



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

---

**September 14, 2015**

**4:00-5:00 p.m.**

1. **Consideration and action on an administrative application (AE-2016-06) for an alternative access by private right-of-way and final approval of (LVD071916) the Davis Meats Subdivision (1 Lot) located at 1900 S 5700 W, in the Agricultural (A-3) Zone, Emerald Marketing, Applicant**
2. **Consideration and action on an administrative application for final approval of (LVS061716) Shannon Neilson Subdivision (1 Lot) located at 4391 W 400 S, in the Agricultural (A-1) Zone, Phil Hancock, Authorized Representative**
3. **Consideration and action on an administrative application for final approval of (LVW062016) Willow Wood Subdivision No. 4 2<sup>nd</sup> Amendment, (1 Lot) plat amendment located at 2433 S 3850 W, in the Agricultural (A-1) Zone, Allan Clarke, Applicant**
3. **Adjournment**

*The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted*



*In compliance with the American 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 for final approval of the Davis Meats Subdivision, a one lot subdivision with alternative access by private right of way.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, September 14, 2016

**Applicant:** Emerald Marketing, owner

**File Number:** LVD 071916 & AE 0616

#### Property Information

**Approximate Address:** 2069 South 7500 West, West Warren-Reese UT

**Project Area:** 17.23 acres

**Zoning:** Agriculture (A-3) Zone

**Existing Land Use:** Agriculture

**Proposed Land Use:** Commercial

**Parcel ID:** 10-048-0026

**Township, Range, Section:** T6N, R3W, Section 27

#### Adjacent Land Use

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

#### Staff Information

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

**Report Reviewer:** RK

### Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 8 (A-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 Chapter 7 (Access to a lot/parcel using a private right-of-way or access easement, Access to a lot/parcel at a location other than across the front lot line)

### Background and Summary

The proposed subdivision has completed the pre-application meeting and design review where the planning staff has presented various options that are available under the permitted uses stated in the Land Use Code § 104-8-4. Emerald Marketing is requesting approval of the Davis Meats Subdivision, a one lot subdivision located at approximately 2069 South 7500 West in the A-3 Zone. Lot 1 of the proposed subdivision has an area of 2.36 acres, while the remainder parcel contains approximately 14.5 acres. The purposed subdivision will gain access from the 7500 West Street by a private right-of-way. The private right of way that will provide access to Lot 1 will be 20' wide by 595.80' with a circle turn-around area for delivery and pick-up (See exhibit A). All access and right-of-ways will be maintained by the owner, Emerald Marketing.

Culinary water will be provided by Taylor West Weber Water Improvement District and wastewater will be controlled by an individual septic system. Electrical and gas utilities will be installed within the PUE boundaries. Prior to Davis Meats Subdivision being approved and recorded, all review agency requirements must be addressed and completed. The proposed subdivision and lot configuration are in conformance with the

applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

## 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 agricultural and livestock uses.

Zoning: The subject property is located in an Agricultural Zone A-3 zone. That land use requirements for this zone are stated in the LUC § 104-8 as follows:

*Agriculture is the preferred use in Agriculture Zone A-3. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agriculture use shall be subject to restriction because it interferes with other uses permitted in the zone.*

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-3 zone LUC 104-8-7. 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).

Lot area, frontage/width and yard regulations: In the LUC §104-8-6, the A-3 zone requires a minimum lot area of 2 acres and a minimum lot width of 150'. The proposed subdivision is a one lot subdivision that fronts a county road identified as 7500 West with adequate lot area, width and will gain access via a private right of way as allowed per LUC 108-7-31 which states:

*"Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:*

*(1) Criteria.*

*a. The lot/parcel is a bona fide agricultural parcel that is actively devoted to an agricultural use that is the main use;*

*...*

*(2) Conditions.*

*a. It shall be demonstrated that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right; and*

*b. The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature."*

A condition of approval has been included to ensure the adequate agreements will be recorded along with the subdivision Mylar.

