



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final plat approval of Shaye Estates Subdivision
Agenda Date: Wednesday, March 18, 2015
Applicant: Carly S. Satterthwaite Thomas, Trustee of the CSB Trust
File Number: LVS121814

Property Information

Approximate Address: 174-198 South 3600 West
Project Area: 5 Acres
Zoning: A-2
Existing Land Use: Residential/Agricultural
Proposed Land Use: Residential
Parcel ID: 15-044-0017
Township, Range, Section: Township 6 North, Range 2 West, Section 16

Adjacent Land Use

North: Residential/Agricultural	South: Residential/Agricultural
East: Residential/Agricultural	West: Residential/Agricultural

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768
Report Reviewer: JG

Applicable Ordinances

- Title 101, General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 7, Agricultural (A-2) Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable and amended by Title 26, Filing of Preliminary and Final Plans (amended by Ordinance 2012-14)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant has submitted a request for final plat approval of Shaye Estates, a small subdivision consisting of two lots. The proposed subdivision is located at approximately 174-198 South 3600 West Ogden, UT and is in the A-2 zone. The proposed subdivision conforms to both the zoning and subdivision requirements including adequate frontage and access along a dedicated county road, adequate lot width, lot area and adequate setbacks for the existing home and structures located on the future Lot 1, as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating larger lots which will preserve the openness of the area and maintain the rural atmosphere.

Zoning: The subject property is located in an Agricultural Zone more particularly described as the A-2 zone. The purpose of the Agricultural (A-2) zone is identified in the LUC §104-7-1 as:

The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved.

The existing home, located on the proposed Lot 1, was constructed on the five acre parcel in 1960, which was prior to the adoption of the subdivision ordinance in Weber County. The applicant is desirous to subdivide the property to allow for the construction of a new home on the proposed Lot 2. The proposed subdivision consists of two lots and will not create or realign any streets; therefore meeting the definition of a "Small Subdivision" per LUC §26-1-4 (see Exhibit A). Upon recording the final subdivision plat, approximately 0.11 acres will be dedicated to Weber County to ensure an adequate right of way along 3600 West.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 as amended by Ordinance 2012-14 (Title 26, Filing of Preliminary and Final Plans), and the standards in the A-2 zone in LUC §104-7. Small subdivisions can be administratively approved per LUC §26-1-9(E) and the proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-2 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'. The proposed subdivision is a two lot subdivision that fronts a county road identified as 3600 West. The current configuration of the subject property is primarily residential with an accessory use of agriculture. Each proposed lot has over 40,000 sq. ft. in the A-2 zone.

The proposed Lot 1, located at 198 South 3600 West, has been improved by the construction of a single family dwelling as well as multiple outbuildings. The proposed Lot 2, to be located at 174 South 3600 West, is currently vacant; upon construction of a single family dwelling on the lot, the minimum yard setbacks in the A-2 zone will be required.

Currently there is a small shed located on the future rear property line of Lot 1. The applicant has opted to remove the shed from the property prior to recording the final Mylar instead of modifying the proposed location of the rear property line to meet the required setbacks. A condition of approval for the removal of the small shed has been added to ensure that the minimum yard setbacks are adhered to. With the recommended condition, it appears that both parcels conform with the lot area, frontage/width and yard setback regulations of the A-2 zone as found in LUC §104-7-6.

Flood Plain: Historically there has been surface flooding in this area; however, the proposed subdivision is not located in a FEMA Flood Plain and the site elevation is above 4,218'. A note has been placed on the plat to provide adequate notice to future property owners of the potential for flooding and the need to maintain all final grading at least one foot above natural ground elevation, draining away from any newly constructed structures.

Culinary 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 (see Exhibit B). The culinary water for the proposed subdivision will be provided by Taylor West Weber Improvement District. Lot 1 currently utilizes a private septic system. Lot 2 will need to meet the requirements of the Weber-Morgan Health Department for any onsite septic system improvements.

Review Agencies: The proposed subdivision has been reviewed and approved with conditions by the Weber Fire District and the Weber County Surveyor's Office. The Weber County Engineering Division has reviewed the proposal and has outstanding conditions that will need to be addressed prior to recording the final mylar; a condition of approval has been added to ensure that all conditions of the Engineering Division will be met prior to recording.

