



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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September 18, 2018

4:00-5:00 p.m.

1. **Consideration and action on a final plat approval of Hidden Oak Cove Subdivision 1<sup>st</sup> Amendment, a three lot subdivision consisting of approximately 3.38 acres.**  
(Tammy Aydelotte, Presenter)
2. *Adjournment*

*The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st 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 final plat approval of Hidden Oak Cove Subdivision 1st Amendment, a three lot subdivision consisting of approximately 3.38 acres.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, September 18, 2018

**Applicant:** Somerset Lands, LLC

**File Number:** LVH070517

### Property Information

**Approximate Address:** 6260 S Jared Way, Ogden, UT, 84401

**Project Area:** 3.38 Acres

**Zoning:** RE-15 Zone

**Existing Land Use:** Vacant Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-665-0001

**Township, Range, Section:** Township 5 North, Range 1 West, Section 23 SW

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Vacant
<b>East:</b> Residential	<b>West:</b> Jared Way

### Staff Information

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

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-15 Zone)
- Weber County Land Use Code Title 108, Private Right-of-Way standards, Chapter 7
- Weber County Land Use Code Title 108, Hillside Development Review Procedures and Standards, Chapter 14

## Development History

- 6/28/2005 - Recorded final plat for Hidden Oak Cove Subdivision, a 1 lot subdivision.
- 8/18/2016 - Approved a request for an access exception to convert the previously approved flag lot (one lot subdivision) to a private ROW for a one lot subdivision (file #AE 2016-01).
- 12/15/2016 – Approved a request to obtain entitlements to further subdivide Hidden Oak Cove, a one lot subdivision, into three lots (file #AE 2016-09).
- 7/5/2017 - Received application for Hidden Oak Cove Subdivision 1<sup>st</sup> Amendment, a three lot subdivision consisting of 3.38 acres (LVH070517).
- Received updated Geological Hazards Assessment 5/3/2018

## Background and Summary

The Planning Division recommends final approval of the Hidden Oak Cove Subdivision 1<sup>st</sup> Amendment, a small subdivision consisting of three lots (see Exhibit A). The proposed subdivision amendment is located at approximately 6260 South 2125 East, Ogden, and is in the RE-15 zone.

The proposed amendment will consist of three lots, occupying 3.38 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).

A previous approval for a private right-of-way meets the applicable requirements as outlined in the Uniform Land Use Code of Weber County (LUC).

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by encouraging development within the existing areas.

**Zoning:** The subject property is located in the Western Weber Residential Estates Zone more particularly described as the RE-15 zone. The purpose and intent of the RE-15 zone is identified in the LUC §104-3-1 as:

*“The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.”*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the RE-15 zone in LUC §104-3. 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 RE-15 Zone has a minimum lot area or a minimum lot width requirement per LUC §104-3-7 for a single family residential dwelling. The following development standards will be reviewed upon submittal for a building permit:

- Minimum lot area: 15,000 square feet
- Minimum lot width: 100 feet
- Front yard setback: 30 feet
- Side yard setback: 10 feet with total width of 2 side yards not less than 24 feet
- Rear yard setback: 30 feet
- Maximum building height: 35 feet

The proposed lot configuration meets the area and width standards in the RE-15 Zone.

**Natural Hazards:** This subdivision is located in a natural hazards area. In 2005 a geotechnical/geological study was submitted (dated 2/4/2003). The study addressed a one lot subdivision. In May 2018, a more recent report was submitted addressing development of a three lot subdivision, and the private right-of-way. 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 recommendations that are outlined in the report that has been provided by the applicant. Earthquake Ground Shaking: this hazard poses a high risk to the development site.

Liquefaction and Lateral Spread Ground Failure: As subsurface conditions are not known, and may vary, the risk is rated as moderate. It is stated that liquefaction in the slopes at the site will likely manifest as land sliding.

Shallow Groundwater: this hazard risk is rated as moderate.

Landslides and Slope Failures: this hazard is rated as a high risk.