The proposed subdivision will create a remainder parcel 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”.*

The remainder parcel will be approximately 14.5 acres and the plat note #5 identifies the remaining agricultural parcel; however a condition of approval has been added to have the remainder parcel state “Remaining Agricultural Parcel, Not Approved for Development”. A condition of approval has been added to ensure this modification has been made prior to recording the final plat.

**Culinary water and sanitary sewage disposal:** 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 Taylor West Weber Improvement District. The sanitary sewage disposal will be an individual waste water treatment system; specifications are stated in the permit issued by the Weber County Health Department (See exhibit B). The Weber-Morgan Health Department has performed a percolation test and has granted approval for a septic system to be installed for the Davis Meats Subdivision.

**Review Agencies:** The proposed subdivision has been reviewed and approved by the Engineering Division and the Weber Fire District. To date, the proposed subdivision has not been reviewed by the Surveying Division. . The Planning Division has completed a review of the plat and as in relation safety standards LUC 108-7-29 2(a)

*“The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement”.*

A condition of approval has been included as part of staff’s recommendation for approval. The applicant will need to submit a revised plat with all agencies conditions met prior to recording the final Mylar

**Additional Design Standards:** In addition to the improvements for the private right of way, there may be some additional site preparation in conjunction with an approved building permit due. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time..

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

**Public Notice:** A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

## **Staff Recommendations**

Staff recommends final approval of the Davis Meats Subdivision, a one lot subdivision with access by a private right of way. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement.
2. An agreement pertaining to the private right of way will be recorded with the final subdivision Mylar.

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.

## Administrative Approval

Administrative final approval of the Davis Meats Subdivision and access by a private right of way 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, September 14, 2016.