Additional design standards and requirements: The proposed subdivision is relatively flat. Minor grading has been proposed for the site improvements of the proposed Lot 2 (see Exhibit C). There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. The applicant will be installing the required hydrant for fire protection prior to the recordation of the final plat and has been working diligently with the Weber County Engineering Division and the Weber County Fire District to ensure the required improvements meet the applicable standards and regulations. With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Tax clearance: The 2014 property taxes have been paid in full. The 2015 property taxes will be due in full on November 1, 2015.

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 §26-1-7.

Staff Recommendation

Staff recommends final plat approval of Shaye Estates, a small subdivision consisting of two lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the final mylar, proof that the small shed located on the rear property line of the future Lot 1 has been removed, shall be provided to the Planning Division.
2. Requirements of the Weber County Engineering Division
3. Requirements of the Weber-Morgan Health Department
4. Requirements of the Weber Fire District
5. Requirements of the Weber County Surveyor's Office
6. Requirements of the Weber County Recorder

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 the 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 Shaye Estates, a small subdivision consisting of two lots, 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, March 18, 2015



Sean Wilkinson
Weber County Planning Director

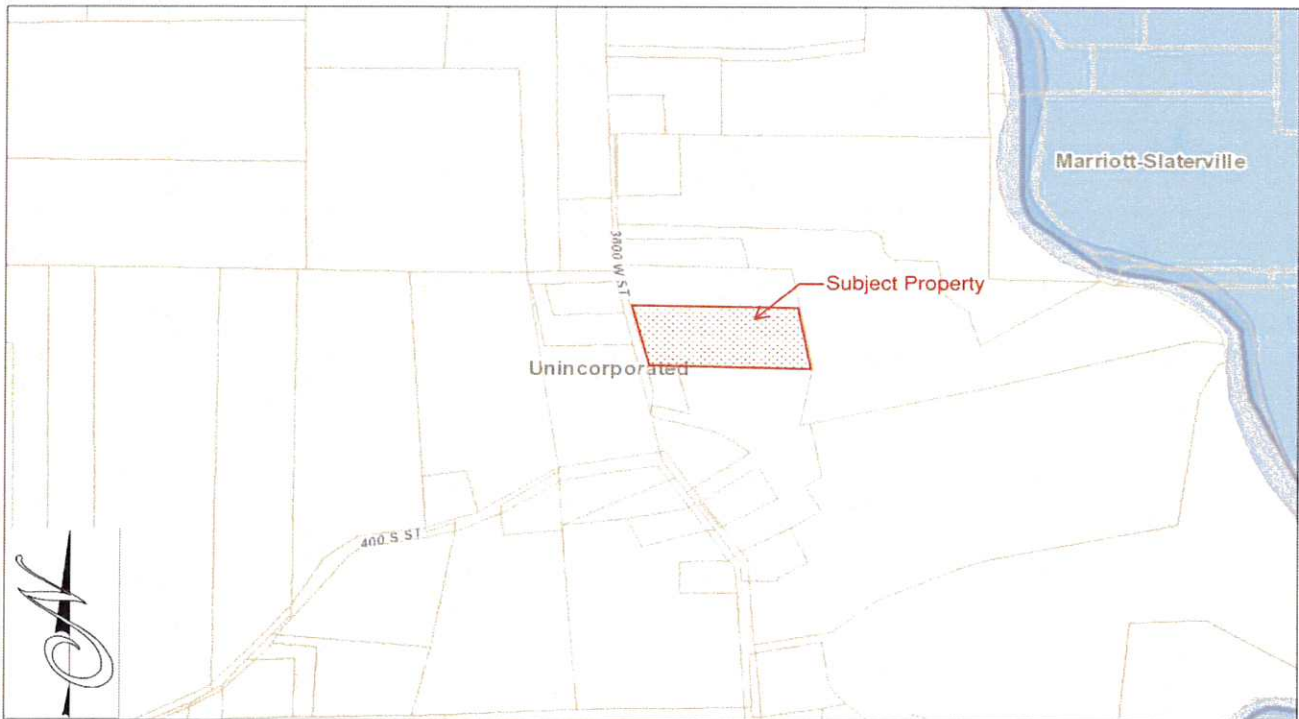
Exhibits

- A. Proposed Subdivision
- B. Will Serve/Feasibility Letters
- C. Improvement Plans

