

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

August 26, 2020 4:00 to 5:00 p.m.

https://us02web.zoom.us/j/85301742782

- LVJ070920 Request for final approval of J&A Subdivision Phase 2, consisting of one lot and located at approximately 4895 W 2200 S, Ogden, UT, in the A-1 zone. Presenter Tammy Adyelotte
- **2. LVB071020**: Consideration and action on final approval of the Berg Subdivision 1st Amendment, consisting of 2 lots. *Presenter Steve Burton*

Adjourn

The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser: https://us02web.zoom.us/j/85301742782

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of J&A Subdivision

phase 2, consisting of 1 lot. This subdivision includes road dedication.

Agenda Date: Wednesday, August 26, 2020 **Applicant:** John & Amy Gibson, owner

File Number: LVJ 070920

Property Information

Approximate Address: 4895 W 2200 S, Ogden UT

Project Area: 1.033 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Agriculture
Proposed Land Use: Residential
Parcel ID: 15-079-0114

Township, Range, Section: T6N, R2W, Section 29

Adjacent Land Use

North: 2200 South St. South: Agricultural

East: Agricultural West: Residential/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

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

The applicant is requesting approval of J&A Subdivision phase 2 (1 lot), located at approximately 4895 W 2200 S, Ogden, UT, in the A-1 Zone. The proposed 0.92 acre lot within this subdivision meets the lot area and lot width requirements of this Zone, of 40,000 square feet in area and 150 feet in width. Access for the lot will be from 2200 South St. The purpose of this subdivision is to further separate agricultural lands from a new lot. An FAA radio facility is located on an adjacent parcel. The subdivision plat show a previously recorded 1,000' easement around the facility, which affects development potential along the rear portion of the lot. Taking into consideration the easement, there is still approximately 27,500 square feet of buildable area on this lot. This subdivision plat shows a remainder agricultural parcel of 13+ acres.

Culinary water service will provided by Taylor West Weber Water. Secondary water will be provided by Hooper Irrigation. Final approval from Taylor West Weber will need to be shown prior to recording the final plat. Central Weber Sewer has indicated feasibility for sewer services. Annexation into the Central Weber Sewer District will need to occur prior to recording of the final plat, as well as evidence of final approval from Central Weber Sewer. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Analysis

<u>General Plan</u>: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

<u>Zoning</u>: The subject property is located in an Agricultural Zone A-1 zone. The 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."

<u>Small Subdivision</u>: 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). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

<u>Lot area, frontage/width and yard regulations</u>: In the LUC §104-5-7, the A-1 zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150'. The proposed subdivision is a one lot subdivision that fronts a county road identified as 2200 South Street. 4,950 square feet (150' x 33') of road will be dedicated along 2200 South Street.

The proposed subdivision will create a remainder parcel that is 13+ acres which has been deemed to be a "bona fide agricultural division" and is allowed per LUC §106-1-8(3) which states:

"When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information will be shown, on the subdivision plat with the note: "Remaining Agricultural Parcel, Not Approved For Development." The remaining parcel boundary need not be labeled with bearings or distances nor is a description of the remainder parcel required. Remaining parcels are not part of the subdivision".

<u>Culinary water and sanitary sewage disposal:</u> A letter from Taylor West Weber Water Improvement District has been provided granting preliminary approval. Secondary Water will be required from Hooper Irrigation. Sanitary sewage disposal will be handled by Central Weber Sewer; requirements for final approval are stated in the feasibility letter issued by the Central Weber Sewer (See exhibit B).

Review Agencies: The proposed subdivision has been reviewed and approved by all applicable reviewing agencies.

Tax Clearance: There are no outstanding tax payments related to this parcel.

<u>Public Notice</u>: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of the J&A Subdivision Phase 2, a one lot subdivision, including road dedication. This recommendation is subject to all review agency requirements and based on the following conditions:

- 1. Final approval from Taylor West Weber must be provided prior to recording the final plat.
- 2. A signed deferral agreement must be recorded with the final 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.

