



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

March 28, 2018
4:00-5:00 p.m.

1. Consideration and action on a request for approval of Opheikens Subdivision, consisting of one lot located at approximately 718 N 4700 W, Ogden.
2. Consideration and action for final plat approval of Summit Eden Phase 1C Amendment 6 located at approximately 8465 E Copper Crests, Eden.
3. Consideration and action on a request for approval of Wadman Subdivision, a one lot subdivision.
4. Request for approval of a 25 foot right of way easement as an alternative access to John Porter Subdivision, a one lot subdivision located at approximately 4794 E 2925 N, Eden.
5. Request for final approval of John Porter subdivision, a one lot subdivision located at approximately 4794 E 2925 N, Eden.
6. *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 a request for approval of Opheikens Subdivision, consisting of one lot.
Type of Decision: Administrative
Agenda Date: Wednesday, March 28, 2018
Applicant: Brian Opheikens
File Number: LVO 012318

Property Information

Approximate Address: 718 N 4700 W, Ogden
Project Area: 6 acres
Zoning: Agricultural (A-2) Zone
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 15-027-0107
Township, Range, Section: T6N, R2W, Section 8

Adjacent Land Use

North: Agriculture
East: Agriculture
South: Agriculture
West: Agricultural

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766
Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 7, Agricultural (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting final approval of Opheikens Subdivision, consisting of one lot, for which no road dedication will be made due to the lot having frontage along a state highway. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by 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 lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the Agricultural (A-2) Zone. Single-family dwellings are a permitted use in the A-2 Zone.

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 square feet for a single family dwelling and a minimum lot width of 150'. Lot 1 maintains adequate lot area at 6 acres and has approximately 315' of frontage along 4700 West.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1, and the A-2 zone standards in LUC §104-7. The proposed subdivision will not create any new public streets. The proposal meets the criteria for "Small Subdivisions", as defined in LUC §101-7, and can be administratively approved per LUC §106-1-5(b)(1).

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 Water Improvement District. The sanitary sewage disposal will be an individual waste water treatment system.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: The applicant has provided an access permit from the Utah State Department of Transportation in order to access the lot off of 4700 W. Any requirement for curb, gutter, and sidewalk will be enforced by UDOT, as stated in LUC §106-4-2(e) and (f).

Tax Clearance: There are no outstanding tax payments related to this parcel. The 2018 property taxes are not considered due at this time but will become due in full on November 30, 2018.

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 Opheikens Subdivision, a one lot subdivision located at approximately 718 N 4700 W. This recommendation is subject to all review agency requirements and based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final approval of Opheikens 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: Wednesday, March 28, 2018

Rick Grover
Weber County Planning Director

Exhibits

- A. Final subdivision plat
- B. Feasibility letters
- C. UDOT access permit

Area Map 1



3
9

3
9

Opheikens Subdivision

A part of the Southeast 1/4 of Section 8, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
March 2018

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 5242920 in accordance with Title 56, Chapter 25 of the Professional Engineers and Professional Land Surveyors Licensing Act. I have verified that I have completed a survey of the property described herein in accordance with Sections 17-21-17 and that I have verified said measurements from the plat of Opheikens Subdivision in Weber County, Utah and that I have been duly sworn to the jurisdiction of this state and to the accuracy and correctness of the following description of same included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Amendments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2018.

Andy Hubbard

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah.
Beginning of a plat located 1738.25 feet North 89°23'57" West along the Quarter Section line and 70.00 feet South 0°00'00" West from the East Quarter of said Section 8, and thence South 0°00'00" West 115.00 feet; thence North 89°23'57" West 829.73 feet to the East right of way line of 4700 West Street (20-164) thence North 0°00'00" East 115.00 feet along said East line; thence South 89°23'57" East 829.73 feet to the point of beginning.
Contains 6.000 acres.

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and dedicate, to the public, the same as shown on this plat, and Grant and dedicate a perpetual right and easement over, upon and under the above designated tract as public utility, storm water drainage, sanitary sewerage, water and other public utility easements, to the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, sewerage conduits or for the potential construction of water changing or water treatment facilities to be approved as may be authorized by the governing authority, with all buildings or structures being erected within each easement, and more said tract Opheikens Subdivision.
Signed this _____ day of _____, 2018.