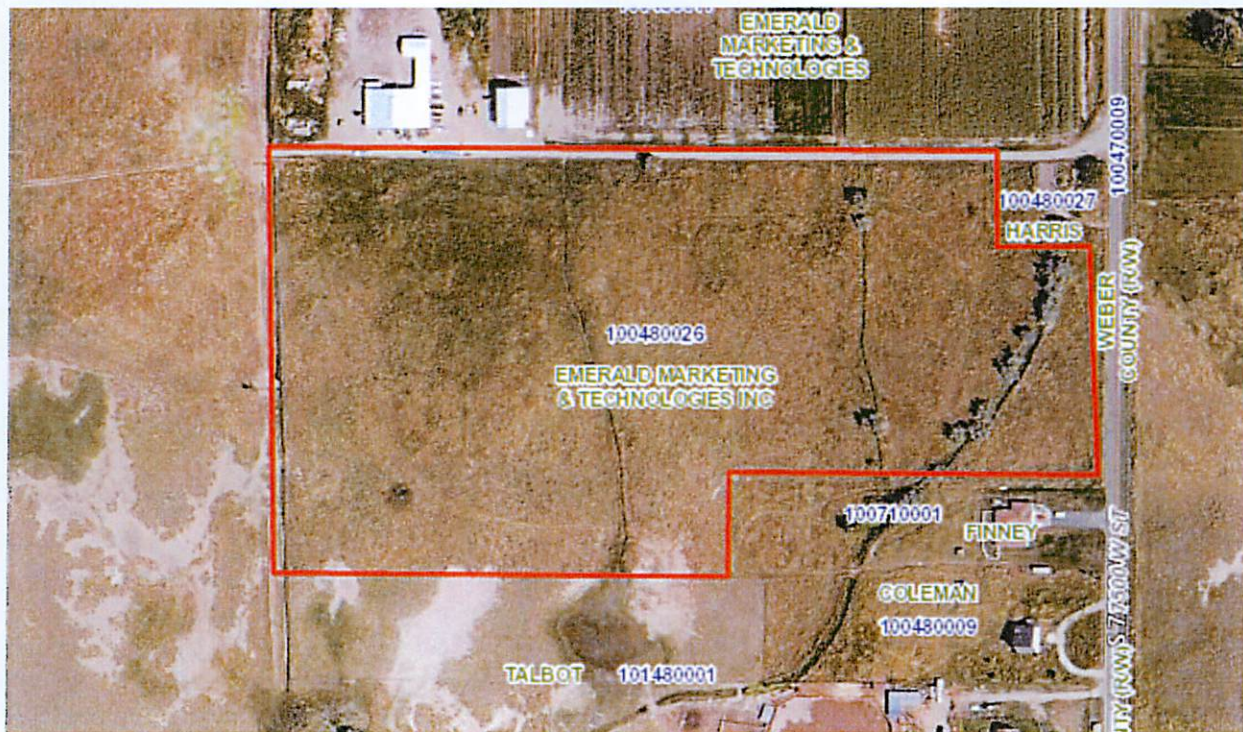
---

Rick Grover  
Weber County Planning Director

## Exhibits

- A. Davis Meats Subdivision Plat
- B. Feasibility letters

## Area Map







# PERMIT TO CONSTRUCT AN ONSITE WASTEWATER TREATMENT SYSTEM

ISSUED BY THE WEBER-MORGAN HEALTH DEPARTMENT

477 23rd Street, OGDEN, UTAH 84401



Permit No.: W101258

Issued: May 11, 2016

Expires: May 11, 2017

This is to certify that BRET DAVIS is hereby issued a permit to install an onsite wastewater treatment system for the property with the Property Identification Number 10-048-0026 with the following specifications and provisions:

Approximate construction site address: 2069 S 7500 W, WEST WARREN

Lot: N/A of the MEAT PACKING subdivision in Weber county Utah.

Water supply will be provided by: WEST WARREN-WARREN LD..

Type of System will be ABSORPTION FIELD with an absorption area of 1500 Sq. Ft.

Septic tank capacity must be at least 1000 gallons. System is designed for a 0 bedroom home.

Maximum depth of trench bottoms must be limited to 12 inches from original ground surface.

## \*\*\* IMPORTANT - PLEASE READ CAREFULLY \*\*\*

SIZED FOR MAXIMUM WATER USAGE OF 600 GPD.

MAXIMUM DEPTH TO BOTTOM OF TRENCH FROM ORIGINAL GROUND SURFACE IS 12".

MAINTAIN 100 FOOT SEPARATION FROM DITCHES.

INSTALL ACCORDING TO CONSTRUCTION PLANS REVIEWED BY THIS OFFICE.

WASHED 3/4 TO 2 1/2 INCH GRAVEL MUST BE USED. 1 INCH MINUS WILL NOT BE ACCEPTED.

WATER TIGHTNESS TEST REQUIRED. TANK MUST BE FULL AT TIME OF INSPECTION.

Please provide the permit number and address when requesting the final inspection or any additional information regarding this system.  
Final inspection to be completed prior to any backfilling of installed system.

This permit may be revoked or altered if the site is found to be in a flood hazard or other geologic hazard area. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the installed system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards.

*Brian Cowan / gm*

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT

5783 W 950 N  
WARREN, UTAH 84404  
801-731-1702  
www.westwarrenwtr@gmail.com

On Behalf of Brent Davis

July 12, 2016

Payment received from Mr. Davis in the amount of \$14,400.00.00.

Two connection/impact fees totaling \$7,400.00.

One fire hydrant totaling \$7,000.00.

Total received: \$14,400.00

Should you have questions or comments please contact the district clerk at the above listed number.

Thank You.

*Connie S. Judkins*  
Connie S. Judkins

District Clerk

RECEIPT	DATE	7/12/16	No.	450160
	RECEIVED FROM	Brent Davis		\$14,400
	2 Connection Fees - 1 Fire Hydrant			DOLLARS
	<input type="radio"/> FOR RENT			
	<input type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH		
PAYMENT		<input type="radio"/> MONEY ORDER	FROM	
BAL DUE		<input type="radio"/> CHECK	TO	
		<input type="radio"/> CREDIT	From 12/16	



## Staff Report for Administrative Subdivision Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on an administrative approval of the Shannon Nielson Subdivision, a one lot subdivision  
**Application Type:** Administrative  
**Agenda Date:** Wednesday, September 14, 2016  
**Applicant:** KN & LN LLC  
**Authorized Representative:** Phil Hancock  
**File Number:** LVS 061716

#### Property Information

**Approximate Address:** 4391 West 400 S  
**Project Area:** 7.66 acres  
**Zoning:** Agricultural (A-1)  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-049-0053  
**Township, Range, Section:** T6N, R2W, Section 17

#### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	School and residential
<b>East:</b>	Agricultural	<b>West:</b>	Agricultural

#### Staff Information

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

### Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions) Chapter 2 (Subdivision Standards), (Improvements Required)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

### Background

The Shannon Subdivision, a one lot subdivision, is located in Western Weber County with the address of 4371 West 400 South (see Exhibit A). Weber County reviewing agencies have completed their reviews and have granted approval.

