WEBER COUNTY

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

December 14, 2016
4:00-5:00 p.m.

1. *Consideration and action for final subdivision approval of The Ridge Townhomes PRUD Phase 3A, consisting of 4 units.*

2. *Consideration and action on an administrative application for final approval of the Silver Town Subdivision, a one lot subdivision with alternative access by a flag lot access.*

3. *Consideration and action on an administrative application for approval of the Eden Hills Cluster Subdivision Number 3, 1st Amendment.*

4. *Consideration and action on an administrative application for approval of the Durfee Creek Estates No. 2C A Cluster Subdivision 1st Amendment. This lot has the property address of 6762 North 2275 East Liberty.*

5. *Consideration and action on an administrative application for approval of the Langeland Subdivision Lot 1. This lot has the property address of 6266 East Quail Lane.*

6. *An applicant request for approval of Gibson Hill Subdivision 1st Amendment. A request to remove from the plat a 60' public utility easement located in the south west corner of Lot 1.*

7. *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 approval of the Durfee Creek Estates No. 2C 1st Amendment a Cluster Subdivision . This lot has the property address of 6762 North 2275 East Liberty.
Type of Decision	Administrative
Agenda Date:	Wednesday, December 14, 2016
Applicant:	Shane Hansen
File Number:	UVD 102516

Property Information

Approximate Address:	6762 North 2275 East Liberty, Utah 84310
Project Area:	2.66 acres
Zoning:	Forest (F-5) Zone
Existing Land Use:	Vacant Lot
Proposed Land Use:	Residential
Parcel ID:	17-307-0001, 17-307-0002
Township, Range, Section:	Township 8N Range 1W Section 36

Adjacent Land Use

North:	Forest	**South:**	Forest
East:	Forest	**West:**	Forest/Residential

Staff Information

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

Applicable Ordinances

- Title 104 (Zones) Chapter 9 (F-5 Zone)
- Title 106 (Subdivisions)
- Title 104 (Zones) Chapter 27 (Natural Hazards Overlay District)
- Title 101 (General Provisions) Section 7 (Definitions)

Background and Summary

The applicant has submitted an amended plat for the purpose of combining lots 60 and 61 to create one 116,014 sq ft lot within the Durfee Creek Cluster Subdivision. See Exhibit A for proposed plat. As named on the original plat, these lots are numbered lots 60 and 61 which are located in the Forest (F-5) zone. See Exhibit B for original plat.

Due to the potential geologic hazards in the area a geologic report has been included with a related building permit application. The entire report from Applied Geotechnical Engineering Consultants (AGEC) is included in this report as Exhibit D. The AGEC report states that from a geologic perspective, the south portion of the combined lots is suitable for home construction.

This lot has access from a public right of way called 2275 East Street.

As stated in Title 104 (Zones) Chapter 9 (F-5 Zone), the minimum lot area is 5 acres with a minimum width of 150 feet. These lots are within a cluster subdivision that was approved on April 26, 2005. Within a cluster subdivision the area may be reduced to 6,000 sq ft and the lot width may be reduced to 80 feet. There are a total of 65 lots within this cluster subdivision that range in area from 43,000 sq ft to 2.17 acres.

Analysis

General Plan: The Durfee Creek Cluster Subdivision is in harmony with the Ogden Valley General Plan by implementing creative designs that preserve natural, agricultural and open spaces within the Valley.

Zoning: The property is located in the F-5 Zone. The purpose of this zone is stated in the LUC §104-9-1 as follows:

> *"The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas."*

This proposal meets the purpose and intent of the Weber County Land Use Code.

Lot Area, Frontage Width and Yard Regulations: The area of lots 60 and 61 combined is 2.66 acres and the width is 445 feet.

The Yard Regulations for the F-5 zone are as follows:

Front: 20 feet

Side: 8 feet

Rear: 20 feet

Small Subdivision: The Weber County Land Use Code (Title 101) defines a "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 one lot 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 who, in this section shall be the Planning Commission, for their review and decision based on compliance with applicable ordinances." Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Culinary Water and Secondary Water: Liberty Pipeline is providing culinary and secondary water to this lot.

Sanitary Water: Durfee Creek Sewer District is providing sewage disposal to this lot.

