Taylor West Weber Water Improvement District. Per Taylor West Weber, a requirement for final approval for culinary water, is that pressurized secondary water must be provided to each lot. **Hooper Irrigation has provided a preliminary will-serve letter (see Exhibit B), dated 7/11/2023.**

Review Agencies: The subdivision application will be required to comply with all review agency requirements, prior to recording the final plat.

Additional Design Standards: The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development. The recorded development agreement includes pathways, various roadway widths, as well as street trees. The development agreement also spells out 8-foot wide park strips, and 6-inch angular rock mulch. The proposed subdivision does not deviate from the recorded development agreement, nor the preliminary approval already issued.

Street trees are part of this development, per the approved development agreement. Developer shall come to an agreement with the County to ensure installation of the street trees.

A letter of credit has been approved and submitted, along with an associated Improvements Guarantee Agreement, showing approval by the County Engineer of improvement plans and cost estimates of installation of all public improvements.

## Staff Recommendations

Staff recommends final approval of Stage Coach Estates Subdivision Phase 1, consisting of 27 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat.
2. An unconditional final approval letter from Taylor West Weber or signed mylar by the district, prior to recording the final plat.
3. A table of lot averages shall be shown on the final plat, per Weber County LUC 106-2-4.020(c), ***"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.” Also, a plat subtitle, indicating a lot-averaged subdivision shall be included on the final plat.*

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

## Exhibits

- A. Proposed final subdivision plat

# Area Map









## Analysis

General Plan: The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with the Western Weber Parks District and offered to donate funds (approximately \$2,000/lot) toward park improvements (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129). A letter from the Taylor West Weber Parks District shall be submitted to Weber County, indicating a received donation towards improvement/expansion of the Parks District.

Zoning: The R-1-15 zone allows for Connectivity-Incentivized Subdivision Development. This ordinance also includes provisions in the lot-averaged subdivisions section of the Weber County Land Use Code. The overall average must be a minimum 15,000 square feet. Lot sizes can be as small as 6,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,390-18,411 square feet.

Culinary water and sanitary sewage disposal: A final will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision. A final will-serve letter for culinary water, dated 7/31/2023, has been provided by Taylor West Weber Water Improvement District, and final approval of secondary water from Hooper Irrigation Company has been received by Weber County.

Review Agencies: The subdivision application will be required to comply with all review agency requirements, prior to recording the final plat.

Additional Design Standards: The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development. The recorded development agreement includes pathways, various roadway widths, as well as street trees. The development agreement also spells out 8-foot wide park strips, and 6-inch angular rock mulch. The proposed subdivision does not deviate from the recorded development agreement, nor the preliminary approval already issued.

Street trees are part of this development, per the approved development agreement. Developer shall come to an agreement with the County to ensure installation of the street trees.

A letter of credit has been approved and submitted, along with an associated Improvements Guarantee Agreement, showing approval by the County Engineer of improvement plans and cost estimates of installation of all public improvements.

## Staff Recommendations

Staff recommends final approval of Stage Coach Estates Subdivision Phase 2, consisting of 35 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