### Analysis

**General Plan:** It has been expressed by the residents of West Weber that open space, and maintaining agricultural and farming space is highly valued. The Shannon Subdivision conforms to that ideal.

**Zoning:** The purpose and main use of property located in the A-1 zone are identified in the LUC 104-5-1.

*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 the LUC 106-1 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 Subdivision", as defined in the LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1). The Following is a brief synopsis of the review criteria and conformance with the LUC.

**Lot area, frontage/width and yard regulations:** The minimum lot area in the A-1 zone is 40,000 sq ft and the width of 150 feet. The proposed subdivision is 43,560 sq ft and will maintain 150 feet in width. The Hooper Irrigation Company has an

easement that runs from the northeast side yard line through the northwesterly area of the front lot line (see Exhibit A). All permanent structures will need to be built outside of the easement. A 10 foot public utility easement will be dedicated along the front and side yards and upon recording the property owner will dedicate a portion of the frontage to the County to ensure adequate right of way width along 400 south.

The proposed subdivision will create a remainder parcel 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".*

The remainder parcel will be 6.64 acres and the plat note #5 identifies the remaining agricultural parcel; however a condition of approval has been added to have the remainder parcel state "Remaining Agricultural Parcel, Not Approved for Development". A condition of approval has been added to ensure this modification has been made prior to recording the final plat.

Culinary water and sewage disposal: A will serve letter from Taylor Water has been provided, and a feasibility letter has been submitted by the Weber County Health Department for the installation of a septic system (see Exhibit B). The plat map shows the location of the onsite perc tests. The Health Department will have to approve all final designs for the private septic system as part of a building permit submittal.

Reviewing Agencies: The proposed subdivision has been reviewed and approved by the Engineering and Surveying Departments as well as the Weber Fire District. A feasibility letter has been provided by the Weber Morgan Health Department; however a review has not been entered into Miradi. The Mylar will have to be approved and signed by the Health Department prior to recording.

Additional Design Standards: There may be additional site preparation in conjunction with an approved building permit due to the close proximity to an irrigation easement that is located on the north portion of the lot. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

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

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

### **Staff Recommendation**

Staff recommends final approval of Shannon Subdivision, a one lot subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. The remainder parcel shall state "Remaining Agricultural Parcel, Not Approved for Development".

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision, with the recommended conditions of approval, complies with applicable County Ordinances
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare
4. The proposed subdivision will not deteriorate the environment or negatively impact the surrounding properties and uses.

## Administrative Approval

Administrative final approval of the Shannon Subdivision is recommended based on the project meeting all land use requirements stated in 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, September 14, 2016.

---

Rick Grover  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat
- B. Feasibility Letters

## Map



## Exhibit A



1. 本報告係根據本會所屬之「臺灣省教育會」及「臺灣省教育研究會」之資料，並參考各縣市教育局之資料，以及各縣市教育局之教育行政人員之訪談結果，而彙編而成。

본 연구는 1990년대 이후의 한국 사회에서 나타난 다양한 사회적 변화와 그에 따른 사회적 갈등의 양상을 분석하고, 이러한 사회적 갈등을 해소하기 위한 정책적 대안을 모색하는 데 목적이 있다. 이를 위하여 본 연구는 다음과 같은 연구 문제를 설정하였다.



**GARDNER  
ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0064

<b>COUNTY CLERK'S OFFICE</b>	<b>COUNTY RECORDER</b>
CLERK OF DISTRICT COURT	ENTRY NO. _____ FILE NO. _____
RECEIVED _____ AT _____	FILED FOR RECORDING ON _____
BY _____	RECORDED PAGE _____
	BOOK _____
	SHEET _____
	CHAINED TO PREVIOUS PAGE _____
	BY _____
	DATE _____

**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT**

2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401

June 15, 2016

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 to provide culinary water only for one home for Shawn Storey at the approximate address of 4349 West 400 South in West Weber, Utah.