Natural Hazards: Based on the Weber County Geologic map, Lot 60 of Durfee Creek Estates is partially encroached upon by a geologic study area. The applicant has submitted a geologic reconnaissance report that has been included in this report as Exhibit D.

Review Agencies: The proposed subdivision has been reviewed by Engineering, Planning, Surveying, and the Treasurer's Office. The Engineering Division has a review comment that relates to the lot being partially encroached by a geologic study area and would like to review the geologic report for recommendations. The Weber County Surveyor has posted a review stating that the address of 6782 N must be shown on the plat. The review agencies comments can be adequately addressed prior to approval and recording.

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

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

Staff Recommendations

Staff recommends final plat approval of Durfee Creek Estates No. 2C 1st Amendment a Cluster Subdivision consisting of one lot. This recommendation is based on the following conditions:

1. A house number be assigned by the County Surveyor and shown on the plat
2. Prior to recording the final Mylar, all requirements of the Weber County reviewing agencies shall be met.

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 codes.
3. Add the words "Part of a Cluster Type Subdivision" to the Mylar.

Administrative Approval

Administrative final approval of Durfee Creek Estates No. 2C 1st Amendment a Cluster 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.

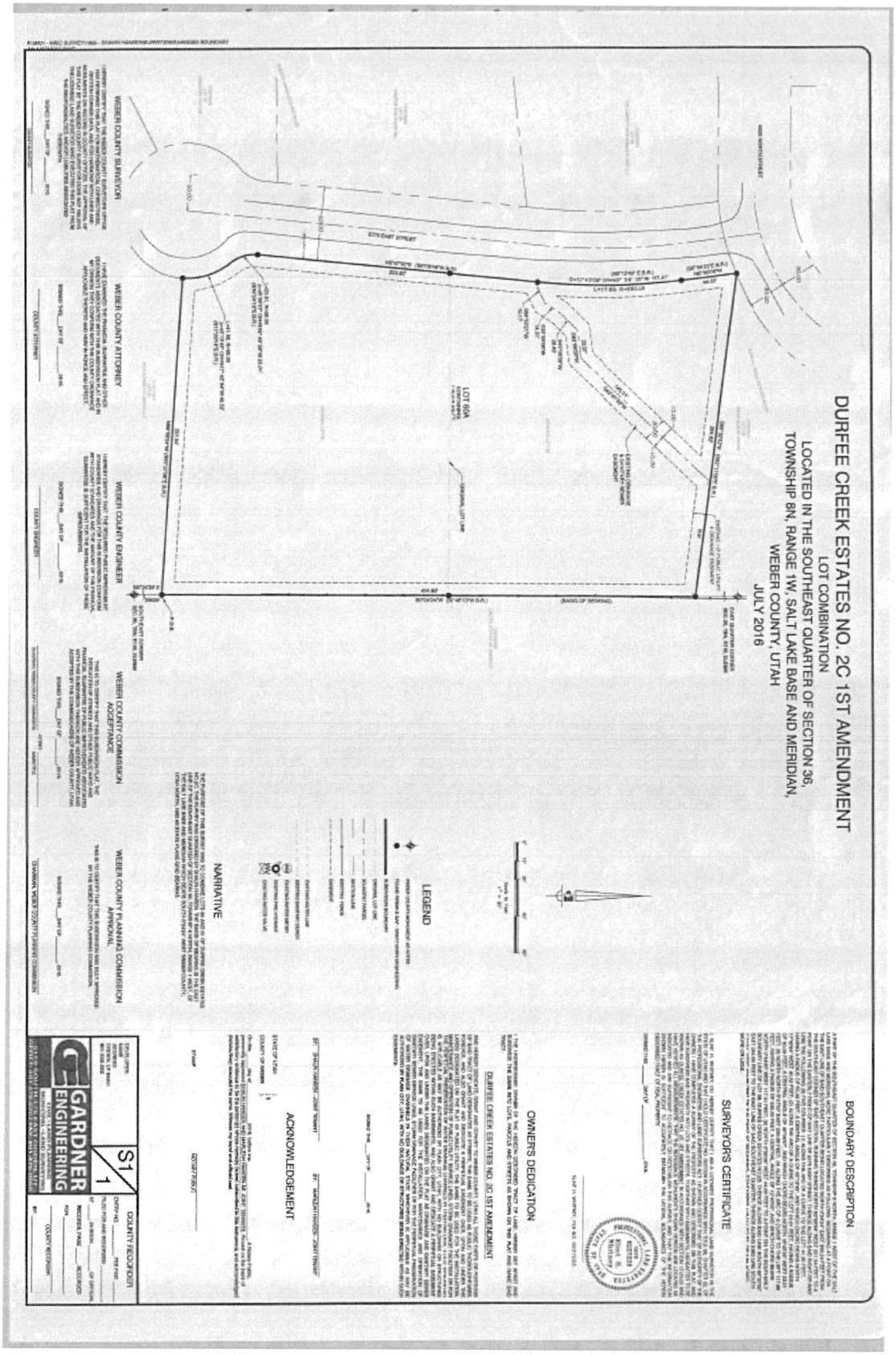
Date of Administrative Approval: December 14, 2016