The following are recommendations found in the submitted reports:

All habitable structures developed at the property should be constructed to current seismic hazards to reduce the risk of damage, injury, or loss of life from earthquake ground shaking. No unplanned cuts should be made in the slopes at the site without prior geotechnical analyses and proper site drainage should be maintained. All recommendations for construction and site preparation, as contained in both the Geotechnical study, performed by Earthtec Engineering, and dated 12/4/2017, and the Geologic Hazards Reconnaissance, performed by Western Geologic and dated 4/27/2018, shall be followed prior to, and during construction and development of this project site.

**Review Agencies:** To date, the following review agencies have reviewed, but not yet approved, the proposed three lot subdivision: Weber County Engineering, Weber County Surveyor's Office, Weber County Planning Division, and Weber Fire District.

**Additional design standards and requirements:** The proposed subdivision will require the creation of a new private road (a prior approved private right of way). Per LUC § 106-2-2 (d) the cul-de-sac shall not have a radius of less than 50 feet, with an improved travel surface of not less than 12 feet, and capable of supporting 75,000 pounds. Per LUC §106-2-2 (i) recommended street grades shall be no greater than 15%, unless approved by the Weber Fire District.

**Tax clearance:** The 2017 property taxes have **not** yet 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 Oak Cove Subdivision 1<sup>st</sup> Amendment, a 3 lot subdivision consisting of approximately 3.28 acres. This recommendation for approval is subject to all applicable review agency requirements and is subject to the following condition(s):

1. An updated Hillside Review will be performed prior to submittal of any building permit application related to this subdivision.
2. The property taxes shall be paid in full prior to recording the final mylar.
3. As the subdivision lies within 1 mile of the nearest school, installation of curb and gutter (LUC 106-4-(f), as well as improving the private road surface to County Engineering specs must occur prior to issuing CO on any of the dwellings.
4. All review agency requirements must be met prior to recording the final mylar.

Recommendation for approval is based on the following findings:

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

### Administrative Approval

Administrative final plat approval of Hidden Oak Cove 1<sup>st</sup> Amendment Subdivision, a three lot subdivision consisting of approximately 3.28 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: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

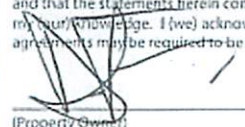



Exhibits:

1. Subdivision Application
2. Feasibility Letters
3. Engineered Drawings with Contours
4. Proposed Plat





# 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)
<b>Subdivision and Property Information</b>			
Subdivision Name <u>Hidden Oaks Cove</u>		Number of Lots <u>3</u>	
Approximate Address <u>6260 S. 2125 E.</u>		Land Serial Number(s) <u>07-665-0001</u>	
Current Zoning <u>R-15</u>	Total Acreage <u>3.38</u>		
Culinary Water Provider <u>Uintah Highlands</u>	Secondary Water Provider <u>UHD</u>	Wastewater Treatment <u>UHD</u>	
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <u>Somerset Lands</u>		Mailing Address of Property Owner(s) <u>P.O. Box 65999</u> <u>Salt Lake City, UT 84165</u>	
Phone <u>385-242-4277</u>		Fax <u>—</u>	
Email Address <u>only1of3@gmail.com</u>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <u>Sharon Jean Clark</u>		Mailing Address of Authorized Person <u>1251 Vine Gate Drive</u> <u>Murray, UT 84121</u>	
Phone <u>801-580-8931</u>		Fax <u>—</u>	
Email Address <u>sharon.clark2012@gmail.com</u>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Surveyor/Engineer Contact Information</b>			
Name or Company of Surveyor/Engineer		Mailing Address of Surveyor/Engineer	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Owner Affidavit</b>			
<p>I (We), <u>Donald S. Fulton</u>, 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.</p>			
 _____ (Property Owner)		 _____ (Property Owner)	
Subscribed and sworn to me this <u>30</u> day of <u>June</u> , 20 <u>17</u> .			
			