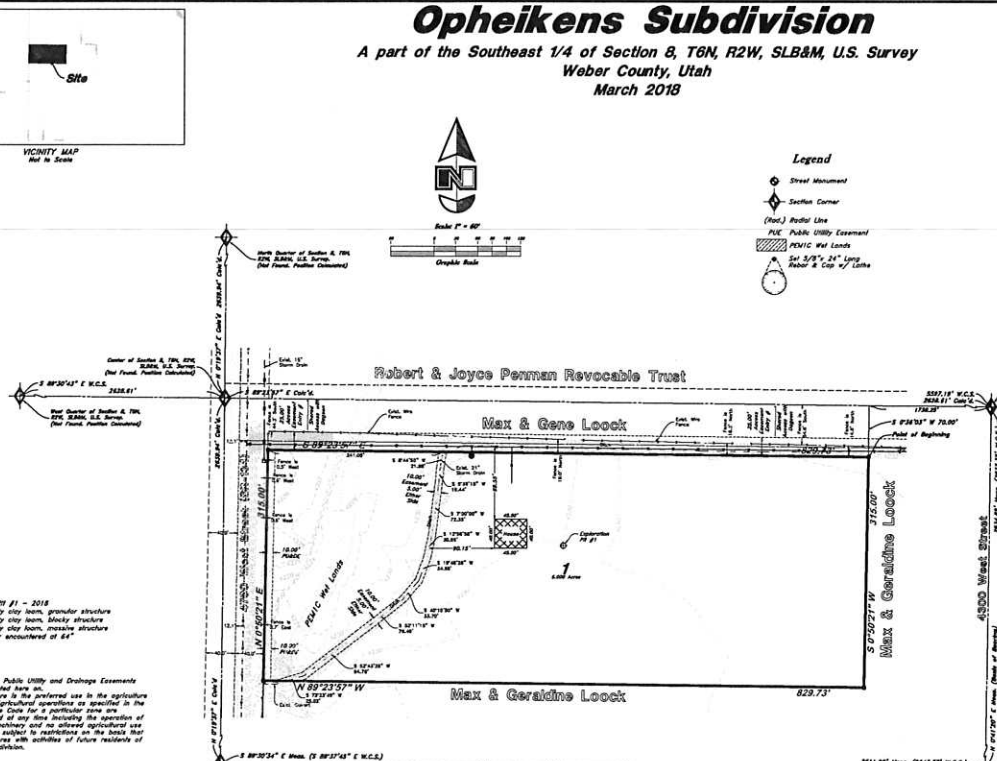
Brian Opheikens Stephanie Opheikens

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Brian Opheikens.
Notary Public in and for the State of Utah.
My Commission Expires: _____
Notary Name: _____

NARRATIVE

This Subdivision was requested by Mr. Brian Opheikens for the purpose of subdividing the existing ground to better accommodate future plans for the property. A Robert was found of the Southeast Corner and brass Cap monuments were found of the East Quarter and South Quarter corner of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Platbooks for the Center of Section 8 were obtained from county records. The Northwest Quarter of the Southeast Quarter of said Section 8 was subdivided from these monuments. Section Corners not found were calculated from platting Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. A Record of Survey for Robert Penman Dated April 23, 2008 and filed November 24, 2008, one of Record of Survey for Andrew Penman Dated August 15, 1988 and filed August 04, 1988 were used as reference for this plat. A line bearing North 0°00'00" East 115.00 feet from the Southeast Corner and East Quarter corner of Section 8 was used as the basis of bearings. Property corners were monumented as depicted on this drawing.



Notes:
1. 10' wide Public Utility and Drainage Easements are depicted here on.
2. Agriculture is the intended use in the subdivision zone. Agricultural operations as specified in the Land Use Code are permitted here on.
3. Approval to the intended use in the subdivision zone, including the operation of farm machinery and no related agricultural use, shall be subject to restrictions on the basis that it conforming with activities of future residents of this subdivision.

FLOOD ZONE CERTIFICATE
This property lies within Zone 2 (not shown) according to Flood Insurance Rate Map of Weber County 425707188E dated December 16, 2005 and City of Ogden - Community Flood Number 425707188E dated December 16, 2005. Zone 2 (not shown) is defined as "Area determined to be outside the 1% annual chance floodway."

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was approved by the Weber County Planning Commission.
Signed this _____ day of _____, 2018.
Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the location of streets and other public ways and electrical easements of public improvements associated with this subdivision, were approved and accepted by the commissioners of Weber County, Utah.
Signed this _____ day of _____, 2018.
Chairman, Weber County Commission

WEBER COUNTY SURVEYOR
I hereby certify that the Weber County Surveyor's office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2018.
Weber County Surveyor

WEBER COUNTY ATTORNEY
I have examined the theoretical guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and are in force and effect.
Signed this _____ day of _____, 2018.
Weber County Attorney

WEBER-MORGAN HEALTH DEPARTMENT
I hereby certify that the plat, subdivision lines, and site conditions for this subdivision have been reviewed by this office and are approved for on-site wastewater disposal systems.
Signed this _____ day of _____, 2018.
Weber-Morgan Health Department

WEBER COUNTY RECORDER
I have examined this plat and certify that the same conforms to the requirements of the Utah Uniform Recordation Act.
Signed this _____ day of _____, 2018.
Weber County Recorder

ENGINEER
Crest Bank Engineering Inc.
3744 South 1475 East Suite 200
Ogden, Utah 84403
(801) 384-4315

DEVELOPER
Brian Opheikens
3744 South 1475 East Suite 200
Ogden, Utah 84403
brian.opheikens@credbank.com

GREAT BASIN U

PRELIMINARY

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

January 22, 2018

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 lot for Brian Opheikens at the approximate address of 718 North 4700 West in West Weber, Utah.

