



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**October 5, 2016
4:00-5:00 p.m.**

1. Consideration and action on an administrative application for final approval of the Diamond H Subdivision 1st amendment, a two lot subdivision.
2. Consideration and action on an administrative application for approval of the Yellow Rose Garden Subdivision with and access by private right-of-way, consisting of three lots and located at approximately 1850 North 5500 East, Eden.
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 Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for approval of the Yellow Rose Garden Subdivision with and access by private right-of-way, consisting of three lots and located at approximately 1850 North 5500 East, Eden.

Type of Decision: Administrative

Agenda Date: Wednesday, October 05, 2016

Applicant: Clay Christensen

File Number: UVY 072216

Property Information

Approximate Address: 1850 North 5500 East Eden, Utah 84310

Project Area: 16.11 acres

Zoning: Agricultural Valley (AV-3) Zone, Shoreline Zone (S-1)

Existing Land Use: Agriculture

Proposed Land Use: Residential

Parcel ID: 20-002-0032

Township, Range, Section: 6N 1E Section 02

Adjacent Land Use

North: Residential	South: Reservoir
East: Residential	West: Reservoir

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 10 (S-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 Chapter 7, Sec 29 and 31

Background and Summary

The applicant would like to split this 16.11 acre parcel into three 5.5 acre lots. This parcel is partially in a Shoreline Zone and Agricultural Valley Zone. Access by private right-of-way will be granted across lot 3 in favor of lot 2. Lots one and three have frontage on Pineview-Eden Highway. Each lot in this subdivision will maintain the minimum area and width requirements for both AV-3 and S-1 Zones.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The property is located in the AV-3 and S-1 Zones. The purpose of these zone are stated in the LUC §104-6-1 and

“The purpose of the AV-3 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.”

“The S-1 Zone has been established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone covers the portion of the unincorporated area of the county which is occupied by Pineview Reservoir and shores adjacent thereto.”

Lot Area, Frontage Width and Yard Regulations: The proposed lots within this subdivision meet the minimum lot area stated in the LUC § 104-10-1 Shoreline Zone. The minimum lot width of 300 feet and the minimum lot area of 5 acres are required for dwelling or use.

Sec. 108-7-29- Flag lot access strip, private right-of-way, and access easement standards

- c) *The improved travel surface of the flag lot access strip, private right-of-way, or access easement shall be a minimum of 12 feet wide if the access serves fewer than five dwellings, and a minimum of 20 feet wide if the access serves five or more dwellings.*
- d) *The improved road surface of the flag lot access strip, private right-of-way, or access easement shall be capable of supporting a minimum weight of 75,000 pounds.*

2. Safety Standards

- 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.*

Sec. 108-7-31- Access to a lot/parcel using a private right-of-way or access easement

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:

- c) *Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.*

Culinary Water and Sanitary Sewage Disposal: The proposed subdivision will be served by Eden Water Works Company for culinary water. Percolation test pits for each lot have been completed for the installation of a private septic system. The Vause family owns 80.44 shares of Secondary water that will be provided by Eden Irrigation Company.

Review Agencies: The proposed subdivision has been reviewed by Engineering, Surveying, Fire, and Planning offices. Before the final Mylar is to be recorded, the conditions stated in the agency reviews must be met.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

Public Notice: The required notice for the subdivision plat approval has been mailed 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(c).

The Weber County Land Use Code Title 101 defines "small subdivision" as "An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of three lots and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Staff Recommendations

Staff recommends final plat approval of Yellow Rose Garden Subdivision consisting of three lots. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all conditions required by Weber County reviewing agencies must be met.
2. The improved travel surface must be at least 12 feet wide and be capable of supporting a minimum weight of 75,000 pounds
3. The Lot address shall be displayed in prominently visible location at the street entrance to lot 2.


This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County ordinances.
3. Will not be detrimental to the public health, safety, or welfare.
4. Will not deteriorate the environment of the natural landscape within the subdivision or the surrounding properties.