		 _____ (Notary)	

Authorized Representative Affidavit

I (We), Donald J. Fulkerson the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Sharon Jean Clark to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Sharon J. Clark  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 30 day of June, 20 17, personally appeared before me Sharon Clark, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Stacy J. Plenty  
(Notary)



Uintah Highlands Improvement District

2401 East 6175 South  
Ogden, UT 84403-5344  
Phone: 801-476-0945  
Fax: 801-476-2012  
uhid1@qwestoffice.net

June 30, 2017

Subdivision Planner  
Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, Utah 84401

Re: Availability of services for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District for: Parcel # 07-665-0001 - (Proposed) Hidden Oak Cove Subdivision - 3 Lots

Officials of the Uintah Highlands Improvement District, have been contacted about the availability of services for culinary water and sanitary sewer for property owned by Somerset Lands LLC on a Proposed Hidden Oak Cove Subdivision - 3 Lots (Parcel No. 07-665-0001). This property is located within the boundaries of the Uintah Highlands Improvement District. Based upon the proposed subdivision plat and under existing conditions, the District hereby states that culinary water and sanitary sewer collection services are available to connect to the water and sewer mains in the street on 2125 E. (Jared Way) for this proposed subdivision. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the point of connection at the mains on 2125 E. (Jared Way), which would then be the sole responsibility of the owner to maintain the private lines.

Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

Secondary water is not provided by Uintah Highlands Improvement District and culinary water is not to be used for outside secondary use. Weber Basin Water Conservancy District provides secondary water in this area.

This commitment is made expressly subject to the condition that the Developer of the Subdivision shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all culinary water and sanitary sewer system improvements within the Subdivision in strict conformance with and subject to the Uintah Highlands Improvement District current *'Public Works Standards'*, and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 30th day of June, 2017.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By:   
Blaine Brough, District Manager



June 30, 2017

PINNACLE ENGINEERING

Dear Jen Skiby:

*Re: Natural Gas Service Availability Letter*

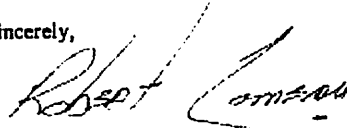
Natural gas can be made available to serve the 6260 S Jared Way, So Ogden development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review and analysis by Questar Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Questar Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Robert Comeau". The signature is written in a cursive style with a horizontal line under the name.

Robert Comeau  
Pre-Construction Representative

June 28, 2017

Jen Skiby  
jens@pinnacle-eng-svy.com

RE: Request none

Dear Ms. Skiby:

Rocky Mountain Power will supply power to property located at or near 6260 S Jared Way, South Ogden, UT, with the following provisions:

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4318.

Respectfully,



Curtis Galvez  
Estimator  
Rocky Mountain Power



### HIDDEN OAK COVE SUBDIVISION-1ST AMENDMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 3 NORTH, RANGE 13 WEST,  
SALT LAKE BASIN AND HERRIBAN,  
DEER COUNTY, UTAH  
NOVEMBER 2017

WEST QUARTER CORNER OF SECTION 21  
TOWNSHIP 3 NORTH, RANGE 13 WEST,  
SALT LAKE BASIN AND HERRIBAN,  
DEER COUNTY, UTAH  
MAY 18 1863

WEST QUARTER CORNER OF SECTION 21,  
TOWNSHIP 3 NORTH, RANGE 13 WEST,  
SALT LAKE BASIN AND HERRIBAN,  
DEER COUNTY, UTAH  
MAY 18 1863