Rick Grover
Weber County Planning Director

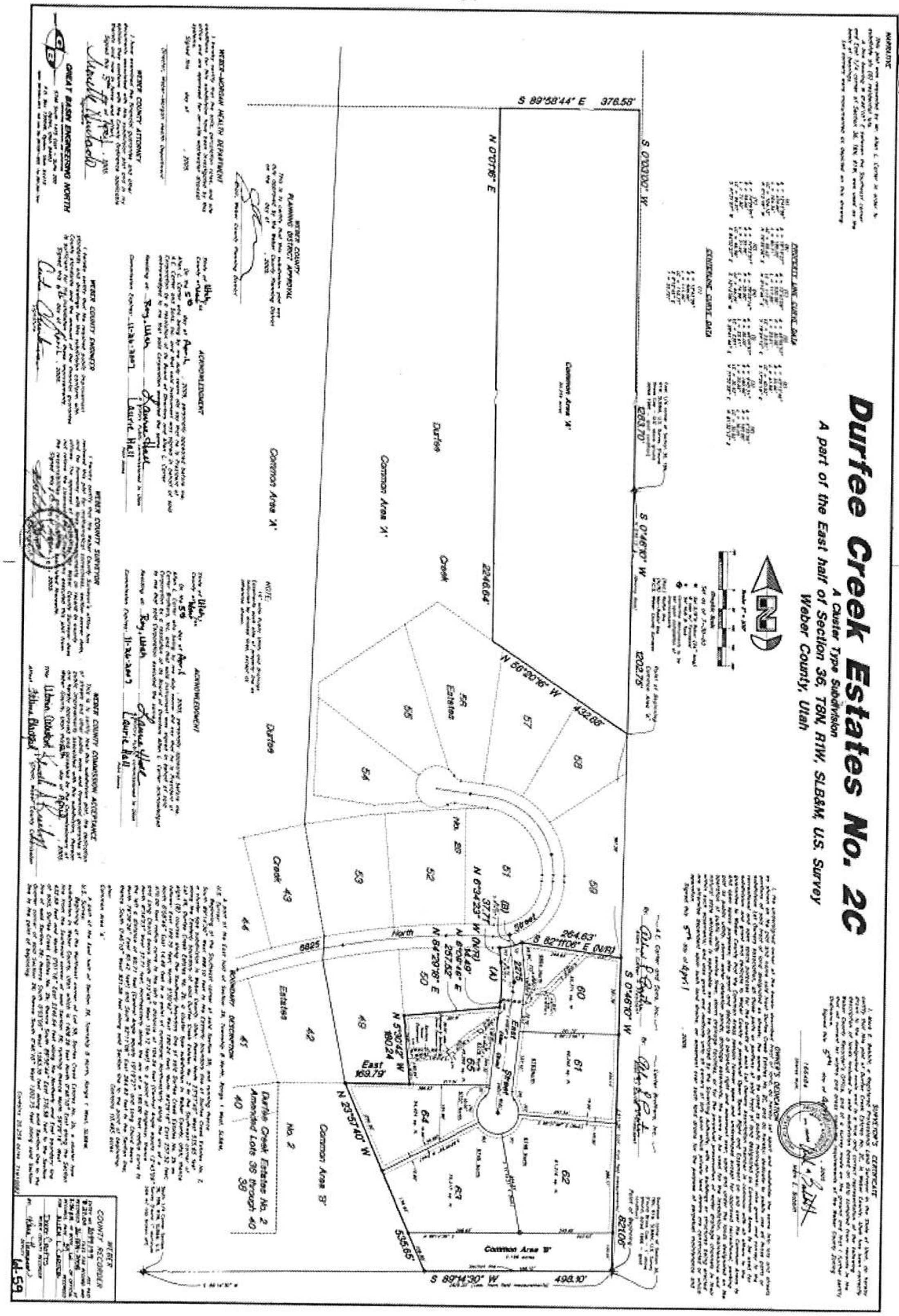
Area Map

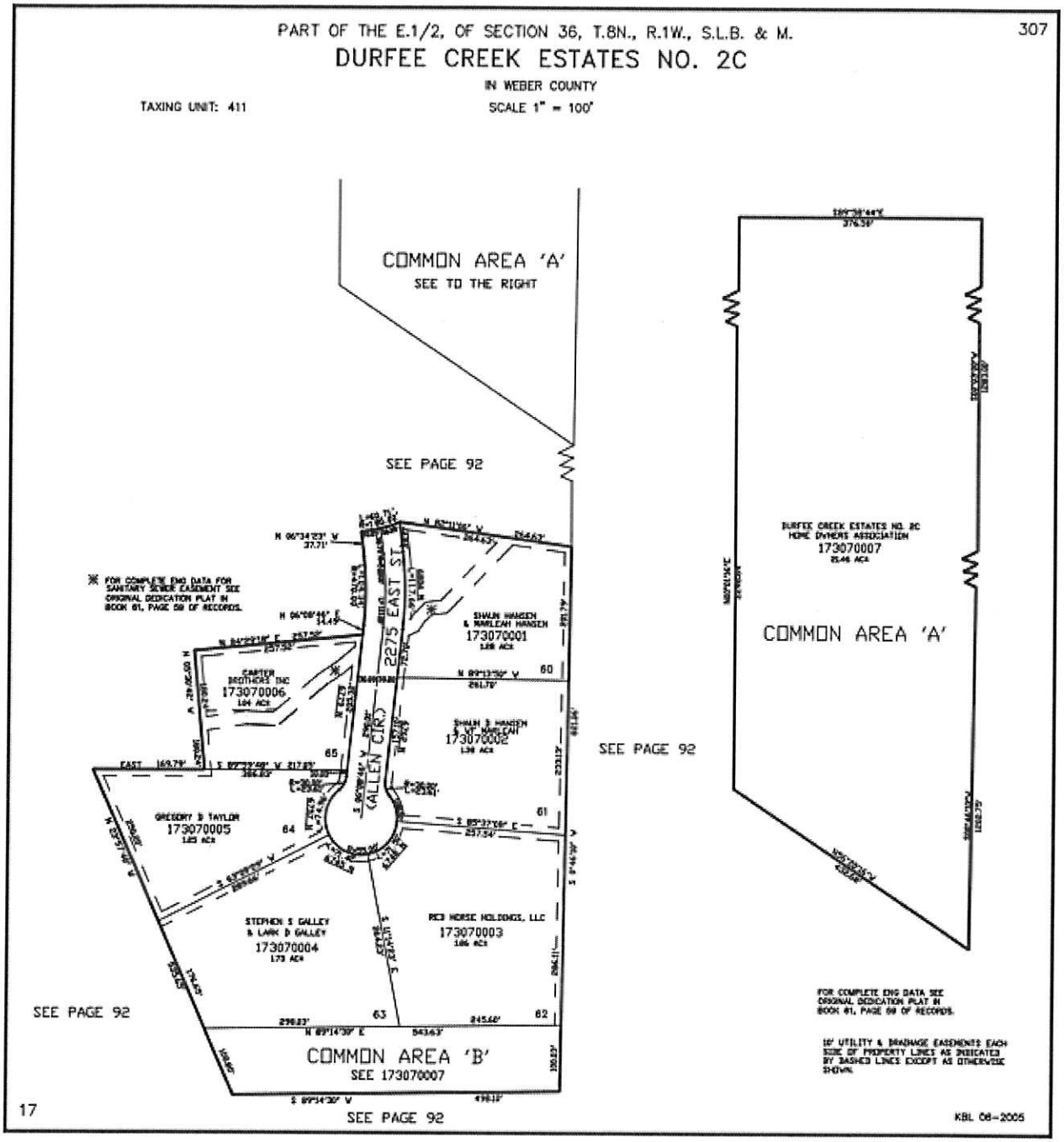
Exhibits

A. Proposed Durfee Creek Estates No 2C 1st Amendment Plat
B. Original Durfee Creek Estates No 2C
C. Current Recorders Plat
D. Geologic Report