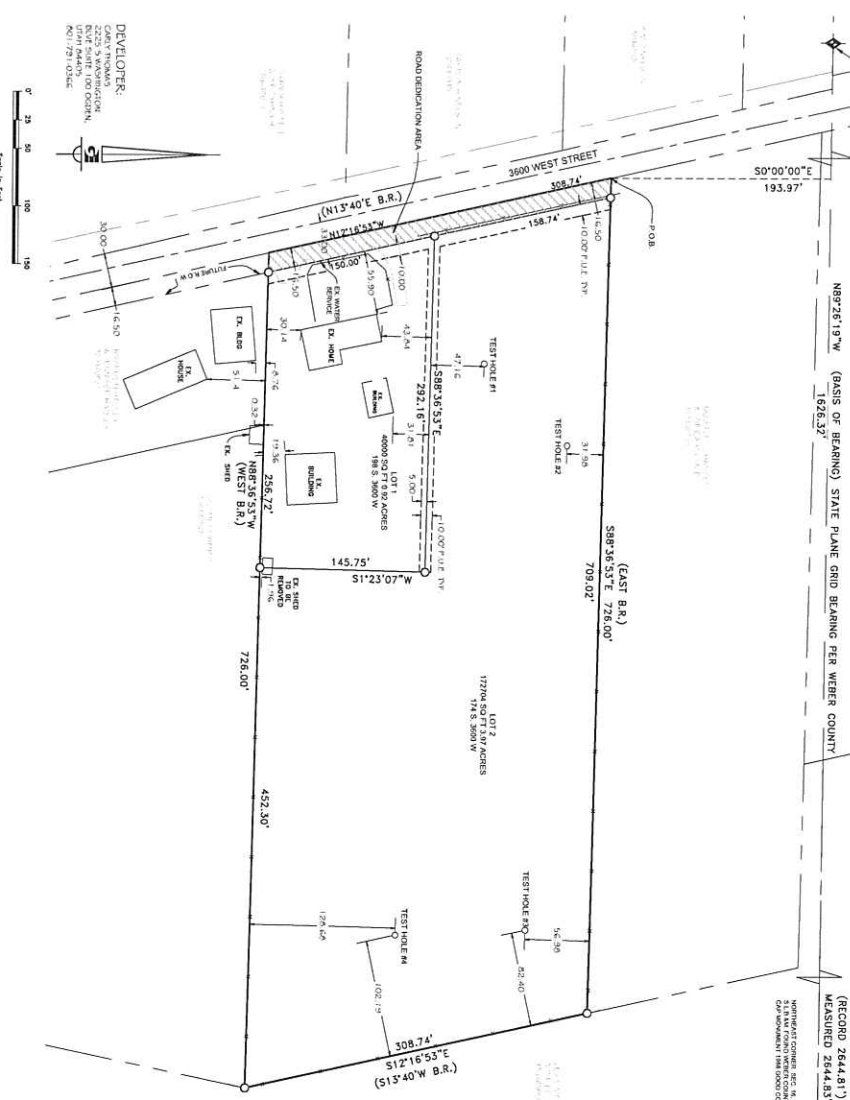
Map 1



Map 2



SHAVE ESTATES
PART OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH, MARCH 2015



NOTES:
 1. THE PROPERTY IS SHOWN WITH 1000' ZONE SURVEYED BY RITA JO LARSON OF ARKADIC SURVEYING, INC. IN 2011. THE PROPERTY IS SHOWN WITH 1000' ZONE SURVEYED BY RITA JO LARSON OF ARKADIC SURVEYING, INC. IN 2011. THE PROPERTY IS SHOWN WITH 1000' ZONE SURVEYED BY RITA JO LARSON OF ARKADIC SURVEYING, INC. IN 2011. THE PROPERTY IS SHOWN WITH 1000' ZONE SURVEYED BY RITA JO LARSON OF ARKADIC SURVEYING, INC. IN 2011.