Administrative Approval

Administrative final approval of Yellow Rose Garden Subdivision 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: October 5, 2016


 Rick Grover
 Weber County Planning Director

Exhibits

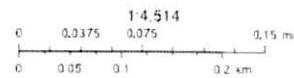
- A. Amended Subdivision Plat
- B. Subdivision Plat

Area Map

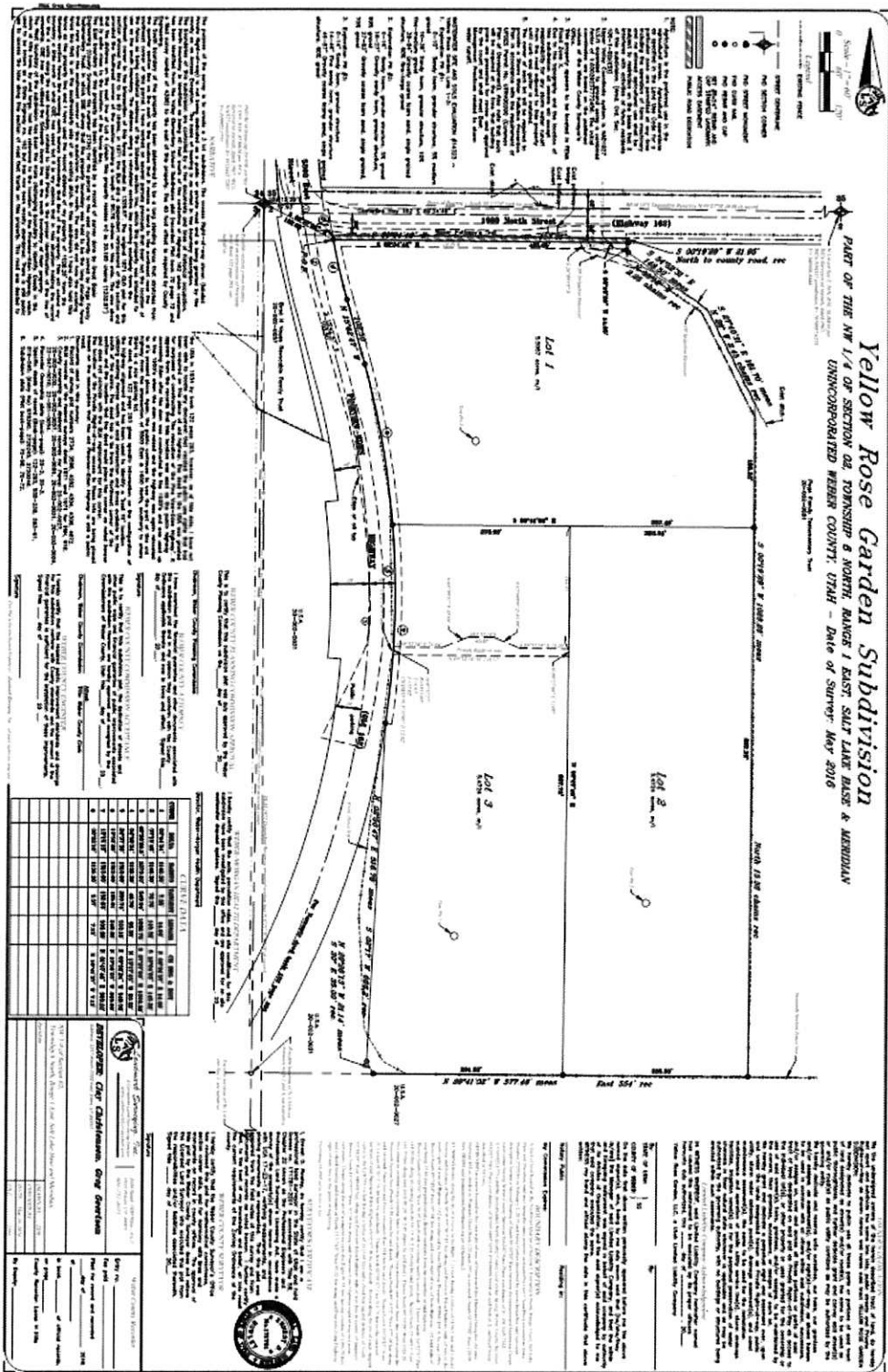


September 27, 2016

- Parcels
- Street Labels
- Parcel Address



Source: Esri, Inc.





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 Diamond H Subdivision 1st amendment, a two lot subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, October 05, 2016

Applicant: Tom and Vivian Hadley, owner

File Number: LVD 062216

Property Information

Approximate Address: 3973 North 2975 West, Ogden UT

Project Area: 4.7 acres

Zoning: Agriculture (A-1) Zone

Existing Land Use: Agriculture

Proposed Land Use: Residential, Agriculture

Parcel ID: 19-168-0001

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

Adjacent Land Use

North: Agriculture	South: Agriculture
East: Residential	West: 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 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Diamond H Subdivision 1st Amendment, a two lot subdivision located at approximately 3973 North 2975 West in the A-1 Zone. It is at the request of the applicant proposed that the 4.7 acre subdivision be subdivided in a way that created two parcels, one that is .998 acres and measures 150 feet wide. The other lot will have the area of 3.77 acres and have a width of 185 feet. Both of which will have frontage from a public right of way gravel road numbered 2975 West Street.

The purpose of this subdivision is for the owners; Tom and Vivian Hadley, to one day sell some land and reduce the burden of having to maintain all 4.7 acres.

Culinary water will be provided by Bona Vista Water Improvement District and wastewater will be controlled by individual septic systems. Electrical and gas utility lines are already in place to serve this subdivision.

Analysis

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

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

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

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

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

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

Culinary water and sanitary sewage disposal: Will serve and feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Bona Vista Water Improvement District. The Weber-Morgan Health Department has performed a percolation test and designated an exact location for a septic system to be installed.

Review Agencies: The proposed subdivision has been reviewed by Planning Engineering and Surveying Divisions. There remains to be several conditions that must be met prior to final approval.

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 Recommendations

Staff recommends final approval of the Diamond H Subdivision 1st Amendment, a two lot subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The surveyed boundary lines if the tract to be subdivided are to show lot numbers.
2. The plat is to show the location of percolation test holes on each lot.
3. Each lot is to show house numbers
4. On the plat, show Weber Morgan Health Department signature block
5. Contour map with 2 foot contour intervals. Unless specified otherwise by the county Engineer
6. On plat show the statement: "Agriculture is the preferred use in the agricultural zone."

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 Diamond H Subdivision 1st Amendment 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 October 5, 2016.