Exhibits

A. Proposed final subdivision plat

Area Map

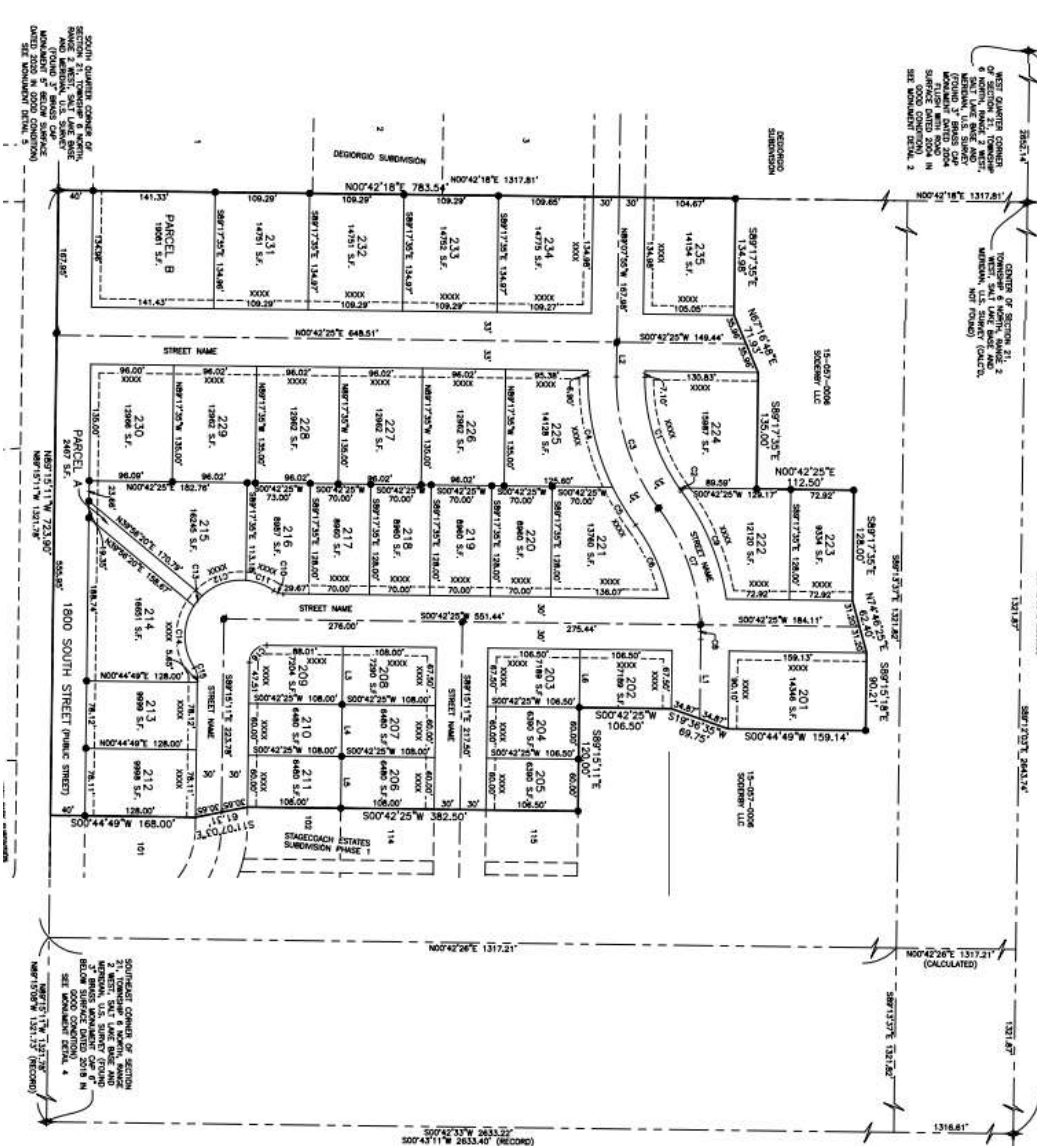


# Exhibit A - Final Subdivision Plat

SHEET 2 OF 2

## STAGECOACH ESTATES SUBDIVISION PHASE 2

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2023



**Reeve & Associates, Inc.**

Professional Surveyors

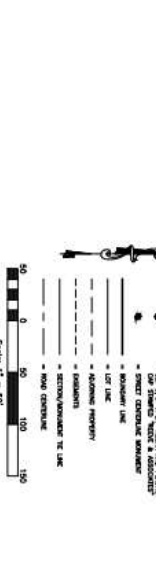
1000 N. 1100 W. Suite 100  
Provo, UT 84604  
Phone: 801-734-2022  
Fax: 801-734-2023  
www.reeveandassociates.com

**LINE TABLE**

LINE NO.	FROM	TO	BEARING	DISTANCE	AREA
1	1000.00	1000.00	N00°00'00" W	1000.00	0.00
2	1000.00	1000.00	S00°00'00" N	1000.00	0.00
3	1000.00	1000.00	E090°00'00" W	1000.00	0.00
4	1000.00	1000.00	N00°00'00" W	1000.00	0.00

**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	CHORD CURVATURE	ARC CURVATURE
1000.00	N00°00'00" W	1000.00	1000.00	0.0000	0.0000
1000.00	S00°00'00" N	1000.00	1000.00	0.0000	0.0000
1000.00	E090°00'00" W	1000.00	1000.00	0.0000	0.0000
1000.00	N00°00'00" W	1000.00	1000.00	0.0000	0.0000



EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH AND MERIDIAN, U.S. SURVEY (FOUND IN GOOD CONDITION) SEE MONUMENT DETAIL 1

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH AND MERIDIAN, U.S. SURVEY (FOUND IN GOOD CONDITION) SEE MONUMENT DETAIL 2

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH AND MERIDIAN, U.S. SURVEY (FOUND IN GOOD CONDITION) SEE MONUMENT DETAIL 3

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH AND MERIDIAN, U.S. SURVEY (FOUND IN GOOD CONDITION) SEE MONUMENT DETAIL 4

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH AND MERIDIAN, U.S. SURVEY (FOUND IN GOOD CONDITION) SEE MONUMENT DETAIL 5

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH AND MERIDIAN, U.S. SURVEY (FOUND IN GOOD CONDITION) SEE MONUMENT DETAIL 6