Administrative Approval

Weber County Planning Director

Administrative final approval of J&A Subdivision phase 2 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 Adminis	trative Approval	: Wednesday,	ay, August 26, 2020.	
Rick Grover				

Exhibits

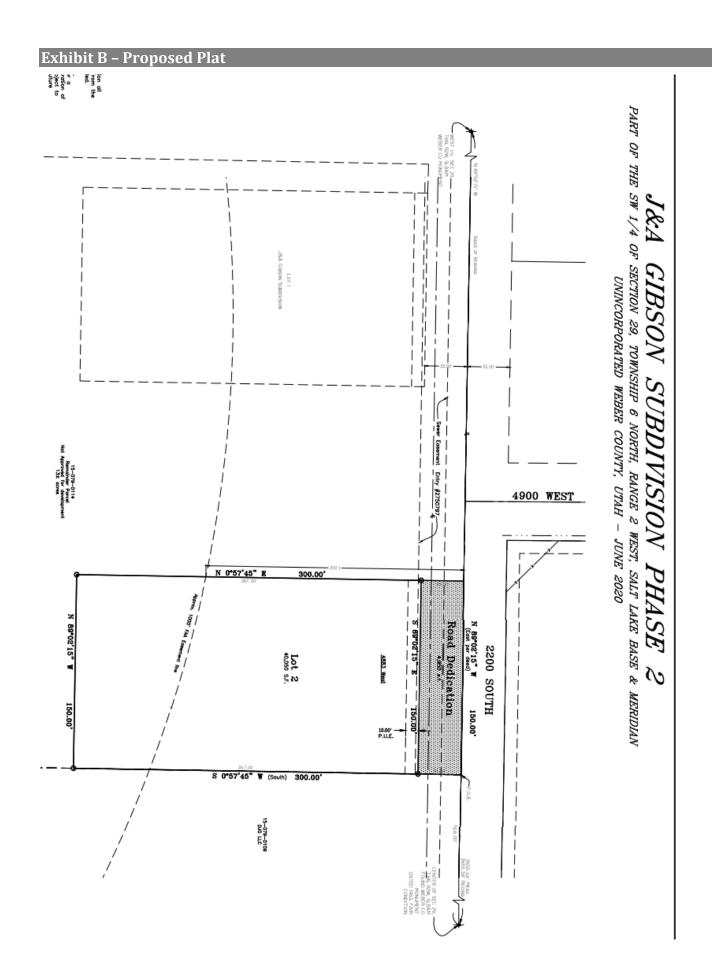
- A. Application
- B. Subdivision Plat
- C. Water/Sewer Feasibility

Area Map



Exhibit A - Application

	Weber County	Subdivision Applicat	ion	
All subdivisions submitt	als will be accepted by appointm	ent only. (801) 399-8791. 2380 Washington	Blvd. Suite 240, Ogden, UT 84401	
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)	
Subdivision and Property	Information			
Subdivision Name J 4A G 1 b	Son Subdiv	15100	Number of Lots	
Approximate Address 4895 W 22		Land Serial Number(s)		
Current Zoning	TotalAcreage /	15 079-1	0114	
Culinary Water Provider Taylor/Westu	Jeben Hoo		water Treatment U-bev co-n-ly	
Property Owner Contact I				
Name of Property Owner(s) John 4 Am. G. b Phone 120 - 97 64 SOL-731-290 5	son Funcily +	Mailing Address of Property Owner	r(s)	
EmilAddress jug farmer & yoho con			Preferred Method of Written Correspondence Email Fax Mail	
Authorized Representative	- 6			
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Per	son	
Phone	Fax			
EmailAddress		Preferred Method of Written Correspondence Email Fax Mail		
Surveyor/Engineer Contac	t Information	——————————————————————————————————————		
Name or Company of Surveyor/Engineer Landmark Survey Phone Fax 731-4075		Mailing Address of Surveyor/Engin	eer	
EmailAddress			Preferred Method of Written Correspondence Email Fax Mail	
Property Owner Affidavit				
I [We], John & Amy Grand that the statements herein comy (our) knowledge. I (we) acknowledge agreements may be required to be [Pydiperty Owner] Subscribed and sworn to me this_	owledge that during the subdivision	oose and say that I (we) am (are) the owner(s) in the attached plans and other exhibits are in n review process, it may be determined that (Property Owner)	of the property identified in this application all respects true and cornect to the best of additional requirements, covenants and/or	



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH WEST HAVEN, UTAH 84401 June 16, 2020

Weber County Planning Commission 2380 Washington Boulevard Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that *preliminary* approval has been given and the District has the capacity to provide culinary water only for 1 lot for the J & A Gibson Subdivision at the approximate address of 4895 W. 2200 S. Taylor UT.