Requirements:

- *Water rights fee = \$4,363 (or current cost when paid)
- *Secondary water = 1/2 share of Hooper 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 07/22/18

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

November 7, 2017



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

RE: Brian Opheikens
Approx -718 N 4700 W
Parcel #15-027-0013
Soil log #14599

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor West Weber Water Improvement 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**

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.4 gal/sq. ft./day as required for the silty clay loam, massive structure soil horizon with a documented percolation rate of 53 minutes per inch.

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.

All subdivisions plats submitted for review are to show the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. 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,

Tiffany Stauffer, LEHS
Environmental Health Division
801-399-7160


TS/gk

GENERAL INFORMATION					
Issuance Date	Region	Project Name		OLP Application ID	
3/12/2018	Region 1	(17-081) Brian Opheikens Property		80253	
Physical Address	City	Permit Type		Access Use Type	
718 South 4700 West	WEST WEBER	New		Residential	
PERMITEE INFORMATION					
Property Owner Name	Primary Contact	Primary Phone		Email	
Geraldine Loock	Andy Hubbard	(801) 394-4515		andyh@greatbasineng.com	
LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION					
State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0134	5.4			32	5 - Reg. Priority Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

- The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. This conditional access permit does not allow construction or other activities within a state right-of-way; and an encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence.
- Licensee must do all work in accordance with UDOT approved plans.
- An inspector may be required at permittee's expense, with 48 hours notice. By accepting this permit, I agree to pay for inspection fees.
- Licensee is responsible for repairing and/or restoring any portion of the roadway damaged during construction.
- Licensee must restore shoulder of highway to its original or better condition. Including reseeding, replacing sidewalk, fencing, pipe, culverts or signs removed or damaged during construction and any other roadway features.
- The permit holder agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to pot holes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.
- Permit Holder will comply with all applicable environmental laws.
- Before Commencing work on the State highway, the contractor who is awarded the project must have a performance bond on file with UDOT, and obtain an

encroachment permit from the REGION Permits office.



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final plat approval of Summit Eden Phase 1C Amendment 6
Type of Decision: Administrative
Agenda Date: Wednesday, March 28, 2018
Applicant: 1st Avenue Capital, LLC
File Number: UVS022618

Property Information

Approximate Address: 8465 E Copper Crest, Eden
Project Area: 0.579 acres
Zoning: Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use: Ski Resort
Proposed Land Use: Resort Development
Parcel ID: 23-130-0009
Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

North: Ski Resort	South: Ski Resort
East: Ski Resort	West: Ski Resort

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
 801-399-8768

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Hillside Development Review Procedures and Standards
- Title 108, Natural Hazards Areas

Development History

- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G Administratively Approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 Administratively Approved on July 10, 2015

- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016
- An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit "Nest" development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit "Nest" development and a lodge.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J", was heard and received administrative approval by the Planning Director in a public meeting held on August 16, 2017.

Background and Summary

The Planning Division recommends final approval of Summit Eden Phase 1C Amendment 6, removing the designated building envelope from Lot 44R. The original Summit Eden Phase 1C consisted of 64 lots and 8 open space parcels (see Exhibit B for the recorded Summit Eden Phase 1C Subdivision plat). The building envelope is not required on the proposed Lot 143R because the lot will be required to go through the Hillside Review process prior to a building permit submittal. Removing the building envelope will allow the owner to have more area to place a single family dwelling on the lot.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the DRR-1 zone in LUC §104-29 and the approved Zoning Development Agreement Conceptual Layout to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential, two, three, four, multi-family, commercial, and mixed use structures. The proposed

amendment will not alter the lot lines of the existing Lot 44R. The following development standards will be reviewed upon submittal for land use approval for a residential building:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Maximum building height: 35 feet

Based on the proposed lot configuration, the proposed lot meets the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

A geotechnical and geologic hazard investigation will be required to be provided prior to issuing a land use permit for the future structure on Lot 143R. A condition of approval that lot will receive geologic clearance prior to the issuance of a land use permit and a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District based on a will serve letter that has been submitted for the original 154 units in the Summit at Powder Mountain development.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Additional design standards and requirements: Due to the slope of the lot, Lot 143R will be required to go through the Hillside Review process, as outlined in Title 108 Chapter 14, prior to building permit submittal.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 1, 2018.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Summit Eden Phase 1C Amendment 6, removing the designated building envelope from Lot 44R. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. Lot 143R will be required to go through the Hillside Review process, as outlined in Title 108 Chapter 14, and obtain a Hillside Review approval prior to building permit submittal.
2. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Summit Eden Phase 1C Amendment 6 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: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 6

Location Map 1



SUMMIT EDEN PHASE 1C, AMENDMENT 6 AMENDING LOT 44R

LOCATED IN THE NORTHEAST CORNER OF
SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2018

PLAT NOTES:

1. THIS PLAT AMENDS IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SURVEY EDEN PHASE 1C (ENTIRE SECTION 9), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. THIS PLAT LOCATES THE DESIGNATED BUILDING ENVELOPES FROM LOT 44, SURVEY EDEN PHASE 1C (NON LOT 44R), AND DEFAULTS TO CURRENT ZONING ORDINANCES.