WEED COUNTY STATEMENT:
 I, _____, County Clerk of Weber County, Utah, do hereby certify that the above and foregoing plat, map or subdivision of land is a true and correct representation of the same as shown to me by the applicant and as shown on the original survey and as shown on the original plat, map or subdivision of land.

WEED COUNTY ENGINEER:
 I, _____, County Engineer of Weber County, Utah, do hereby certify that the above and foregoing plat, map or subdivision of land is a true and correct representation of the same as shown to me by the applicant and as shown on the original survey and as shown on the original plat, map or subdivision of land.

WEED COUNTY PLANNING COMMISSION:
 I, _____, Chairman of the Weeder County Planning Commission, do hereby certify that the above and foregoing plat, map or subdivision of land is a true and correct representation of the same as shown to me by the applicant and as shown on the original survey and as shown on the original plat, map or subdivision of land.

SANCTION CERTIFICATE
 I, _____, County Clerk of Weber County, Utah, do hereby certify that the above and foregoing plat, map or subdivision of land is a true and correct representation of the same as shown to me by the applicant and as shown on the original survey and as shown on the original plat, map or subdivision of land.

STATE OF UTAH
 COUNTY OF WEBER
 I, _____, County Clerk of Weber County, Utah, do hereby certify that the above and foregoing plat, map or subdivision of land is a true and correct representation of the same as shown to me by the applicant and as shown on the original survey and as shown on the original plat, map or subdivision of land.

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WEED COUNTY PLANNING COMMISSION
 I, _____, Chairman of the Weeder County Planning Commission, do hereby certify that the above and foregoing plat, map or subdivision of land is a true and correct representation of the same as shown to me by the applicant and as shown on the original survey and as shown on the original plat, map or subdivision of land.

GARDNER ENGINEERING
 CIVIL LAND PLANNING
 MUNICIPAL LAND SURVEYING
 3150 NORTH 375 EAST WASHINGTON TERRACE, UTAH 84143-0101

COUNTY RECORDER
 REC'D FOR RECORD AND
 RECORDED _____ AT
 _____ O'CLOCK OF
 _____ 2015
 COUNTY RECORDER

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

December 10, 2014

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 on lot #2 of the Shaye Estates subdivision at the approximate address of 198 South 3600 West in West Weber, Utah. The District already provides water to the existing house on lot #1.

Requirements:

- *Water rights fee = ¼ share of Hooper or Wilson Irrigation (in District's name) or a Weber Basin contract (\$2,902 or current cost when paid)
- *Secondary water = ½ share of Hooper or Wilson Irrigation (in the District's name) - to be held by District for pressurized secondary water.
- *Hookup/Impact fee = \$6,824 (or current cost when paid)

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

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.

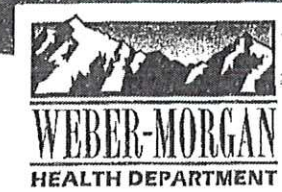


Val Surrage - Manager

VS/sph

Expires 06/10/15

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



November 14, 2014

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

RE: Noah Gibson/ Carly Thomas property
198 S 3600 W, Ogden
Parcel #15-044-0017
Soil log #14121

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on November 14, 2014. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12T, Nad 83, 410606E 4568433N)
0-16" silty clay loam, granular structure
16-32" fine sandy loam, granular structure
32-49" fine sandy clay loam, blocky structure, mottling common
49-90" fine sandy loam, granular structure, mottling common
Documented percolation rate at a depth of 36 inches resulted in a 53.33 mpi rate

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

DESIGN REQUIREMENTS

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

Lot#1:

Existing home, and approved septic system, alteration permit W95239 final date December 19,1995.

Proposed lot #2

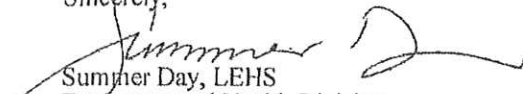
Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.4 gal/sq. ft. /day as required for the fine sandy clay loam, blocky structure soil horizon. Due to non-permissible soils located at the front of the property the location of original and replacement drainfield are to be located within 50 feet of the soil test pit.