Rick Grover

Weber County Planning Director

Exhibits

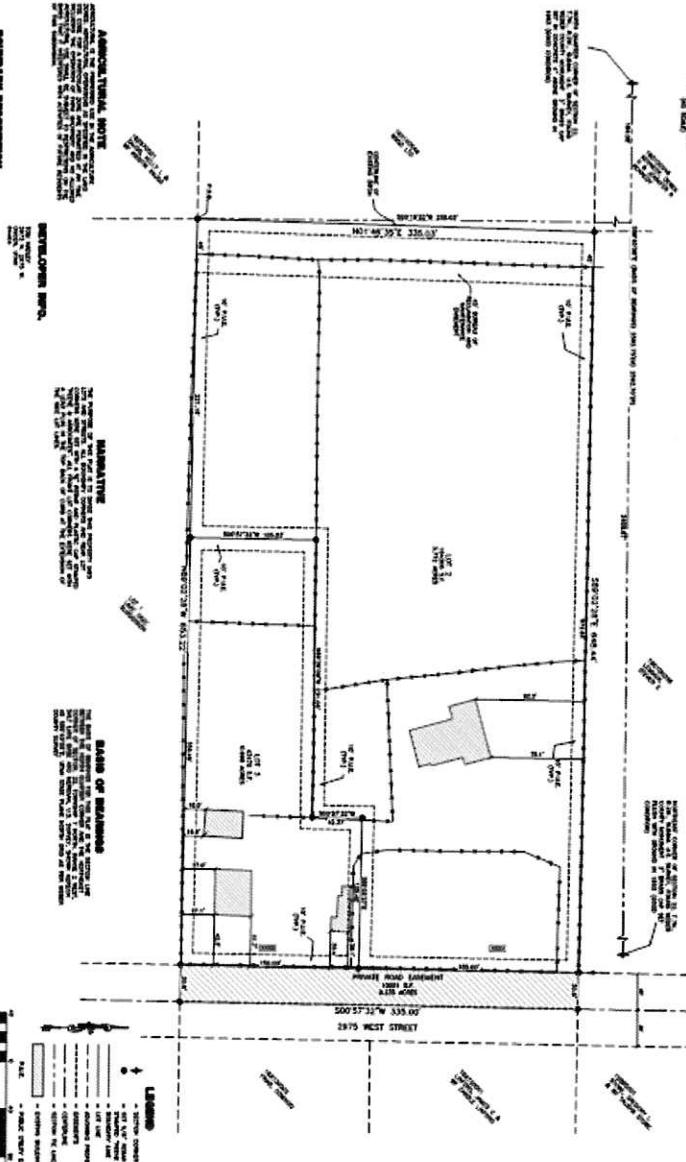
- A. Diamond H Subdivision 1st Amendment Plat
- B. Diamond H Subdivision Plat

Map 1





DIAMOND H SUBDIVISION 1st AMENDMENT
 PART OF THE NORTHEAST QUARTER OF SECTION 22, 17th, N. 23rd, S. 18th, U.S. SURVEY
 WERNER COUNTY, UTAH
 JULY, 2018



ARABIAN TRACT, NORTH
 THIS PART OF THE ARABIAN TRACT, NORTH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 22, 17th, N. 23rd, S. 18th, U.S. SURVEY, WERNER COUNTY, UTAH, AS SHOWN ON THE PLAT OF SAID TRACT, IS HEREBY SET APART AS A PART OF THE DIAMOND H SUBDIVISION, AND THE BOUNDARIES OF SAID PART ARE AS SHOWN ON THIS PLAN.

VERMONT PLANNING
 THE STATE OF VERMONT, DEPARTMENT OF LAND CONSERVATION AND FORESTRY, HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT PLANNING ACT.

VERMONT ENGINEERS
 I, _____, ENGINEER, HAVE REVIEWED THIS PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT ENGINEERING ACT.

VERMONT COMMISSIONER
 I, _____, COMMISSIONER OF LAND CONSERVATION AND FORESTRY, HAVE REVIEWED THIS PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT PLANNING ACT.

VERMONT ATTORNEY
 I, _____, ATTORNEY AT LAW, HAVE REVIEWED THIS PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT PLANNING ACT.

VERMONT ENGINEER
 I, _____, ENGINEER, HAVE REVIEWED THIS PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT ENGINEERING ACT.

VERMONT ATTORNEY
 I, _____, ATTORNEY AT LAW, HAVE REVIEWED THIS PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT PLANNING ACT.

Reve & Associates, Inc.
 Surveyors
 2000 W. 10th Street, Suite 100
 Blanding, UT 84608
 Phone: 866-338-2018
 Fax: 866-338-2019
 Email: info@reveandassociates.com

ACKNOWLEDGMENT
 STATE OF VERMONT, COUNTY OF _____, I, _____, COMMISSIONER OF LAND CONSERVATION AND FORESTRY, DO HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT PLANNING ACT.