Requirements:

\*Water rights fee =  $\frac{1}{4}$  share of Hooper or Wilson Irrigation (in District's name) or a Weber Basin contract (\$2,902 or current cost when paid)


\*Secondary water =  $\frac{1}{2}$  share of Hooper or Wilson Irrigation (in District's name) to be held by District for a pressurized system.

\*Hookup/Impact fee = \$6,824 (or current cost when paid)

Final approval will be subject to meeting all of the requirements of the District and all fees/shares being paid and received.

Sincerely,

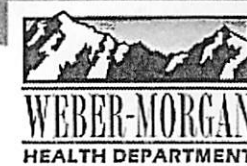
TAYLOR WEST WEBER WATER IMP. DIST.

  
\_\_\_\_\_  
Val Surrage - Manager

VS/sph

Expires 12/15/16

BRIAN W. BENNION, M.P.A., L.E.H.S.  
Health Officer/Executive Director



May 11, 2016

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

RE: Shannon Nielsen Subdivision  
4379 W 400 S, Ogden  
Parcel #15-049-0053

Gentlemen:

The plans and supporting information on the above-referenced subdivision have been reviewed.

Culinary water will be provided by the Taylor-West Weber Water District, an extension of an approved existing public water supply. **A letter from the water supplier is required.**

DESIGN REQUIREMENTS

Soil characteristics and anticipated ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Mound or Pack Bed Media Filter with an At-Grade absorption area as a means of wastewater treatment. The absorption system is to be designed using a maximum hydraulic loading rate of 0.45 gal/sq. ft./day as required for the silt loam, granular structure soil horizon.

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

All subdivision plats submitted for review are to show the location of exploration pits and percolation tests. Key number or letter designation will be provided by this office along with logs of soil horizons and final percolation rates. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater treatment system must be installed in accordance with the Onsite Wastewater Systems R317-4, Utah Administrative Code, Individual Wastewater Treatment Systems and Weber-Morgan Health Department policies. Installation of Mound Systems is to be completed only by installers certified by this office. 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,

Brian Cowan, LEHS  
Environmental Health Division

BC/nm



## Staff Report for Administrative Subdivision Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on an administrative approval application for final plat approval of Willow Wood Subdivision No 4 2nd Amendment, a one lot subdivision. .

**Application Type:** Administrative

**Agenda Date:** Wednesday, September 14, 2016

**Applicant:** Allan T Clarke

**File Number:** LVW 0620-16

#### Property Information

**Approximate Address:** 2433 South 3850 West

**Project Area:** 2.1245 acres

**Zoning:** Agricultural (A-1)

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 15-161-0006

**Township, Range, Section:** T6N, R2W, Section 28

#### Adjacent Land Use

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

#### Staff Information

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

**Report Reviewer:** RK

### Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 108-7-31, 32 (Access to a lot/parcel using a private right-of-way or access easement), (Access to a lot/parcel at a location other than across the front lot line).

### Background

The Willow Wood Subdivision No. 4 2nd Amendment is a one lot plat amendment (see Exhibit A). The applicant is the current owner of the proposed Lot 23 of the Willow Wood Subdivision is Located at 2433 South 3850 West. and purchased approximately 0.25 acres of land from Weber County after the property had been vacated and is desirous to combine this property with the existing Lot 20 (see Exhibit B); creating the proposed Lot 23 (see Amended Willow Wood Subdivision Number 4 Exhibit B). The 30' right of way that was vacated by Weber County was at one time dedicated as a future public utility corridor for utility providers. Consent letters from Rocky Mountain Power, Taylor West Weber Water, Questar Gas, and Century Link have submitted to the Weber County Planning Division, verifying that this area is currently not being used as a PUE and releasing any interest they may have in the vacated area (see Exhibits C). As part of the subdivision amendment, the proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

### Analysis

General Plan: In maintaining conformity to the surrounding area where farming and agricultural uses are dominant, the large lot size and open space area are maintained by this proposed subdivision.

