

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

November 13, 2024
4:00 p.m.

1. Administrative Items

1.1 File No. LVC092524 – Consideration and action on a request for approval of the Colyn Flinders Subdivision, a single lot fronting on an existing private road.

2.1 File No. ZMA2022-04 – A request for a six-month time extension of the Joshua Skidmore Zoning Map Amendment, a request to change the zoning from Agricultural A-1 to Commercial C-2.

Planner: Felix Lleverino

Adjourn

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

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

Analysis

General Plan: This proposal conforms to page 22 of the Western Weber General Plan by placing large-lot residential development within areas that are zoned for residential mixed with agricultural uses.

Zoning: The property is located within the A-2 Zone. The purpose of this zone is stated in the LUC §104-2.

"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."

Site Development Standards:

A-2 Zone:

Minimum lot width: 150 feet

Minimum lot area: 40,000 square feet

The new residential lot conforms to the minimum lot size allowable by the zoning code.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Private Road Improvements: The existing road width falls below the minimum width of at least 20 feet. The Planning Division recommends that the road be widened to at-least 20' to the extent of the northern lot boundary to qualify for the minimum standards of section 106-2-2.030 (a).

Culinary Water: The owner has provided a final will-serve letter from Taylor West Weber Water District attached in Exhibit C.

Pressurized Irrigation Water: Hooper Irrigation Company has provided a preliminary will-serve letter stating that the property is within the service area, however, secondary water lines have not been installed in the subdivision location at this time. Additional requirements from the district can be found in the attached will-serve letter in Exhibit D. A condition of approval from the planning division will ensure that all of the inclusion requirements from the Hooper Irrigation Company are satisfied.

Septic Systems: The percolation test is complete for the Colyn Fliners Subdivision. The Weber-Morgan Health Department has provided septic feasibility for the placement of a Wisconsin Mound Treatment System. The Health Department has reviewed this subdivision proposal and is ready to sign the final subdivision plat.

Review Agencies: The Weber County Planning Division has posted final review comments that will be addressed by road widening plan for 3400 West Street. The Engineering Department review indicates that a hydrant plan, a possible road widening will need to be constructed or escrowed for before recording. The Weber Fire Department may require a fire hydrant and road widening.

Staff Recommendations

Staff recommends approval of the Colyn Flinders Subdivision. This recommendation is based on the following conditions:

1. The owner shall perform the appropriate improvements for the widening of 3400 West from the intersection of 3500 West to the northern-most boundary of the subdivision lot.
2. The subdivision improvements are complete or guaranteed financially before the plat is recorded.
3. The owner shall provide documentation that all of the inclusion requirements from the Hooper Irrigation Company are satisfied to the standards of the culinary and secondary water providers.

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 the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

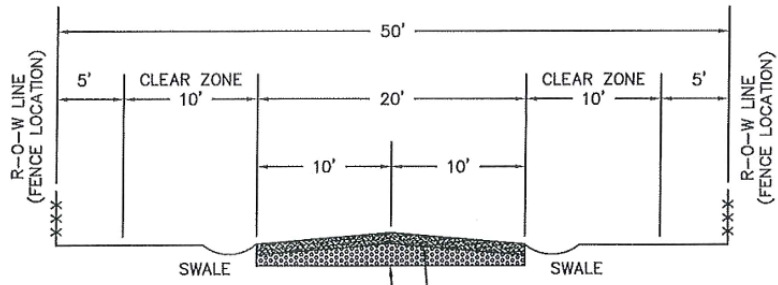
Exhibits

- A. Colyn Flinder Subdivision Plat
- B. Street profile
- C. Culinary will-serve
- D. Secondary will-serve
- E. Septic Feasibility Letter

Area Map



Exhibit B



Example only, Utah County Mtn. road standard



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
10/7/2024

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Approval** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for **1 lot at 1050 S. 3400 W. West Weber.** (unincorporated Weber County). The District currently has a 14" water line on 3500 W. The District has enough water capacity to serve this proposed lot. The fire marshal must review the plans and determine where or if fire hydrants are needed. Taylor West Weber Water specifications and standards must be followed in all installation procedures. The lot will need to be connected to Hooper Irrigation for outdoor water use. Before building occupancy can occur the **FUTURE SECONDARY WATER CONNECTION AGREEMENT** must be in place and a copy of the agreement needs to be recorded with the property. (see attached agreement)

Requirements met:

- Plan review fee and recording fee= **\$200** per lot
- Plan review and acceptance from Taylor West Weber Water District Engineer.
- Water rights impact fee=**\$1,078.00 Paid 10/30/2023**
- Impact fee=**\$6,256.00..**
- Connection fee **\$2,800** the district will install the water line. This includes the cost of the meter.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.
- If a fire hydrant(s) is needed an additional fee for a fire hydrant installation will be assessed.
- Construction water _____

Requirements needed for occupancy:

- Secondary Water= Must have pressurized secondary water from Hooper Irrigation for **Final Occupancy** the **FUTURE SECONDARY WATER CONNECTION AGREEMENT** must be provided to the District the District will record the agreement at the Weber County recorder's office.