OWNER'S DEDICATION:

1ST AVENUE CAPITAL LLC, AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND HAVE SAID TRACT, TO BE KNOWN AS SURVEY EDEN PHASE 1C AMENDMENT 6.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 20____.

1ST AVENUE CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT:

STATE OF UTAH _____, S.S.
COUNTY OF _____, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, THE _____ FOR 1ST AVENUE CAPITAL LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____

DECLARANT CONSENT

SPHG PHASE 1 LLC, AS THE MASTER DEVELOPER AND DECLARANT OF THE ORIGINAL SURVEY EDEN PHASE 1C SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY ON JANUARY 27, 2014 AS ENTERED WEBER COUNTY, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AMENDMENT, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES OF SAID SURVEY EDEN PHASE 1C SUBDIVISION.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 20____.

SPHG PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: SPHG INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: _____
NAME: _____
TITLE: AUTHORIZED SIGNATORY

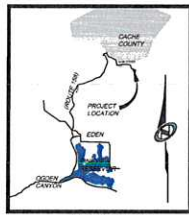
ACKNOWLEDGEMENT:

STATE OF UTAH _____, S.S.
COUNTY OF _____, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, THE AUTHORIZED SIGNATORY FOR SPHG INVESTMENTS LLC, THE SOLE MEMBER OF SPHG PHASE 1 LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

WITHIN CERTIFICATE NO. 027978, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 25, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-01-02 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCES AND (S&M-CODES), AND THAT THIS PLAT, SURVEY EDEN PHASE 1C, AMENDMENT 6, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LAND, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEYOR'S OWN SURVEYING. I FURTHER CERTIFY THAT THE REQUIREMENTS OF APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

WITHIN CERTIFICATE NO. 027978
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 027978

LEGAL DESCRIPTION

ALL OF LOT 44R OF THE SURVEY EDEN PHASE 1C SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF COPPER CREST, A 34 FOOT WIDE PRIVATE RIGHT OF WAY AND P&U, SAID POINT BEING SOUTH 88.51 FEET AND EAST 160.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, T.7N., R.2E., S.18.14N., CROSS-OF-BEARING IS 4° 10' 00" N ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.2E., S.18.14N. AND THE WEST WEBER COUNTY POLYMENT AT THE INTERSECTION OF THE HEREIN / CASH COUNTY LINE AND THE SECTION LINE, AND BEARING THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT TWO COURSES AND DISTANCES, (1) SOUTHWESTERLY 27.94 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47° 00' 00" HAVING A CHORD BEARING AND DISTANCE OF SOUTH 87° 00' 00" EAST 75.00 FEET; (2) THENCE S 87° 00' 00" E 171.00 FEET; THENCE S 87° 00' 00" E 180.00 FEET; THENCE N 87° 00' 00" W 18.00 FEET; THENCE N 87° 00' 00" W 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,229 S.F. OR 0.614 AC.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL LOT 44R OF SURVEY EDEN PHASE 1C, (NON 44R) AS LOT 44R) TO AMEND AND REZONE THE BUILDING ENVELOPE.

2. THE BEARING-OF-BEARING FOR THIS PLAT IS 4° 10' 00" N ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.2E., S.18.14N., AND A FOUND WEBER COUNTY POLYMENT AT THE INTERSECTION OF THE HEREIN/CASH COUNTY LINE AND SAID SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 0° 00' 00" AS SHOWN ON THE COUNTY LINE DECLARATION RECORDED PLAT BOOK 14, PAGE 64.)

3. THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SURVEY EDEN PHASE 1C, SUBDIVISION, THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CONTROL LINE MONUMENTS IN SURVEY P&U, COPPER CREST, AND SPRING PARK, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.



