



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Hammons Ranch, a one lot subdivision.
Agenda Date: Wednesday, November 21, 2018
Applicant: Jesse Hammons, owner
File Number: UVH 052218

Property Information

Approximate Address: 2771 N Shaw Drive
Project Area: 14 Acres
Zoning: Agricultural Valley 3 (AV-3)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 22-004-126, 22-004-0123
Township, Range, Section: T7N, R1E, Section 7

Adjacent Land Use

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

Staff Information

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

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 6 (Agricultural Valley Zone, AV-3)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- 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 fronts directly on Shaw Drive. This 14-acre lot is currently vacant with a mix of grassland and forest land on which the owner plans to build a home on the southeast corner of the property. There is an area along Shaw Drive that will be dedicated to the county following the administrative approval meeting. The property is located in the Agricultural Valley AV-3 Zone at approximately 2771 N Shaw Drive, Liberty.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity with 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."

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 GCS Geoscience dated November 28, 2017, File No. 2017.44. The County Interactive geologic map indicates the presence of the Ogden Valley North Fork fault on the west side of the lot. Page 6 of the geologic reconnaissance states that this is not considered an active fault due to the fact that "movement on this fault has not displaced overlying Pleistocene age deposits." Page 9 of the investigation states that "During our reconnaissance no conditions of active geologic hazards or ongoing processes we observed on the site." The report also stated that "parts of the western side of the site, include steep slope areas, greater than 25 percent, that should be avoided for the placement of dwelling structures. Cuts and fills for access roadways on the sloping areas should be designed conservatively to minimize erosion and oversteepened slopes. It is our opinion that the proposed home site location is shown in Figure 2 and Figure 4 is suitable for the proposed development." Page 9 of the geologic reconnaissance recommends that; 1) A site-specific geotechnical engineering and groundwater study be considered for the home-site design and construction and 2) minimally we recommend that a licensed geotechnical Engineer observe the foundation excavations prior to setting the footings of the proposed structure" because of the presence of groundwater and subsurface soils conditions. The recommendations of the geologic hazard report are included as a condition of approval.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Liberty Pipeline Company has provided the applicant with a letter stating the availability of culinary water to serve Hammons Ranch Subdivision.

Sanitary System: Weber-Morgan Health Department has provided a feasibility letter stating that the site and soils evaluation has been completed and the property has been found suitable for the placement of an onsite waste-water disposal system.

Review Agencies: The Weber County Fire District has posted a required fire suppression measure that includes the placement of a fire hydrant. Weber County Engineering has required that a drainage easement is shown on the plat and that if the owner plans to build a driveway across the drainage, an engineered crossing with a culvert is constructed. Weber County Planning Division has posted reviews that will be addressed by a revised plat.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends final plat approval of Hammons Ranch Subdivision, consisting of 1 lot. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. The County Commission will approve of the road dedication and sign the Mylar prior to recording.
3. All recommendation of the geologic hazard report must be followed.
4. A deferral for curb, gutter, and sidewalk shall be entered into by the owner.
5. No irrigation water ways will be impeded.

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 Hammons Ranch Subdivision, 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 11/21/18



Rick Grover
Weber County Planning Director

Exhibits

- A. Hammons Ranch Subdivision Plat
- B. Current Recorders Plat
- C. Health Department feasibility letters
- D. Culinary water will-serve letter from Liberty Pipeline
- E. Geologic Reconnaissance

Area Map



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



May 16, 2018

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

RE: Jesse Hammons
2750 E Shaw Drive
Parcel #22-004-0126
Soil log #14365

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 26, 2016. 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, 426219N 4578721E)
0-31" loam, granular structure, 10% gravel
31-62" silt loam, weak granular structure, 5% gravel
62-130" gravelly silt loam, massive structure, 45% gravel

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 Cole Canyon 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 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 24 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/sq. ft. /day as required for the silt loam, granular 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,

Brett Bunderson, LEHS
Environmental Health Division
801-399-7160

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



Liberty Pipeline Company
PO Box 1200, Eden Ut 84310
801-745-2088
Jodi@LibertyPipelineCompany.com
www.LibertyPipelineCompany.com

June 14, 2018

Weber Planning Commission
2380 Washington Blvd.
Ogden Utah 84401

RE: Will serve

To whom it may concern;

This letter is to act as verification that culinary water is available from Liberty Pipeline Company for Parcel ID 22-004-0126 owned by Jesse Hammons.

There is a Liberty Pipeline monthly usage base fee of \$30.00 and a onetime meter fee of \$430.00.

If further information or verification is needed, please call Jodi Davis at 801-745-2088.

Thank you,

A handwritten signature in black ink, appearing to read "Jodi Davis", with a long horizontal flourish extending to the right.

Jodi Davis
Secretary/Treasurer