DURFEE CREEK ESTATES NO. 2C 1ST AMENDMENT
LOT COMBINATION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 6N, RANGE 1W, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JULY 2016
LOT 6A
BOUNDARY DESCRIPTION
SURVEYORS CERTIFICATE
OWNERS DEDICATION
ACKNOWLEDGEMENT
LEGEND
NARRATIVE
WEBER COUNTY SURVEYOR
WEBER COUNTY ATTORNEY
WEBER COUNTY ENGINEER
WEBER COUNTY COMMISSION ACCEPTANCE
WEBER COUNTY PLANNING COMMISSION APPROVAL
COUNTY RECORDER
S1
1
GARDNER ENGINEERING


Durfee Creek Estates No. 2C
A Cluster Type Subdivision
A part of the East half of Section 36, T6N, R1W, SLB&M, U.S. Survey
Weber County, Utah
Common Area 'A'
Common Area 'B'


PART OF THE E.1/2, OF SECTION 36, T.8N., R.1W., S.L.B. & M.
307
DURFEE CREEK ESTATES NO. 2C
IN WEBER COUNTY
TAXING UNIT: 411
SCALE 1" = 100'
COMMON AREA 'A'
SEE TO THE RIGHT
SEE PAGE 92
2275 EAST ST
ALLEN CIR
SHAUN HANSEN & NAMLEAH HANSEN
173070001
CARTER BROTHERS INC
173070006
SHAUN & NAMLEAH HANSEN
173070002
GREGORY D TAYLOR
173070005
STEPHEN S GALLEY & LARK D GALLEY
173070004
RED HORSE HOLDINGS, LLC
173070003
COMMON AREA 'B'
SEE 173070007
SEE PAGE 92
SEE PAGE 92
SEE PAGE 92
DURFEE CREEK ESTATES NO. 2C HOME OWNERS ASSOCIATION
173070007
COMMON AREA 'A'
FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 61, PAGE 59 OF RECORDS.
10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.
17
KBL 08-2005

AGEC
Applied GeoTech

May 23, 2016
Revised June 7, 2016

Shaun Hansen
1413 North 50 West
Centerville, Utah 84014

EMAIL: sdhphd@gmail.com

Subject: Geologic Hazard Evaluation
Proposed Residence
6804 and 6762 North 2275 East
Liberty, Utah
Project No. 1160381

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to perform a geologic hazard evaluation for the proposed residence to be constructed at 6804 and 6762 North 2275 East in Liberty, Utah.

1.0 PURPOSE AND SCOPE OF INVESTIGATION

This study was performed to identify potential geologic hazards that may affect the proposed residence to be constructed on the two lots. The study includes a review of aerial photographs, geologic literature and Lidar data for the area and site reconnaissance. The study was performed in general accordance with our authorization for services dated May 16, 2016 with additional work requested for the 6762 North 2275 East lot.

2.0 SITE CONDITIONS

At the time of our field study, the property consisted of two undeveloped residential lots. There is a drainage that extends in a general southwest/northeast direction through the north side of the north lot. There was no water in the drainage at the time of the site visit. The ground surface slopes gently down toward the west and northwest south of the drainage and down to the south and southeast north of the drainage.

Vegetation at the site consists of grass, shrubs and trees.

There is a house north of the lot and south of the south lot. There are roads to northwest of the north lot and west of both lots. There is a house and vacant land west of the west road and vacant land north of the north road.

There is no evidence of landslide deposits at or near the properties. The soil appears to consist of clayey sand and gravel. No bedrock outcrops were observed on or near the property.

3.0 PROPOSED CONSTRUCTION

We understand that a single-family residential house is planned to be constructed on the south portion of the combined properties. We anticipate the residence will be a one to two-story, wood-frame structure with potential for a walk-out basement.