Zoning: The purpose and main use of property located in the A-1 zone are identified in the LUC 104-5-1.

*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 106-1, 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). The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The A-1 zone requires a minimum lot size of 40,000 sq ft and a minimum lot width (measured at the front yard setback) of 150'. The proposed amendment does not alter the front or side yard lot lines. The additional acreage will be added to the rear of the lot; increasing the lot size from 1.896 acres (82,604 sq ft) to 2.1245 acres (92,521.44 sq ft). Based on the proposed lot configuration, the proposed amendment appears to meet the standards of the A-1 zone. There are some minor items that will need to be addressed by the applicant's surveyor prior to recording and a copy of the redlines have been included as a condition of approval to ensure these items are addressed.

Culinary water and sanitary sewage disposal: The property has been developed and is currently receiving services from Taylor West Weber for culinary water and a private septic system for the waste water disposal. No additional requirements are necessary based on the proposed plat amendment.

Review Agencies: The proposed subdivision has been reviewed and approved by the Surveying Department, the Engineering Division and the Weber Fire District. The Planning Division has completed a review of the plat and as in relation safety standards LUC 108-7-29 2(a)

*"The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement".*

A condition of approval has been included as part of staff's recommendation for approval. The applicant will need to submit a revised plat with all agencies conditions met prior to recording the final Mylar.

Additional Design Standards: There may be some additional site preparation in conjunction with any future approved building permits. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

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

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

### **Staff Recommendation**

Staff recommends final approval of the Willow Wood Subdivision No 4 2nd amendment. This recommendation for approval is subject to all review agency requirements and based on the following condition:

1. All redlined comments on Exhibit D will be addressed prior to releasing the subdivision for Mylar. These items include:
  - a. Revise the narrative to only include the combination of the 30 foot wide parcel with Lot 20. The additional property going to Lot 19 identified as "Parcel 1" and the easement over Lot 21 for the access bridge identified as "Easement 1" cannot be included on this plat unless additional fees are paid to make this a 3 lot plat amendment and all owners are made part of the subdivision dedication language. Please provide an updated plat so that we can make sure this has been addressed prior to printing the Mylar.
  - b. Include the outbuildings that are located along the rear lot line so that we can verify rear and side yard setbacks.
  - c. Remove Parcel 1 and Easement 1 description since the owners of Lot 19 and 20 are not part of the subdivision amendment application.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.

2. The proposed subdivision, with the recommended conditions of approval, complies with applicable County Ordinances
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare
4. The proposed subdivision will not deteriorate the environment or negatively impact the surrounding properties and uses.

### Administrative Approval

Administrative final approval of the Willow Wood Subdivision No. 4 2<sup>nd</sup> Amendment is hereby granted based on the project meeting all land use requirements stated in 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, September 14, 2016.

---

Rick Grover  
Weber County Planning Director

### Exhibits

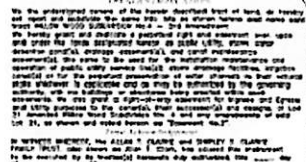
- A. Subdivision Plat
- B. Amended Willow Wood Subdivision No. 4
- C. Utility provider letters:
  - Century Link letter
  - Rocky Mountain Power letter
  - Questar Gas letter
  - Taylor Water letter

### Location Map



PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: Oct. 2015

UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: Oct. 2015



Adm. J. Garbo, trustee

From 1. October, 1968

On the date first above written personally appeared before me the above

also, being by the day seven and eleven. As they had they are the

1997年12月15日

© 2006 The Authors  
Journal compilation © 2006 Blackwell Publishing Ltd

My Commission Expires \_\_\_\_\_

\_\_\_\_\_

**Director, Maharashtra Sahitya Akademi**

\_\_\_\_\_

TABLE 1. *Continued*

day of \_\_\_\_\_, 20\_\_

© 2006 The Authors  
Journal compilation © 2006 Blackwell Publishing Ltd

has returned the gift for mathematical corrections, written some notes, and has happily told him and

For reproduction and/or distribution, contact the Copyright Clearance Center, Inc., 222 Rosewood Drive, Danvers, MA 01923, (978) 750-8400, www.copyright.com.