FILE A MAP  
BY A LICENSED SURVEYOR

SETBACKS  
35 FEET AND 30 FEET FROM THE EDGE OF HIGHWAY 89 AND 10 FEET FROM THE EDGE OF THE ROAD

LEGEND  
PROPERTY LINE  
EASEMENT  
SETBACK

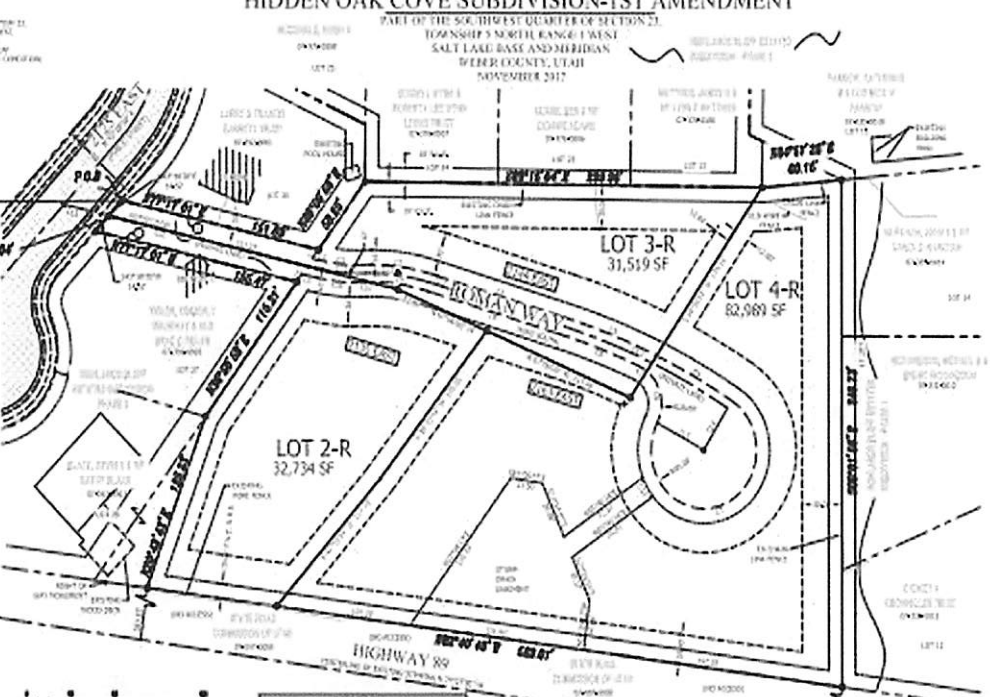


Table with columns for Lot, Area, and other details.

Table with columns for Lot, Area, and other details.

Table with columns for Lot, Area, and other details.

#### DEED RECORD INFORMATION

Reference is made to the Deed Record Information and the...  
...of the...  
...of the...

#### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 13 WEST, SALT LAKE BASIN AND HERRIBAN, DEER COUNTY, UTAH...  
...of the...  
...of the...

#### CONVEYANCE

TO THE ORDER OF THE DEER COUNTY PLANNING COMMISSION...  
...of the...  
...of the...

#### NARRATIVE

The purpose of this plat is to create a plat for the...  
...of the...  
...of the...

#### CONVEYANCE

TO THE ORDER OF THE DEER COUNTY PLANNING COMMISSION...  
...of the...  
...of the...

#### CONVEYANCE

TO THE ORDER OF THE DEER COUNTY PLANNING COMMISSION...  
...of the...  
...of the...

#### CONVEYANCE

TO THE ORDER OF THE DEER COUNTY PLANNING COMMISSION...  
...of the...  
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#### CONVEYANCE

TO THE ORDER OF THE DEER COUNTY PLANNING COMMISSION...  
...of the...  
...of the...

#### CONVEYANCE

TO THE ORDER OF THE DEER COUNTY PLANNING COMMISSION...  
...of the...  
...of the...

DEER COUNTY ATTORNEY  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE DEER COUNTY PLANNING COMMISSION AND THAT I AM A LICENSED ATTORNEY IN THE STATE OF UTAH.

DEER COUNTY SURVEYOR  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE DEER COUNTY PLANNING COMMISSION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH.

DEER COUNTY ENGINEER  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE DEER COUNTY PLANNING COMMISSION AND THAT I AM A LICENSED ENGINEER IN THE STATE OF UTAH.

DEER COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE DEER COUNTY PLANNING COMMISSION AND THAT I AM A LICENSED HEALTH DEPARTMENT OFFICIAL IN THE STATE OF UTAH.

DEER COUNTY COMMISSION OFFICIAL  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE DEER COUNTY PLANNING COMMISSION AND THAT I AM A LICENSED COMMISSION OFFICIAL IN THE STATE OF UTAH.

DEER COUNTY PLANNING COMMISSION OFFICIAL  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE DEER COUNTY PLANNING COMMISSION AND THAT I AM A LICENSED PLANNING COMMISSION OFFICIAL IN THE STATE OF UTAH.

DEER COUNTY RECORDER  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE DEER COUNTY PLANNING COMMISSION AND THAT I AM A LICENSED RECORDER IN THE STATE OF UTAH.