ACKNOWLEDGMENT
 STATE OF VERMONT, COUNTY OF _____, I, _____, ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT ENGINEERING ACT.

ACKNOWLEDGMENT
 STATE OF VERMONT, COUNTY OF _____, I, _____, ATTORNEY AT LAW, DO HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT PLANNING ACT.

ACKNOWLEDGMENT
 STATE OF VERMONT, COUNTY OF _____, I, _____, ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT ENGINEERING ACT.



OWNER'S DECLARATION AND CERTIFICATION
 I, _____, OWNER OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT, AND THAT I AM NOT PROVIDING ANY FALSE OR MISLEADING INFORMATION TO ANYONE. I AM NOT PROVIDING ANY INFORMATION THAT I AM PROVIDING TO ANYONE.

VERMONT ATTORNEY
 I, _____, ATTORNEY AT LAW, HAVE REVIEWED THIS PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT PLANNING ACT.

VERMONT ENGINEER
 I, _____, ENGINEER, HAVE REVIEWED THIS PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT ENGINEERING ACT.

VERMONT ATTORNEY
 I, _____, ATTORNEY AT LAW, HAVE REVIEWED THIS PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VERMONT PLANNING ACT.

86-55

DIAMOND H SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 22, T.2N., R.24E., S.18E.M., U.S. SURVEY

WESTERN COUNTY, IOWA

JANUARY, 2002

BY ENGINEER: [Signature]

BY SURVEYOR: [Signature]

PLANNED A REVISION TO THE SUBDIVISION... IN THE COUNTY OF WESTERN COUNTY, IOWA... TO CORRECT THE ERROR IN THE PLANNED... TO CORRECT THE ERROR IN THE PLANNED... TO CORRECT THE ERROR IN THE PLANNED...

RECEIVED THE 21st DAY OF FEBRUARY 2002

WESTERN COUNTY

COUNTY CLERK

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Basics of Bearings

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

NOTE: THE BEARING OF A LINE IS THE ANGLE MEASURED FROM THE SOUTH SIDER OF THE MERIDIAN TO THE LINE... IN THIS CASE THE BEARING OF THE LINE IS S 89° 10' 00" W 150.00 FEET