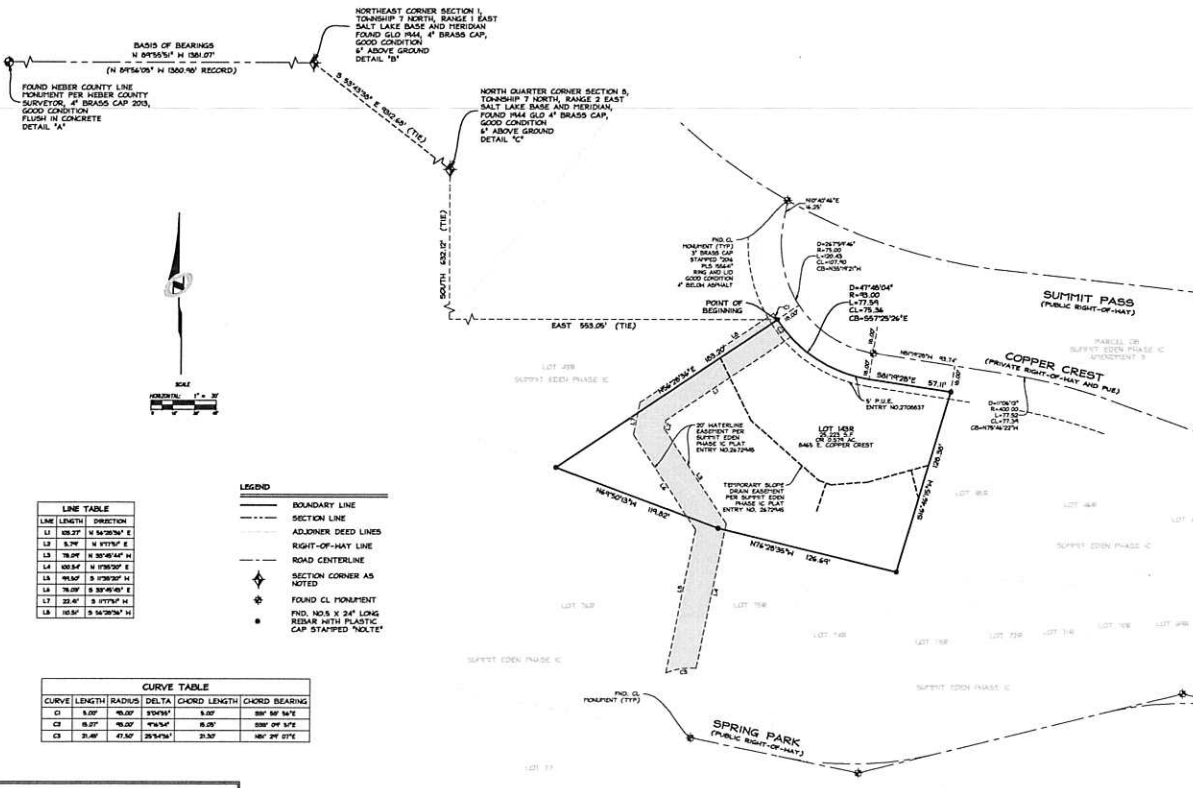
TALISMAN
107 SOUTH STATE STREET
SALT LAKE CITY
UTAH 84143

Sheet 1 of 2

<p>OWNER</p> <p>SPHG PHASE 1, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCES APPLICABLE THERETO AND AM IN FORCE AND EFFECT. SIGNED THIS _____ DAY OF _____, 20____.</p>	<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR FROM EXECUTING THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.</p>	<p>WEBER COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____.</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEES OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH, THIS _____ DAY OF _____, 20____.</p>	<p>RECORDED & FILED</p> <p>STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE RECORDERS OFFICE, DATE: _____, TIME: _____ BOOK: _____, PAGE: _____ FILE # _____ WEBER COUNTY RECORDERS</p>
	<p>SIGNATURE _____</p>	<p>COUNTY SURVEYOR _____</p>	<p>SIGNATURE _____</p>	<p>CHAIRMAN-WEBER COUNTY PLANNING COMMISSION _____</p>	<p>WEBER COUNTY COMMISSION _____ ATTENT: _____ TITLE: _____</p>	

SUMMIT EDEN PHASE 1C, AMENDMENT 6
AMENDING LOT 44R

LOCATED IN THE NORTHEAST CORNER OF
SECTION 5, TOWNSHIP 7 NORTH, RANGE 3 EAST,
SALT LAKE BASIN 4 MERIDIAN,
HEBER COUNTY, UTAH
PARCEL 208



LINE TABLE

LINE	LENGTH	DIRECTION
L1	88.27	N 84°28'34\" E
L2	8.79	N 87°15'47\" E
L3	78.20	N 80°17'44\" N
L4	100.84	N 1°05'20\" E
L5	19.60	S 1°05'20\" N
L6	16.09	S 87°46'40\" E
L7	22.47	S 1°17'57\" N
L8	10.87	S 84°28'34\" N

LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - ADJOINER DEED LINES
- - - RIGHT-OF-WAY LINE
- - - ROAD CENTERLINE
- ◆ SECTION CORNER AS NOTED
- ◆ FOUND CL MONUMENT
- PND, NO. 5 X 24\" LONG REBAR WITH PLASTIC CAP STAFFED 'NOLTE'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	8.00	46.00	9°50'31\"	8.00	89° 50' 31\" E
C2	8.00	46.00	9°54'34\"	8.00	89° 54' 34\" E
C3	21.40	47.50	25°54'34\"	21.30	160° 25' 54\" E

SMHG PHASE I, LLC,
3632 N. WOLF CREEK DR.,
EDEN, UT, 84310

Sheet 2 of 2

STATE OF UTAH, COUNTY OF HEBER,
RECORDED AND FILED AT THE
OFFICE OF THE
CLERK OF COURTS,
HEBER COUNTY, UTAH
RECORDED &
FILED
ENTRY NO. _____
DATE _____ TIME _____
BOOK _____ PAGE _____
FEE \$ _____
HEBER COUNTY RECORDER