**FreeLife** FreeLife.com

with the subscriber's consent are hereby approved and accepted by the

\_\_\_\_\_  
 Student Name \_\_\_\_\_

I hereby certify that the regional public improvement standards and designs for this subdrainage conform with County standards and the approval of the

---

Entry no. \_\_\_\_\_

That the report was received	2002
------------------------------	------

[illegible]

10/18/1979	10/18/1979	10/18/1979
------------	------------	------------

No. Empty \_\_\_\_\_

A PART OF THE S.E. 1/4 OF SEC. 28 T6N, R2W, SLB 8 M  
WEBER COUNTY, UTAH  
NOVEMBER, 1984  
AMENDED MAY 1992



I, JERRY H. HANCOCK, a registered Land Surveyor in the State of Utah, do hereby certify that this plat of "WILLOW WOOD SUBDIVISION No. 4" in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the described lands bracketed to said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.

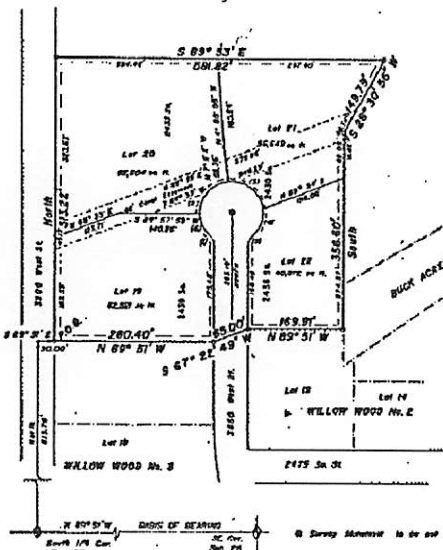
May 15, 1992.  
Date

Jerry M. Brown  
March 28, 1975

[illegible]

Case No. 6007 Date Filed 05/28/11

We the undersigned members of the above described tract of land, having all voted and within the past few days and there is shown on this map and upon said land  
WILLOW WOOD SUBDIVISION No. 4, and hereby authorize, grant and convey to Weber County, Utah, all those parcels or portions of said tract of land designated as streets,  
the same to be used as public thoroughfares (streets) and also authorize as Mayor County  
those citizens acting as members for public utility and drainage purposes to Steven  
Hansen, his heirs to be used for the installation, maintenance, and operation  
of public sewage service lines and drainage as may be authorized by Weber County.  
Signed this 18th day of JULY 1958

[illegible]

NOTE:  
F<sup>3</sup> Utility and Drainage Easements  
each side of Property Line as indicated  
by dotted lines.

**WERER**  
**COUNTY ENGINEER**  
(A hereby certifies that I approve the required  
improvement standards and the amount of financial  
guarantee for these improvements.  
Signed this 11 day of JUNE 1982  
Carl Christian  
Signature

WEBER  
COUNTY ATTORNEY.  
I have examined the proposed plat of "WILLOW  
WOOD SUBDIVISION, K. A." and in my opinion  
conforms with the County Ordinance applicable  
thereto and may be lawfully offered.  
Signed this 1st day of June 1932  
[Signature]

WEBER  
COUNTY SURVEYOR

I hereby certify that I have carefully investigated the  
blake of survey of the foregoing plat and find that  
description of the land embraced therein, and angles there-  
on to be correct and in agree with the same and recom-  
mend the record in this office.