Requirements:

*Plan review fee=1 x \$25.00=\$25.00

*Water rights fee = (\$4,363 per lot or current cost when paid) =\$4363.00

*Secondary water = Must hook to Hooper Irrigations pressurized irrigation system.

*Connection /Impact fees will need to be paid by the lot owner at the time of building construction (Impact fee \$5,228 per lot (or current cost when paid).

*Cost for the water meter is \$375 plus \$100 for water use during construction.

*Cost for Taylor West Weber Water to install connection \$1,730.00

*Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer and the district attorney.

APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all of the requirements of the District having board approval and all fees being paid and received. This letter expires six months from the day it is issued.

Sincerely,

TAYLOR WEST WEBER WATER IMP. Ryan Rogers – Manager

Expires 12/16/2020



PO Box 184 5375 S 5500 W Hooper Utah 8431 Phone: (801)985-8429 Fax: (801)985-3556

Hooper, Utah 84315 hooperirrigationco@msn.com

June 29, 2020

Weber County Planning Commission 2380 Washington Blvd, #240 Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER - Cottle Subdivision

The development is located at 2200 South and 4900 West approximately and consists of 1 lot. Hooper Irrigation Company has pressure irrigation water available for the afore mentioned project located at the above address.

This letter states that the afore named project is in the boundaries of Hooper Irrigation Company.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Michelle Pinkston

Office Manager

Board Secretary



June 29, 2020

Steve Burton Weber County Planning Commission 2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT:

J&A Gibson Subdivision Phase 2

Sanitary Sewer Service Will Server Letter

Steve:

At the request of Mr. John Gibson we have reviewed a subdivision plan for Phase II of the J&A Gibson Subdivision located at approximate address 4890 West 2200 South in Weber County or Taylor (see attached plan). We offer the following comments regarding Central Weber providing sanitary sewer service.

- Central Weber has the capacity to treat the sanitary sewer flow from this subdivision.
- If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48 hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
- Central Weber will not take ownership or responsibility for the condition, ownership or
 maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be
 installed to serve this subdivision.
- 4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the District prior to

2618 West Pioneer Road, Oaden, Utah 84404 • Telephone (801) 731-3011 Fax (801) 731-0481

Steve Burton June 29, 2020 Page -2-

any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

 Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits.

If you have any further questions or need additional information please let us know. Sincerely,

Kevin Hall, P. E. Technical Director

365he

cc: Chad Meyerhoffer, Weber County



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Berg Subdivision 1st

Amendment

Agenda Date: Wednesday, August 26, 2020

Applicant: William Gee File Number: LVB 071020

Property Information

Approximate Address: 3156 W 1800 S, Ogden

Project Area: 1.92 acres
Zoning: A-2
Existing Land Use: Residential
Proposed Land Use: Residential

Parcel ID: 15-659-0001, 15-060-0160 **Township, Range, Section:** T6N, R12W, Section 22

Adjacent Land Use

North:AgriculturalSouth:ResidentialEast:AgriculturalWest:Agricultural

Staff Information

Report Presenter: Steve Burton

sburton@co.weber.ut.us

801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 7 Agricultural (A-2) Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The Planning Division recommends final approval of Berg Subdivision 1st Amended plat, consisting of 2 lots. This proposal amends lot 1 of the original Berg Subdivision, to create an additional building lot. The new building lot (known as lot 4) is being created through the 'lot average' subdivision option outlined in the subdivision code. The lot area and lot width between the two lots averages out to be 40,000 square feet in area and 150 feet wide. The proposed lots meet the lot average requirements as outlined in the subdivision code.

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.

Analysis

<u>General Plan:</u> The proposal conforms to the Western Weber General Plan by creating lots for the continuation of one acre single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: The subject property is located in the A-2. The purpose and intent of the A-2 zone is identified in the LUC §104-7-1 as:

The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.

Through lot averaging, this subdivision meets the minimum area and width requirement of the A-2 zone.

<u>Culinary water and sanitary sewage disposal:</u> Culinary water to the new lot will be provided by Taylor West Weber Water Improvement District. The applicant has provided a 'will serve' letter from TWWWID for culinary and secondary, indicating that a one-half share of water must be held in the district's name until a pressurized system is in place.

Sanitary sewage disposal will be handled through West Haven Special Service District. The applicant has provided a 'will serve' letter from WHSSD for the new lot.