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final plat approval of Wadman Subdivision.
Agenda Date: Wednesday, March 28, 2018
Applicant: Ryan Wadman, owner
File Number: UVW 121518

Property Information

Approximate Address: 6089 North 2250 East, Liberty, Utah
Project Area: 3 Acres
Zoning: Agricultural Valley 3 (AV-3)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 16-003-0036
Township, Range, Section: T7N, R1W, Section 1

Adjacent Land Use

North:	Residential	South:	Forest
East:	Residential	West:	Forest

Staff Information

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

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 6 (Agricultural Valley Zone AV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting approval of a one lot subdivision that will create a legal residential lot where the owner plans to build a home. The lot will gain access directly from 2250 East Street in Liberty. The parent parcel amounts to 14.6 acres that is currently used for grazing and contains four barns used for agricultural type storage.

As part of the approval process, the proposal has been reviewed against the current Uniform Land Use Code of Weber County, Utah (LUC), and the standards of the AV-3 zone found in LUC §104-6. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity with the 2016 Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

"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."

Lot Area, Frontage Width and Yard Regulations: The Wadman property that is currently 14.6 acres will be reduced to 11.6 acres. This subdivision will create a "Remainder Parcel Not Approved for Development" of which, the remainder parcel boundary and area must be shown on the Wadman Subdivision Phase 1 plat. Lot 1 of Wadman Subdivision Phase 1 is in compliance with the minimum requirements for the AV-3 Zone by meeting the minimum 3 acres in area and the minimum 150 feet in width requirements.

The Site Development Standards for the AV-3 zone are as follows:

Minimum Area: 3 acres

Minimum Lot width: 150 feet

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Natural Hazards: A Geologic Reconnaissance has been prepared by Simon Associates LLC Dated February 2, 2018, with the Project Number 18-283. Page 6 of the report states that "The property is suitable for the proposed residential development, and that susceptibility of the property to be impacted by landslides, debris flows, rock falls, and surface-fault-rupture is considered low." Page 7 of the geologic reconnaissance, under recommendation number 1, recommends the following: "A soil and foundation investigation be performed by a qualified geotechnical engineering firm prior to design and construction of structures on the property." It is for this reason that a note will be placed on the plat stating that a geotechnical investigation is recommended prior to construction and that the approval of this proposal is conditioned upon a Natural Hazard Disclosure being recorded with the final Mylar.

Flood Zone: This parcel is within a flood zone D where no flood hazard analysis has been conducted and zone X within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary and Secondary Water: Cole Canyon Water Company has provided a will-serve letter stating availability for the applicant to connect to the mainline.

Sanitary System: Weber-Morgan Health Department has provided a feasibility letter showing percolation rates are suitable for this proposal. Prior to signing the Mylar, the Health Department requires that the test pit location is shown on the plat.

Review Agencies: The Weber County Fire District has conditionally approved this proposal with a requirement that the applicant submits a written response to a series of questions. Weber County Planning, Surveying, and Engineering have submitted reviews that will need to be addressed prior to recording the final subdivision plat.

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 plat approval of Wadman Subdivision Phase 1, consisting of 1 lot. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The location of the perc test must be shown on the final plat.
2. The remaining parcel boundary and area, using recorded or measured information, will be shown on the subdivision plat with the note stating: "Remaining Agricultural Parcel, Not Approved for Development."
3. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

4. A note will be placed on the plat stating that a geotechnical investigation is recommended prior to construction and that the approval of this proposal is conditioned upon a Natural Hazard Disclosure being recorded with the final Mylar.

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.

Administrative Approval

Administrative final approval of Wadman Subdivision Phase 1, consisting of 1 lot, 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: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Wadman Subdivision Plat
- B. Current Recorders Plat
- C. Health Department Feasibility Letter
- D. Culinary and Secondary Water Letter

Area Map



S.E. 1/4
SECTION 1, T.7N., R.1W., S.L.B. & M.