This is for Final approval. Occupancy approval shall not be permitted until approval is given by the District.

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District

Exhibit D



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

June 18, 2024

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

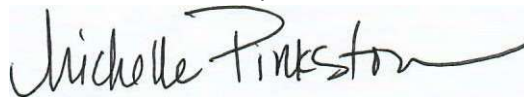
RE: PRELIMINARY WILL SERVE LETTER – Proposed Mosher Subdivision

The proposed Mosher Subdivision is located at approximately 1040 South 3500 West and consists of 1 building lot. The subdivision is within the boundaries of the Hooper Irrigation Company service area, however secondary lines have not been installed in the subdivision location at this time. When secondary lines are installed in the subdivision location Hooper Irrigation is willing and able to provide secondary pressurized water for the property.

If there are any private ditches, tailwater, drain, and/or waste ditches on the property these ditches would need to be piped. This project alone is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in for secondary water to Hooper Irrigation. A formal agreement between the Property Owner, Hooper Irrigation and Taylor West Weber Water will need to be completed prior to receiving a final will serve for the subdivision. A copy of this agreement will be provided to the developer by Taylor West Weber Water.

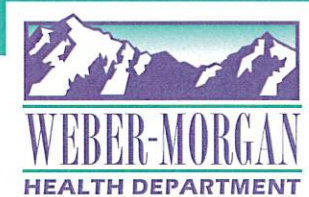
If you have questions, please call 801-985-8429.

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary

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**
Colyn Flinders Subdivision Phase II, 1 Lot
Parcel #15-060-0144
Soil log #15550

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor West Warren 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 exceeding 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by an At-Grade or Drip Irrigation absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.22 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.45 gal/sq. ft./day for the Packed Bed Media absorption area as required for the sandy loam, blocky structure soil horizon.

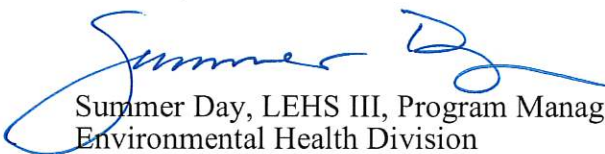
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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

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

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

Sincerely,



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



Staff Report to the Planning Division For a Time Extension Request

Weber County Planning Division

Synopsis

Application Information

Application Request: A request for a six-month time extension of the Joshua Skidmore Zoning Map Amendment, a request to change to zoning from A-1 to C-2.

Type of Decision: Administrative

Agenda Date: Wednesday, October 30, 2024

Applicant: Josh Skidmore

File Number: ZMA2022-04

Property Information

Approximate Address: 2139 S 4300 W, Ogden, UT

Project Area: .92 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Single-Family Dwelling, Illegal Pickle ball Operation

Proposed Land Use: Residential

Parcel ID: 15-080-0048

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

Adjacent Land Use

North: High School	South: LDS Church
East: Residential	West: High School

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 2 Agricultural (A-1 Zone)
- Weber County Land Use Code Title 102 (Administration) Chapter 5 (Rezoning Procedures) Section 6 (Rezone Procedure)

Development History

- A positive recommendation from the Western Weber Planning Commission was granted on December 13, 2022.
- The Weber County Planning Division received a request for a time extension from the applicant on May 7, 2024.

Analysis

The owner, Josh Skidmore, requests a six-month time extension from the Planning Director for the Skidmore zoning map amendment. According to LUC §102-5-6 (c), The Planning Director may extend the expiration date for six months for just cause.

“Application expiration. Rezoning applications shall expire 18 months after submittal, if not acted upon. The Planning Director may extend the expiration date for six months for just cause.”

Administrative Decision

The administrative decision for a six-month time extension for the Skidmore zoning map amendment, is hereby granted. This decision is rendered to give the land owner more time to finalize site plans, building plans.

Date of Administrative Decision: November 13, 2024.

Rick Grover
Weber County Planning Director

Exhibits

- A. Zoning Map Amendment time extension request

Location Map



May 7, 2024

Weber County

F. William Cobabe

2380 Washington Blvd

Ogden, UT 84401

Re: Rezone Application Extension

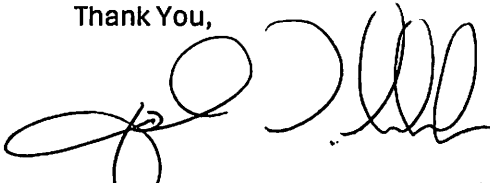
2139 South 4300 West, Ogden, Ut 84401

Mr. Cobabe,

I'am writing to request a 6 month extension on our rezoning application. The reason we are requesting the extension is to finalize site plans and building plans for a new commercial building. Once the plans are done then we are seeking bids. Once bids are received we will then determine if the redevelopment makes sense financially or if we scrap the redevelopment and keep the existing home on the property. We expect to have all of this completed within the next 6 months.

Let me know if you have any questions. I can be reached at (801) 528-2131 if needed.

Thank You,



Joshua D. Skidmore