<u>Review Agencies:</u> The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed and conditionally approved the proposal.

<u>Public Notice:</u> 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 subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of Berg Subdivision 1st Amendment. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk is required for the new lot.

This recommendation is based on the following findings:

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

Administrative Approval

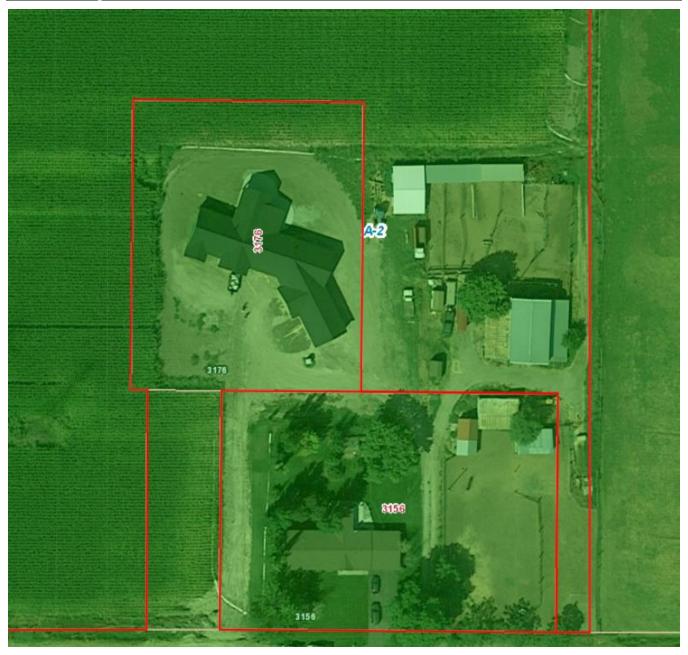
Weber County Planning Director

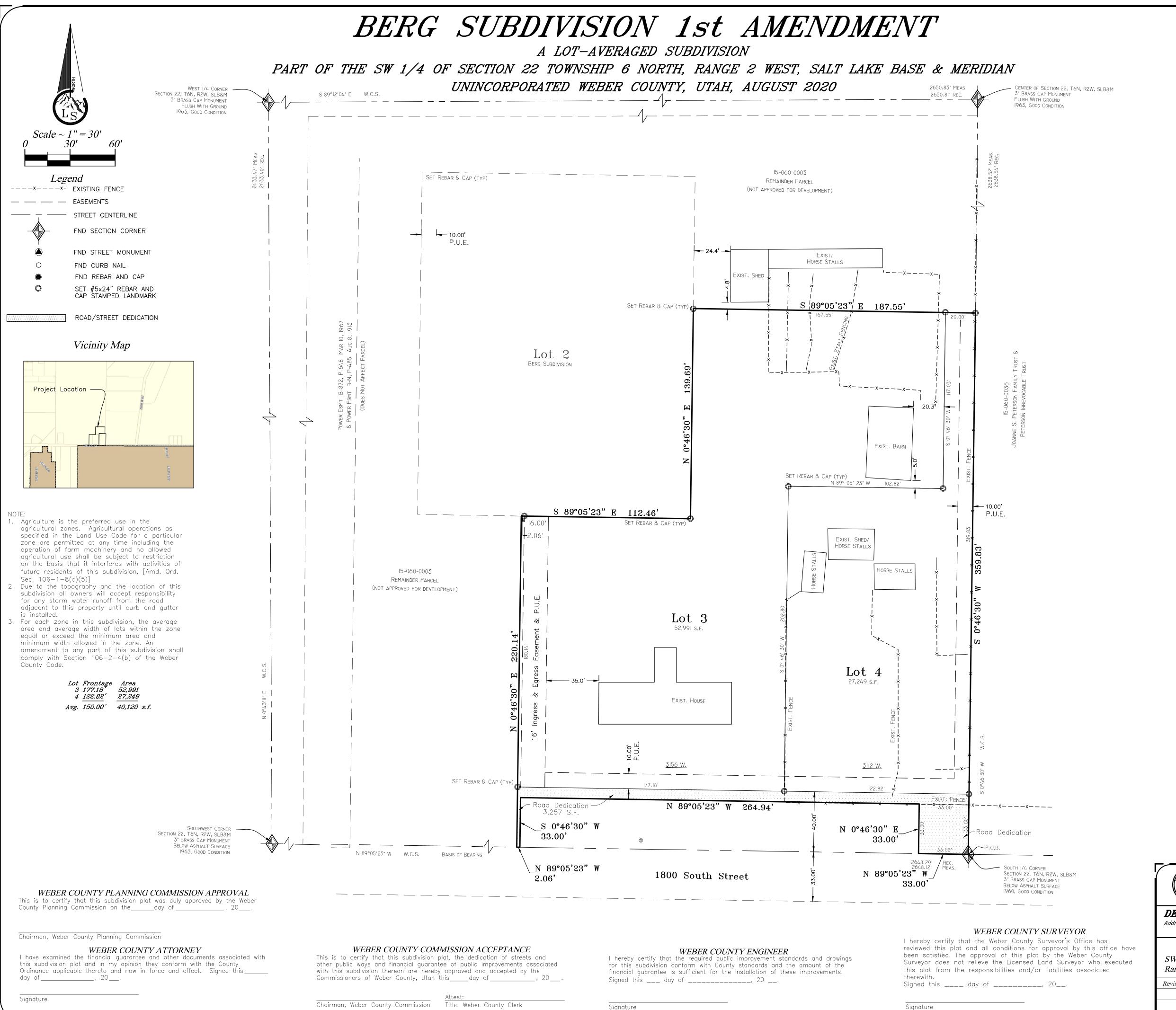
Administrative final approval of LVB 071020 is hereby granted based upon its compliance with the Weber County Land Use
Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in
this staff report.
Date of Administrative Approval:

Exhibits

A. Proposed amended plat

Location Map 1





This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract BERG SUBDIVISION 1st AMENDMENT:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation

Trust Acknowledgement

IN WITNESS WHEREOF, said BRENT AND RENEE WAGSTAFF FAMILY TRUST, dated February 26, 2014 and Restated June 5, 2018, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of ______, 20___.

Brent William Wagstaff
Anna ReNee Beck Gee Wagstaff
STATE OF UTAH
)

COUNTY OF WEBER)

My Commission Expires:

On the date first above written personally appeared before me the above named signers, residing at [addresses], who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.

WITNESS my hand and official stamp the date in this certificate first above

Notary Public	Residing in:	

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 22, Township 6 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at the South Quarter Corner of said Section 22; and running thence North 89°05'23" West along the Section line 33.00 feet; thence North 0°46'30" East 33.00 feet to the North right-of-way line of 1800 South Street according to the Berg Subdivision, a subdivision in Weber County Utah; thence North 89°05'23" West along said right-of-way 264.94 feet; thence South 0°46'30" West 33.00 feet to said Section line; thence North 89°05'23" West along said Section line 2.06 feet; thence North 0°46'30" East 220.14 feet to the South line of Lot 2 Berg Subdivision according to the official plat thereof; thence South 89°05'23" East along said South line 112.46 feet to the Southeast corner of said Lot 2; thence North 0°46'30" East along the East line of said Lot 2 139.69 feet; thence South 89°05'23" East 187.55 feet to said Quarter Section line; thence South 0°46'30" West along said Quarter Section line 359.83 feet; to the point of beginning.

Contains 83,497 s.f. or 1.92 Acres

NARRATIVE

The purpose of this survey is amend Lot 1 of Berg Subdivision and some of the remainder parcel into two (2) lots as shown.

Documents used or reviewed in this survey are, but not limited to, the following:

Ownership records, deeds and Electronic Abstracts for the following Parcel no.'s;

15-060-0160, 15-060-0036, 15-659-0001, 15-659-0002.

Ownership Plats of Weber /county Recorder by Book-Page; 15-060-2,

Recorded Subdivision Plat: Wagstaff Place Subdivision, Berg Subdivision.

Record of Survey #'s 4613, 5120 and 5981 in the Weber County Surveyors

The basis of bearing of bearing is State Plane Grid Bearing as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384—2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17—23—17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	Weber County Recorder Entry no Fee paid
DEVELOPER: Brent Wagstaff Address: 3156 W. 1800 S. Ogden UT, 84401	1	Filed for record and recordedday of 2016. at
SW 1/4 of Section 22, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	Subdivision	in book of official records, on page County Recorder: Leann H Kilts
evisions	DRAWN BY: TDK	
	CHECKED BY: TDK	By Deputy:
	DATE:	
	FILE: 4065	I /