



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final plat approval of Hidden Spring Ridge Subdivision, a one lot subdivision consisting of approximately 5.57 acres.

Type of Decision: Administrative

Agenda Date: TBD

Applicant: Donald & Renee Bingham

File Number: UVH051418

Property Information

Approximate Address: 4437 N 2900 E, Liberty, UT, 84310

Project Area: 5.57 Acres

Zoning: FV-3 Zone

Existing Land Use: Vacant Residential

Proposed Land Use: Residential

Parcel ID: 22-008-0076

Township, Range, Section: Township 7 North, Range 1 East, Section 18

Adjacent Land Use

North: Residential

East: 2900 East

South: Agricultural

West: Agricultural

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 108, Natural Hazard Areas, Chapter 22

Development History

- 5/21/2018: Submitted application for Hidden Spring Ridge Subdivision

Background and Summary

The Planning Division recommends final approval of the Hidden Spring Ridge Subdivision, a small subdivision consisting of one lot (see Exhibit A). The proposed subdivision is located at approximately 4437 N 2900 E, Liberty, UT, and is in the FV-3 zone.

The proposed subdivision will consist of 5.57 acres. The proposed subdivision and lot configuration meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

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

Zoning: The subject property is located in the Ogden Valley Forest Valley Zone more particularly described as the FV-3 zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the FV-3 zone in LUC §104-14. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances

to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The FV-3 Zone has a minimum lot area or a minimum lot width requirement per LUC §104-14-5 for a single family residential dwelling. The following development standards will be reviewed upon submittal for a building permit:

- Minimum lot area: 3 acres
- Minimum lot width: 150 feet
- Front yard setback: 30 feet
- Side yard setback: 20 feet
- Rear yard setback: 30 feet
- Maximum building height: 35 feet

The proposed lot configuration meets the area and width standards in the FV-3 Zone.

Natural Hazards: This subdivision is located in a natural hazards area. A geologic Hazards Screening Assessment (dated December 2017) has been submitted with this application. The report addresses a one lot subdivision. The following are potential hazards identified, as well as their likelihood of occurrence (medium to high occurrence): All of the following hazards come with the recommendation that a geotechnical engineering evaluation be conducted prior to construction and recommendations for mitigation be provided.

Shallow Groundwater: this hazard risk was not assessed. According to the submitted report, further study is recommended.

Problem soils: this hazard risk was not assessed. According to the submitted report, further study is recommended.

Radon: this hazard risk was not assessed.

Karst and sink hole: this hazard risk was not assessed.

Slope Stability: this hazard risk was not assessed.

Landslides: this hazard is rated as a moderate risk. As such, it is recommended that no mass grading, cuts or fills, and construction of retaining structures be conducted as part of the development of the lot (page 15 of submitted report). It is also recommended that native, drought resistant vegetation be used in the landscape design and that minimal irrigation water be introduced to the subject site.

The following are recommendations found in the submitted report:

GeoStrata recommends that the area of development be restricted to relatively flat areas within the subject site. Site design should be engineered to facilitate surface water runoff and to ensure that no water be introduced into the hillside through infiltration.

Review Agencies: To date, the following review agencies have reviewed, but not yet approved, the proposed three lot subdivision: Weber County Addressing, Weber County Surveyor's Office. The following agencies have yet to review this project: Weber County Engineering, and Weber Fire District.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. With the exception of the recommended conditions identified in this staff report additional standards and requirements may be required at a later time.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 30, 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 small subdivision per noticing requirements outlined in LUC §106-1-6(c).

Staff Recommendation

Staff recommends final plat approval of Hidden Spring Ridge Subdivision, a one lot subdivision consisting of approximately 5.57 acres. This recommendation for approval is subject to all applicable review agency requirements and is subject to the following condition(s):

1. All review agency requirements must be met prior to recording the final mylar.
2. All recommendations contained in all, most current, submitted geotechnical and geological reports must be followed prior to and during further development.

Recommendation for approval is based on the following findings:

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

Administrative Approval

Administrative final plat approval of Hidden Spring Ridge Subdivision, a one lot subdivision consisting of approximately 5.57 acres, 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 is based on the findings listed in this staff report.