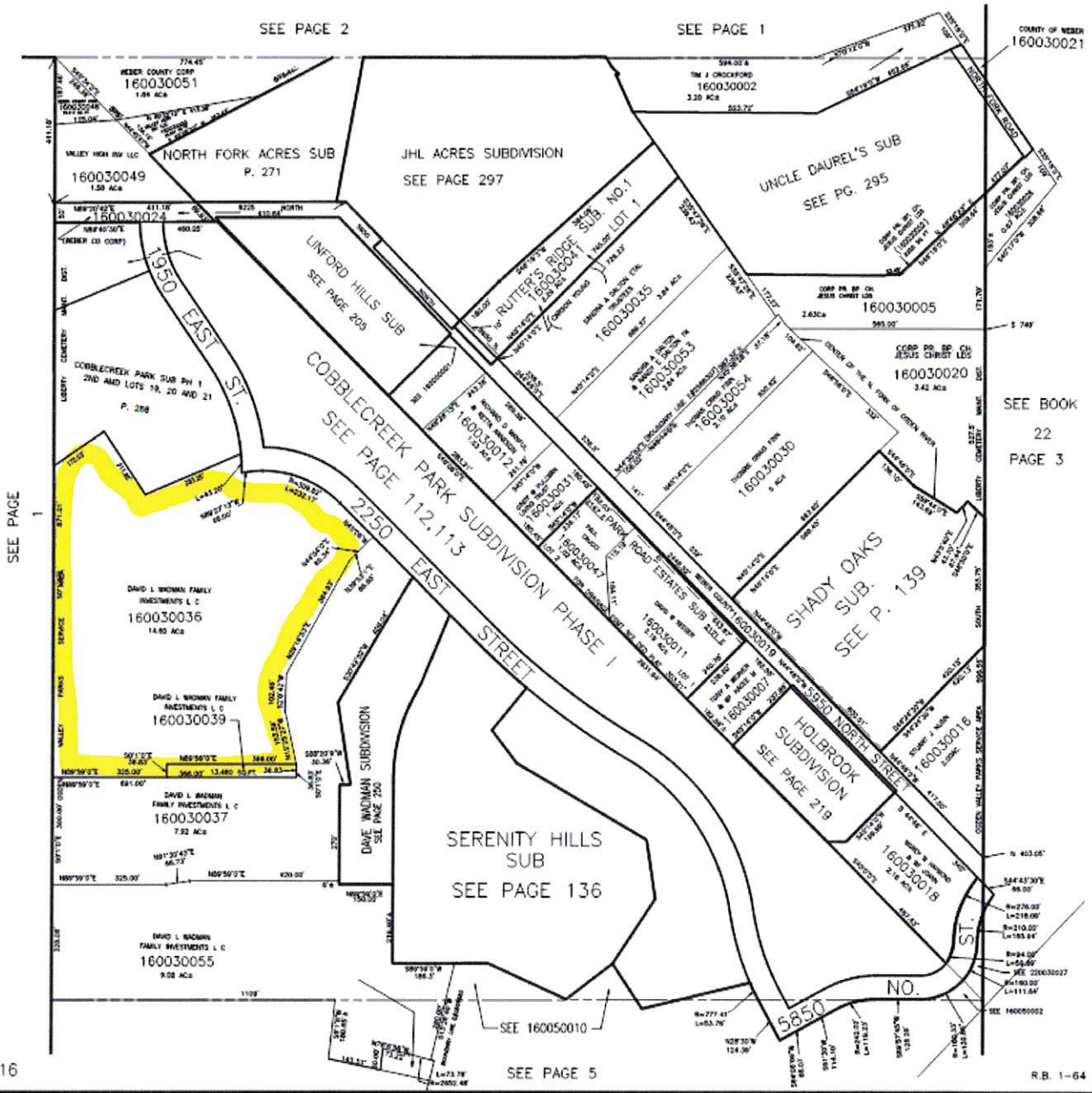
IN WEBER COUNTY
SCALE 1" = 200'

TAXING UNIT: 36

SEE PAGE 2

SEE PAGE 1

COUNTY OF WEBER
160030021



SEE PAGE 1

SEE BOOK
22
PAGE 3

SEE PAGE 5

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

November 17, 2017



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

RE: Ryan Wadman
Just North of 6065 N 2250 E, Liberty
Parcel #16-003-0037
Soil log #14607

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on November 15, 2017. 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, 424861E 4580054N)
0-21" Loam, granular structure, 15% gravel
21-43" Gravelly sandy loam, massive structure, 65% gravel
43-120" Gravelly coarse sandy loam, massive structure, 60% gravel & 20% cobble

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 Cobble Creek Water Improvement 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.

Anticipated ground water tables not to exceed 45 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 0.45 gal/sq. ft. /day as required for the sandy loam, massive 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.

All subdivision plats submitted for review are to show the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. 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,

Craig Jorgensen, LEHS
Environmental Health Division
801-399-7160

CJ/gk

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

COLE CANYON WATER COMPANY

2503 EAST SHAW LANE LIBERTY, UT 84310

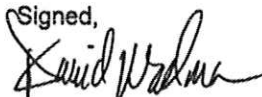
February 2, 2018

Ryan Wadman
230 West 1975 North, #55
Harrisville, UT 84414

RE: Ryan Wadman - Water Service

Cole Canyon Water Company will serve your proposed lot with a culinary and secondary connection.

Signed,



David Wadman
Cole Canyon Water Company



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final subdivision approval of the John Porter Subdivision and an alternative access request to use a private right-of-way as the primary access for the John Porter Subdivision.