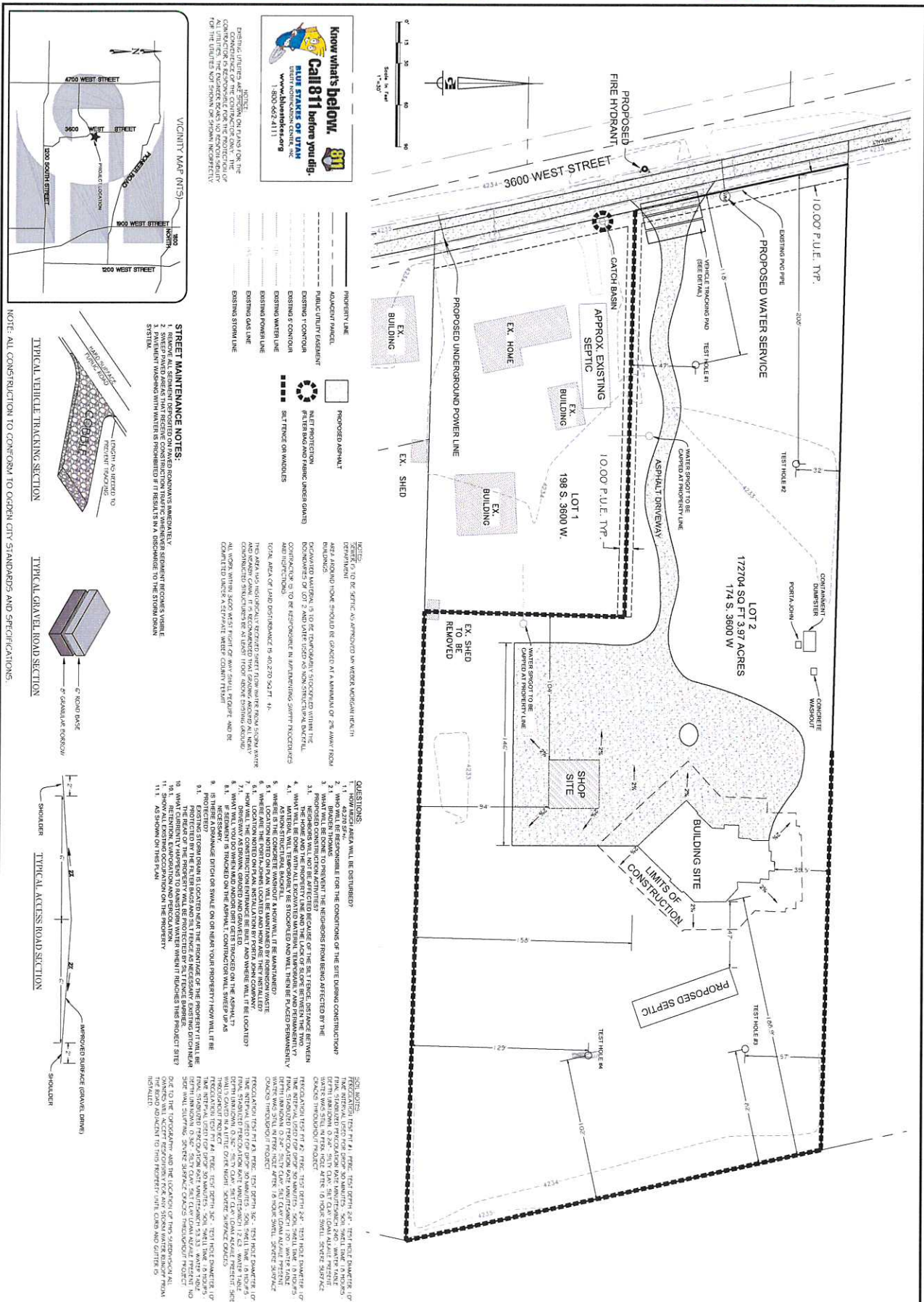
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

Each on-site individual wastewater disposal system must be installed in accordance with R317-501 through R317-513, 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.