Date of Administrative Approval: 10/31/18


Rick Grover
Weber County Planning Director

Exhibits:

1. Subdivision Application
2. Feasibility Letters
3. Proposed Plat

Map 1



Exhibit 1 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 HIDDEN SPRING RIDGE		Number of Lots 1	
Approximate Address 4437 N 2900E LIBERTY, UT 84310		Land Serial Number(s) 22-008-0076	
Current Zoning FV-3 / GREENBELT	Total Acreage 5.57 acres		
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment	
Property Owner Contact Information			
Name of Property Owner(s) DONALD AND RENEE BINGHAM		Mailing Address of Property Owner(s) 4102 B CHARLESTOWN LOOP HAFB, UT 84056	
Phone 801-644-3779	Fax		
Email Address polaradon@gmail.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)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer TYLER KNIGHT LANDMARK SURVEYING, INC		Mailing Address of Surveyor/Engineer 4646 S 3500 W #A3 WEST HAVEN, UT 84401	
Phone 801-731-4075	Fax		
Email Address tyler@landmarksurvey4tah.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (We), _____, 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.			
(Property Owner)		(Property Owner)	
Subscribed and sworn to me this _____ day of _____, 20____.			

Exhibit 2 Soil Evaluations, Percolation Certificate

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



October 24, 2017

Donald Bingham
4433 W 1650 N
Plain City, UT 84404

RE: Wastewater Site and Soils Evaluation #14589
Approximately 2900 E 4400 N, Eden UT
Parcel # 22-008-0076

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 23, 2017. The exploration pit is located on the enclosed plat developed during the site evaluation along with the assigned numerical code for each exploration pit. The soil horizons, required percolation depths, actual and anticipated maximum ground water tables have been logged as follows:

Exploration Pit #1 (UTM Zone 12 Nad 83 0426419 E 4576762 N)
0-12" Sandy loam, granular structure, 5% gravel
12-108" Gravelly sandy clay loam, massive structure, 40% gravel

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

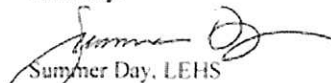
Conduct the required percolation test so that the bottom of the percolation test holes are at 36 inches deep from the original grade.

Percolation tests may be completed by any individual on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application of maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible. Each group of monitoring wells can be for an area not exceeding 600 feet or approximately a 3 acre area.

If you have any further questions, contact this office at your convenience.

Sincerely,


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

SD/gk

EDUCATE | ENGAGE | EMPOWER

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



Carl R. Shupe

DOPL Licensed Environmental Health Scientist 5630685-2001
DWQ Certified Onsite Wastewater Level 3 00464-OSP-3

Mailing Address
P. O. Box 199
Huntsville, Utah 84317

Electronic Contact Information
cshupe001@gmail.com
801-814-3036

PERCOLATION TEST CERTIFICATE

PROPERTY INFORMATION

-4500 N 2900 East St
SITE ADDRESS OF PROPERTY

22-008-0076

PARCEL ID NUMBER (TAX NUMBER)

Liberty

Utah

84310

CITY

STATE

ZIP

5.38 acres

LOT SIZE

SE4 Sec18 T7N R1E SLBM

ADDITIONAL INFORMATION (SUBDIVISION NAME, LOT #, ETC.)

VERIFICATION NOTIFICATION

☒ Contacted Health Department Prior to Testing

Summer Day --> Not witnessed

NAME OF PERSON CONTACTED

PERCOLATION TEST

TESTING DEPTH AND LOCATION

36 inches

Within Soil Test Pit

DEPTH FROM EXISTING GRADE

LOCATION

TESTING DATE

2017-10-27 1700-2100 hours

2017-10-28

DATE AND TIME OF SATURATION AND SWELLING PERIOD

DATE OF PERCOLATION TEST

The time of the percolation test must start within sixteen to thirty hours after the saturation and swelling period.

Start Time	Reference Point	End Time	End Point	Amount Dropped	Elapsed Time	Percolation MPI	Other Factors Affecting Test Results
1455	8 9/16	1525	8 7/8	5/16	30	96.0	
1528	8 5/8	1558	8 7/8	1/4	30	120.0	

By signing below, I certify that the above test was conducted in accordance with UAC § R317-4-14 Appendix D.

CERTIFIED TESTER

Carl Shupe

801-814-3036 cshupe001@gmail.com

NAME

PHONE NUMBER AND EMAIL

00464-OSP-3

2018-12-31

CERTIFICATION NUMBER

EXPIRATION DATE


SIGNATURE OF CERTIFIED TESTER

2017 Oct 30

DATE OF SIGNATURE