Agenda Date: Wednesday, March 28, 2018

Applicant: John Porter

File Number: UVJ100417 and AAE 2017-09

Property Information

Approximate Address: 4794 E 2925 N, Eden, UT, 84310

Project Area: 3.25 Acres

Zoning: Agricultural Valley Zone (AV-3)

Existing Land Use: Vacant

Proposed Land Use: Vacant/Residential

Parcel ID: 22-021-0042

Township, Range, Section: T7N, R1E, Section 27 SE

Adjacent Land Use

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

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
 801-399-8794

Report Reviewer: RK

Applicable Land Use Codes

- Title 101 General Provisions, Section 7, Definitions
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 104 (Zones) Chapter 6 (Agricultural Valley AV-3 Zone)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 Flag lot access strip, private right-of-way, and access easement standards
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 Access to a lot/parcel using a private right-of-way or access easement

Background

The Planning Division recommends approval of John Porter Subdivision, a one lot subdivision consisting of 3.25 acres and including the concurrent consideration and action of the John Porter Subdivision access via a private right of way request for Lot 1. The proposed subdivision is located at approximately 4794 E 2925 N, Eden, UT and is in the AV-3 zone. Access to the subdivision will be gained off of 2925 North, through a 25' private right of way that crosses the entire southern portion of the subdivision. The private right of way will provide access and frontage for the subdivision. The proposal meets the criteria for consideration of access by a private right of way, and the lot has adequate width, area, and setbacks, as required in the Uniform Land Use Code of Weber County (LUC). The requests for an alternative access and the preliminary subdivision process have been thoroughly vetted and have received comments and/or approvals from all the applicable review agencies.

Analysis

General Plan: The proposed subdivision adheres to the general plan by utilizing "subdivision tools that provide design and regulations that decrease the required subdivision infrastructure, such as a decreased right-of-way or road cross section, in exchange for meaningful voluntary reductions of development units. Such decreased infrastructure should be privately owned". (See page 15 in the 2016 Ogden Valley General Plan)

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. The purpose of the agricultural zone in the LUC § 104-6-1 is:

Staff Recommendation

Staff recommends final approval of the John Porter Subdivision, a one lot subdivision including the concurrent consideration and action of the John Porter Subdivision access via a private right of way. This recommendation for approval is subject to all review agency requirements as well as the following conditions:

1. The test pit for the John Porter subdivision as well as all soil test requirements set forth by the Weber Morgan Health Department must be shown on the final plat.
2. All required agreements will be recorded with the final Mylar to ensure that 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 the subdivision.

This recommendation is based on the following findings:

1. Based on substantial evidence, it has been found that it is unfeasible or impractical to extend a street to serve such lot/parcel at this time, based on topographic, and property boundary conditions which limits typical access requirements in a unique way.
2. The proposed subdivision conforms to the 2016 Ogden Valley General Plan.
3. With the recommended conditions, the proposed subdivision complies the applicable County ordinances.

Administrative Approval

Administrative final approval of the John Porter Subdivision, a one lot subdivision including the concurrent consideration and action of the John Porter Subdivision access via 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: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Map of Location and Current Parcel Arrangement
- B. Application
- C. Proposed Revision of Parcel Boundaries and Location of Alternative Access
- D. Feasibility Letter

Exhibit A-Location map and Current Parcel Arrangement

Exhibit B - Subdivision Application

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name John Porter Subdivision		Number of Lots 1	
Approximate Address 4794 E 2925 N eden		Land Serial Number(s) 220210042	
Current Zoning AV-3	Total Acreage 3.25		
Culinary Water Provider Well	Secondary Water Provider Wolf Creek	Wastewater Treatment Septic	
Property Owner Contact Information			
Name of Property Owner(s) M^cKay Dev Perry LLC		Mailing Address of Property Owner(s) 4102 S. 1900 W. Roy, Utah 84067	
Phone 801-710-4501	Fax		
Email Address john@focusservices.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) John Porter		Mailing Address of Authorized Person 3423 S. Hwy 66 Morgan UT 84050	
Phone 801-710-4501	Fax		
Email Address john@focusservices.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Jason Felt - Great Basin Eng.		Mailing Address of Surveyor/Engineer 5746 S. 1475 E. Ogden, UT 84403	
Phone 801-394-4515	Fax		
Email Address jasonf@greatbasineng.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			

I, John Porter, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

[Signature]
(Property Owner)

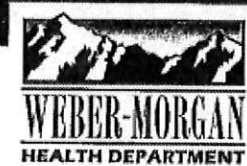
(Property Owner)



Subscribed and sworn to me this 03 day of October, 2017

[Signature]

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



July 13, 2017

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

RE: Brack Thompson Property, 1 Lot
4805 E. 2925 N., Eden
Parcel #22-021-0042

Gentlemen:

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

Culinary water will be provided by the Wolf Creek Water District, an extension of an existing approved community water system. **A letter from the water supplier is required.**

Soil characteristics, percolation rates of 30 MPI, and anticipated ground water tables not to exceed 48 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.

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.

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 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,

Craig Jorgensen, LEHS
Wastewater Program Office

CJ/gk