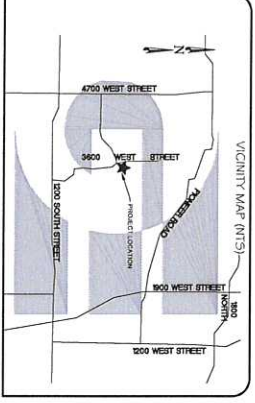
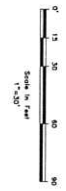
Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Summer Day, LEHS
Environmental Health Division
801-399-7160



Know what's below!
 Call 811 before you dig.
 BLUE STATES OF UTAH
 UTAH NON-EMERGENCY CENTER, INC.
 WWW.811UTAH.COM
 800-467-4111



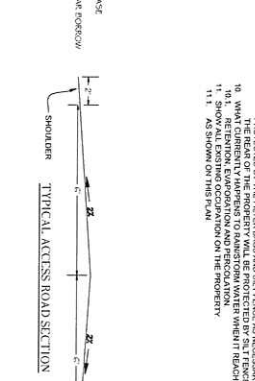
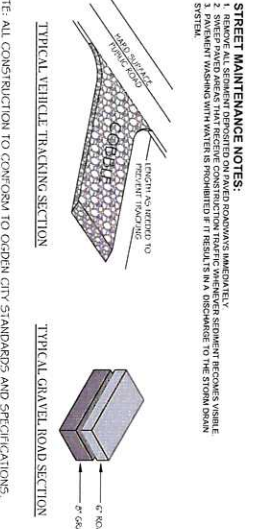
EXISTING UTILITIES ARE SHOWN ON THIS PLAN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE PROVIDER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCOMPLETELY.

- PROPERTY LINE
- ADJACENT PARCEL
- PUBLIC UTILITY GASMAIN
- EXISTING TOPOGRAPHY
- EXISTING CONDUIT
- EXISTING WATER LINE
- EXISTING POWER LINE
- EXISTING DRAIN LINE
- EXISTING STORM LINE
- PROPOSED ASPHALT
- NET PROTECTION
- PERFORATED FIBRE CONCRETE DRAIN
- SET POINT OR MANHOLE

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF GORDEN STANDARDS AND SPECIFICATIONS.
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- QUESTIONS:**
1. WHO WILL BE RESPONSIBLE FOR THE CONDITIONS OF THE SITE DURING CONSTRUCTION?
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 15. WHO WILL BE RESPONSIBLE FOR THE CONDITIONS OF THE SITE DURING CONSTRUCTION?

SOIL NOTES:
 1. SOIL TYPE: CLAY
 2. SOIL TYPE: SAND
 3. SOIL TYPE: SILT
 4. SOIL TYPE: GRAVEL
 5. SOIL TYPE: COARSE SAND
 6. SOIL TYPE: FINE SAND
 7. SOIL TYPE: SILTY SAND
 8. SOIL TYPE: SILTY CLAY
 9. SOIL TYPE: CLAYEY SILT
 10. SOIL TYPE: CLAYEY SAND
 11. SOIL TYPE: SANDY CLAY
 12. SOIL TYPE: CLAYEY SAND
 13. SOIL TYPE: SANDY CLAY
 14. SOIL TYPE: CLAYEY SAND
 15. SOIL TYPE: SANDY CLAY



STREET MAINTENANCE NOTES:
 1. REMOVE ALL STRIPING DESIGNATED ON PARKED ROWWAYS IMMEDIATELY.
 2. STRIPED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEGMENT BECOMES TRAVEL LANE SHALL BE MAINTAINED WITH STRIPING THROUGHOUT THE CONSTRUCTION PERIOD.
 3. STRIPING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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 5. STRIPING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 1150 SOUTH 475 EAST WASHINGTON, UTAH 84401-5014

SITE PLAN / SWPPP
 LOT 2, SHAYE ESTATES
 MARCH 2015
 WEBER COUNTY, UTAH

DEVELOPER:
 CARLY THOMAS
 3225 S WASHINGTON
 BLVD SUITE 100 GORDEN,
 UTAH 84405
 801-791-0344

REVISIONS		SCALE: 1" = 30'
DATE	DESCRIPTION	
		DESIGN_KHW
		DRAWN_SGP
		CHECKED_KHW