Narrative

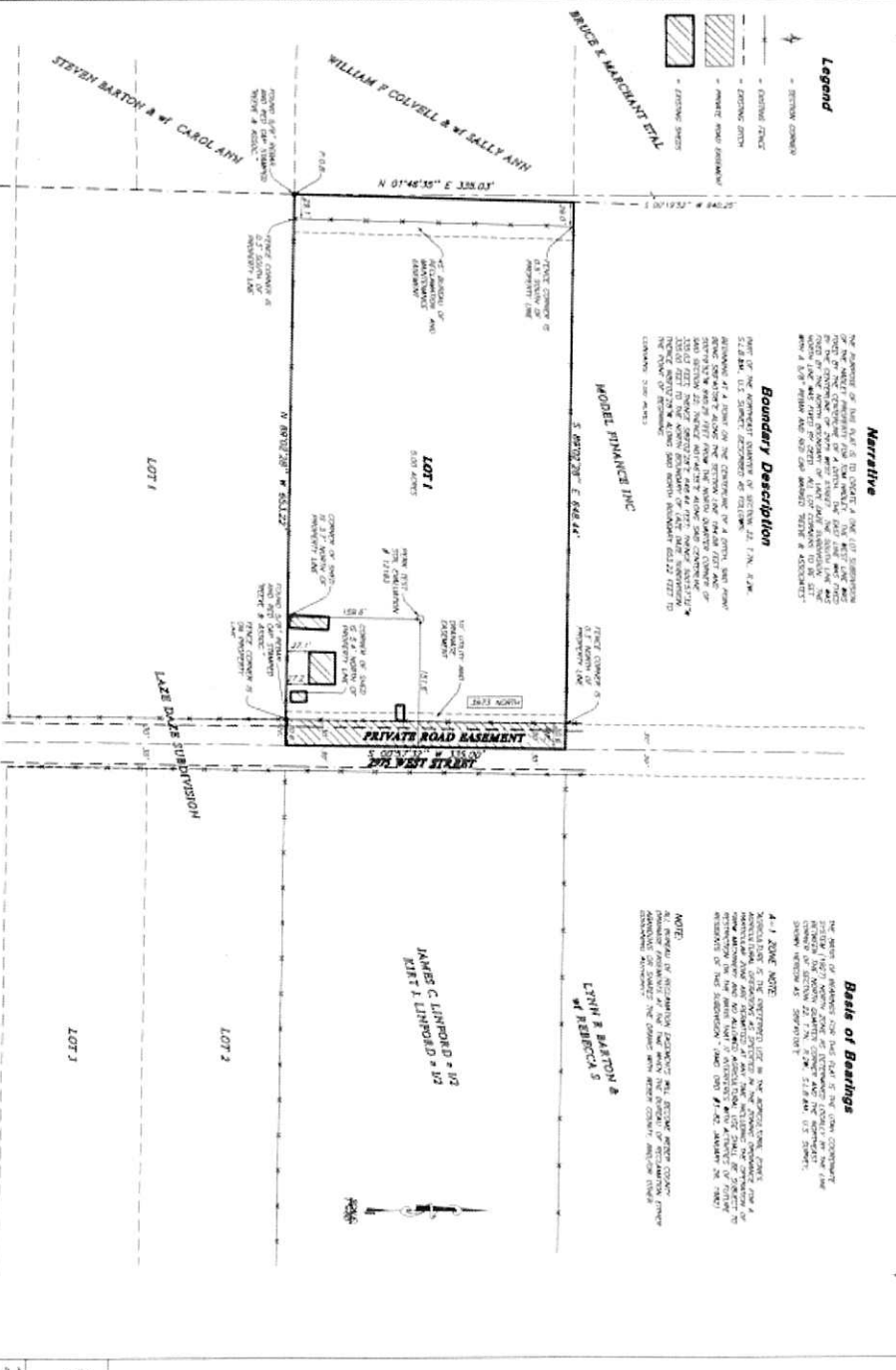
THE PURPOSE OF THIS PLAN IS TO CORRECT THE ERROR IN THE PLANNED SUBDIVISION... TO CORRECT THE ERROR IN THE PLANNED SUBDIVISION... TO CORRECT THE ERROR IN THE PLANNED SUBDIVISION...

Boundary Description

THE BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 22, T.2N., R.24E., S.18E.M., U.S. SURVEY... IS DESCRIBED AS FOLLOWS: N 01° 46' 15" E 330.00 FEET

Legend

EXISTING ROAD - Hatched pattern
EXISTING UTILITY - Dashed line
EXISTING CURVE - Solid line with arrow



WESTERN COUNTY PLANNING COMMISSION PLANNING

WESTERN COUNTY ENGINEER

WESTERN COUNTY SURVEYOR

WESTERN COUNTY ATTORNEY

WESTERN COUNTY DEVELOPER

WESTERN COUNTY AGENT

WESTERN COUNTY OFFICE

REEVE & ASSOCIATES, INC. Surveyors and Engineers

314 Jones Street, Des Moines, Iowa

515-281-1234

www.reeveandassociates.com

Surveyors and Engineers

Professional Seal

Surveyor License

Professional Seal

Surveyor License

Professional Seal

Surveyor License

Professional Seal

Surveyor License

Professional Seal

Surveyor License

Professional Seal

Surveyor License

Professional Seal

Surveyor License

Professional Seal

Surveyor License

Professional Seal

Surveyor License

Professional Seal

Surveyor License

Professional Seal

Surveyor License