Witness my hand and the seal of my office  
this 11<sup>th</sup> day of JUNE 1906

*W. J. [Signature]*

WEBER COUNTY  
CLERK

**WEBER**  
**COUNTY COMMISSION**  
This is to certify that one [redacted] and the district of public improvement [redacted] are hereby created by the Commissioners of Weber County, Utah this  
16 day of June 1976  
[Signature]  
[Signature]

WEBER  
COUNTY PLANNING COMMISSION  
This is to certify that this plan was duly approved by  
the Weber County Planning Commission on the  
day of JANUARY 1992  
[Signature]  
Chairman

WEBER COUNTY RECORDER  
ENTRY NO. 10121 FEE PAID  
\$5.00 FEE PREP ATTORNEY AND  
RECORDED ON JULY 17, 1925 at  
11:45 AM BOOK 32 OF OFFICIAL  
RECORDS, PAGE 38 FOR  
KATHY BLANK  
DEED GRANT  
WEBER COUNTY SHERIFF  
BY Seana Kulis

Kippen,Ronda

---

**From:** Larsen, Tom [Tom.Larsen@CenturyLink.com]  
**Sent:** Wednesday, September 23, 2015 12:59 PM  
**To:** Kippen,Ronda  
**Subject:** RE: Easement

I'm sorry for the mistake. This man's name is Allan T Clarke, not Cooke. His phone number is 801 941 0736.

Thanks,  
Tom

Tom Larsen

Route, Cell Tower and BICS Design Engineer

431 26th St  
Ogden, Utah 84401  
Direct: 801 626-5010, Cell: 335 245-5514  
[tom.larsen@centurylink.com](mailto:tom.larsen@centurylink.com)



CenturyLink  
Channel Alliance

think **GIG**   

---

**From:** Larsen, Tom  
**Sent:** Wednesday, September 23, 2015 12:57 PM  
**To:** 'RKIPPEN@CO.WEBER.UT.US'  
**Subject:** Easement

Ronda,

My name is Tom Larsen and I'm the Centurylink Engineer for the Ogden area. I received a request from Allan T Cooke at 2433 S 3850 W in Ogden asking for a letter stating that Centurylink does not have any facilities in an easement that is located to the west of his property. I have attached a copy of the plat map indicating the area that we don't have any facilities. Please notify Mr. Cooke that I have sent this email to you.

Thank you,  
Tom

Tom Larsen

Route, Cell Tower and BICS Design Engineer

431 26th St  
Ogden, Utah 84401  
Direct: 801 626-5010, Cell: 335 245-5514  
[tom.larsen@centurylink.com](mailto:tom.larsen@centurylink.com)



1438 West 2550 South  
Ogden, Utah 84401

August 25, 2015

Allan T Clarke  
2433 S 3850 W  
Taylor, UT 84401

RE: Vacating Utility Easement  
Request: 6080754

Dear Mr. Clarke:

As you requested, Rocky Mountain Power hereby consents to vacating the utility easement that runs through the property located at 2433 S 3850 W, Taylor, UT.

As consideration for the Power Company on vacating the above easement, it will be necessary for you to hold the Power Company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

If I can be of assistance please feel free to call me at 629-4428.

Thank you,

Ellen Anderson  
Journeyman Estimator  
Rocky Mountain Power

August 27, 2015

Alan T. Clarke  
2433 South 3850 West  
Ogden, UT 84401

To Whom It May Concern:

*Re: Natural Gas Service Location and Availability Letter*

Natural gas is currently serving Willow Wood Subdivision No.4, located in Weber County, Utah. This subdivision is served by Questar Gas "IHP Main" within 3850 West, congruently with "service lines" to each of the 4 individual lots within said subdivision. Questar does not have any such facilities along vacated 3900 West, immediately adjacent to lot 20 of the for-mentioned subdivision (see attached QGC map).

Natural gas can be made available to serve future development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but no limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review and analysis by Questar Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.
3. 3900 West be reinstated as a public thoroughfare, or provide other acceptable access.

Upon completion of Questar Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

Sincerely,

Scott Slater  
Operations Engineering

AUG-24-2015 MON 01:40 PM TAYLOR WEST WEBER WATER

FAX NO. 801 731 7799

P. 02

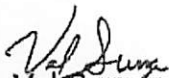
**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT**  
2815 West 3300 South  
West Haven Utah

To Weber County Planning attn. Ronda Kippen

Subject: utility right of way located on west boundary of parcel #  
151 61 0002.

Taylor West Weber Water District has no water lines in this right  
of way and we have no concerns with it being vacated.

Taylor West Weber Water

  
Val Surrage  
manager

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D



## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D



## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D

## Exhibits D