4.0 GEOLOGIC SETTING

Aerial photographs used in the geologic review were downloaded from the Utah Geological Survey website. Photograph Nos. WF2-030 and 031 with a date of 1970 and reported scale of 1 to 12,000 were used in our evaluation. The Lidar data was obtained from the Utah Geological Survey. Geologic maps reviewed for the study are Crittenden and Sorensen (1985), Coogan and King (2000), Elliott and Harty (2010) and the Utah Fault and Fold database available at the Utah Geological Survey website.

The geology map for the area by C rittenden and Sorensen (1985) is presented on Figure 1. The site is underlain by the Tertiary-age Norwood Tuff. The Coogan and King (2000) map shows similar geologic conditions as those of the Crittenden and Sorensen (1984). The Elliott and Harty (2010) landslide map shows the property to be located on the west side of an area mapped to have potential landslide deposits.

5.0 GEOLOGIC HAZARDS

Geologic hazards considered for this study are surface-fault-rupture, seismicity, landslide, liquefaction, debris flow, rockfall and snow avalanche.

5.1 SURFACE-FAULT-RUPTURE AND SEISMICITY

There are no active faults mapped to extend near or through the site. The closest fault considered active based on the Utah Fold and Fault database is the Wasatch fault located approximately 4 miles to the southwest. Surface-fault-rupture is not considered a hazard at the site.

The property is located in the Intermountain seismic zone, which consists of an area of relatively high historical seismic activity. The largest seismic ground shaking is expected to originate from the Wasatch fault zone. The Wasatch fault zone is considered capable of producing earthquakes on the order of 7 to 7.5 magnitude and can result in significant seismic ground shaking at this property. Mapping by the U.S.

Geological Survey indicates that a peak ground acceleration of 0.33g would have a 2 percent probability of being exceeded in a 50-year time period (IBC, 2012).

5.2 LANDSLIDE

Landslide deposits have been mapped for the area by Elliott and Harty (2010). However, based on a review of aerial photographs and Lidar data and a site reconnaissance, landslide is not considered a hazard at the site. No geomorphic features consistent with landslides were found for the site based on review of aerial photographs and Lidar data. The ground surface in this area is sufficiently flat such that in our professional opinion, landslide is not a hazard at the site.

5.3 LIQUEFACTION

The subsurface soil at the site is expected to consist of clayey sand and gravel overlying bedrock. It is our professional opinion that liquefaction is not a hazard at the site.

5.4 DEBRIS FLOW

There are no drainages of sufficient gradient that they would produce debris-flow deposits. Thus, debris flow is not considered a hazard at this site.

5.5 ROCKFALL

There are no sources of rock and no slopes of sufficient gradient to result in rockfall events on these properties.

5.6 SNOW AVALANCHE

The site is not located in a known avalanche hazard zone. There are no potential sources for snow avalanche near the site.

6.0 CONCLUSION

The site is suitable from a geologic-hazard perspective if the proposed residence is constructed in the south portion of the combined properties. Seismic ground shaking is the primary geologic hazard to consider in development of the site. This hazard is mitigated through structural design of the building to lower the risk to human life and damage to property to an acceptable level as set forth in the International Building Code. There is no evidence that landslide, surface-fault-rupture, liquefaction, debris flow, rockfall and avalanche will affect the proposed residence.

7.0 LIMITATIONS

This report has been prepared in accordance with generally accepted geologic engineering practices in the area for the use of the client. The findings and conclusions included in this report are based on conditions observed at the time of our site visit, review of geologic literature, aerial photographs, Lidar data and our experience in the area. Variations in the geologic conditions may not become evident until additional exploration or excavation is conducted. If geologic conditions are found to be significantly different from those described above, we should be notified to reevaluate the recommendations given.

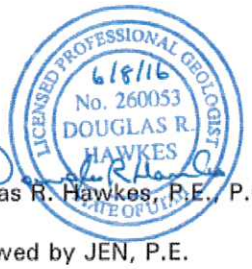
8.0 PREPARER QUALIFICATIONS

The geologist/engineer who prepared this report is a licensed geologist and engineer in the Utah and meets the minimum requirements of the Weber County geologic-hazards ordinance for performing this study.

If you have questions or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Douglas R. Hawkes, P.E., P.G.

Reviewed by JEN, P.E.
DRH/rs
Enclosures

References:

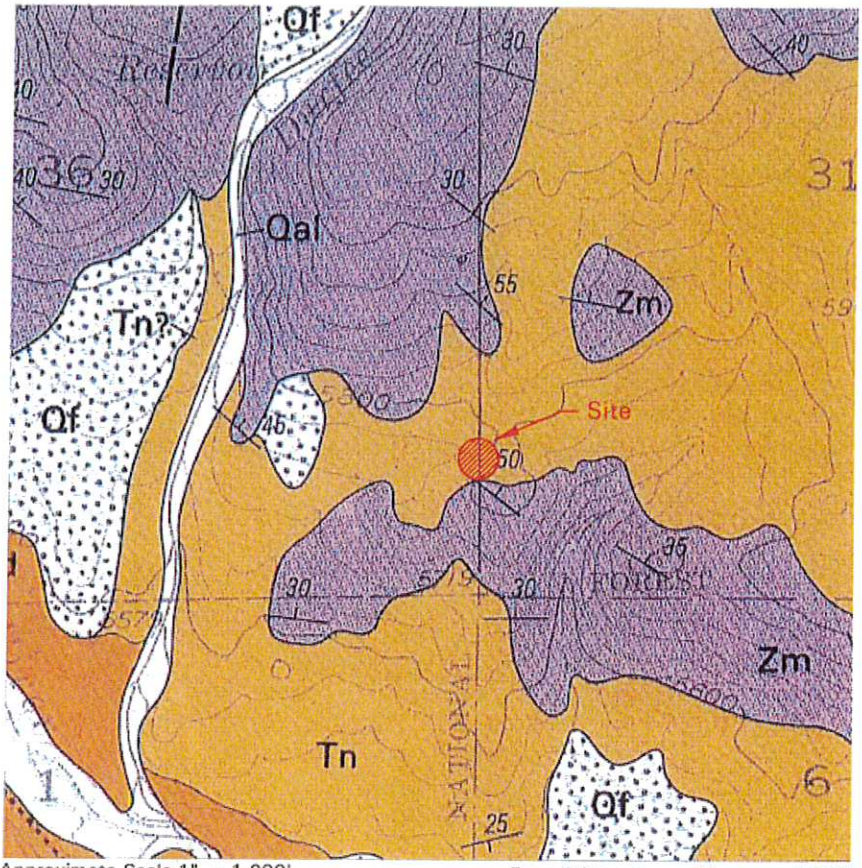
Coogan, J.C. and King, J.K.,2000; Progress report geologic map of the Ogden 30' X 60' quadrangle, Utah and Wyoming, Utah Geological Survey Open-file Map 380.

Crittenden, M.D.,Jr. and Sorensen, M.L., 1985; Geologic map of the Mantua quadrangle and part of the Willard quadrangle, Box Elder, Weber and Cache Counties, Utah, US Geological Survey Map I-1605.

Elliott, A.H. and Harty, K.M., 2010; Landslide maps of Utah, Ogden 30' X 60' quadrangle, Utah Geological Survey Map 246DM, Plate 6.

International Building Code, 2012; International Code Council, Inc. Falls Church, Virginia.

Utah Geological Survey, 2016; Utah fault and fold database accessed on March 18, 2016 at geology.utah.gov/resources/data-databases/qfaults/.



Approximate Scale 1" = 1,000'

From Crittenden and Sorensen (1985)

N

EXPLANATION OF SYMBOLS AND GEOLOGIC UNITS IN AREA OF PROPOSED DEVELOPMENT

Qal	-	Alluvial deposits (Holocene) sand, silt and gravel.
Qf	-	Alluvial-fan deposits (Holocene) sand, silt and gravel.
Tn	-	Norwood Tuff (Tertiary) tuff, tuffaceous silt and sandy tuff.
Zm	-	Mutual Formation (Upper Proterozoic) quartzite.
———		Geologic contact between units, dashed where approximate.

PROPOSED RESIDENCE
6804 NORTH 2275 EAST
LIBERTY, UTAH

1160381	AGEC	Geologic Map	Figure 1