



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 Charlesworth Estates Subdivision, a proposal to create a one-acre residential lot.

Agenda Date: Wednesday, December 12, 2018

Applicant: Jeff Hales, Authorized Representative

File Number: LVC 111318

Property Information

Approximate Address: 4187 West 4000 North

Project Area: 1.03 Acres

Zoning: Agricultural (A-2)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 19-009-0061

Township, Range, Section: T7N, R2W, Section 21

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 7 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Development History

This parcel was created February 29th, 2000 and is now required to undergo the official platting process in order to establish a buildable lot.

Background and Summary

The applicant is requesting approval of a .95 acre (41,667 sq. ft.) residential lot. Access to the property will be from a public right-of-way called 4000 North Street.

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 A-2 Zone found in LUC §104-7. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging one-acre residential properties that may pursue agriculturally related uses.

Zoning: The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-7-1.

"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."

Site Development Standards: Lots created in the A-1 Zone are required to comply with site development standards for the A-1 Zone. This proposal exceeds the minimum standards with regard to lot area and width.

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.

Road Dedication: Following approval from the Planning Director, this proposal will be presented before the County Commission for approval of the area being dedicated to the public right-of-way 4000 North Street.

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

Culinary Water: Bona Vista Water Improvement District has provided a letter stating that it will serve the needs for domestic use only and that proof of secondary water must be provided prior to applying for a residential connection.

Sewer Services: Weber-Morgan Health Department has provided a letter stating that water table monitoring and soil evaluations have been completed.

Review Agencies: The Weber County Fire District has approved this proposal. Weber County Planning, Engineering, and Surveying have submitted comments that have been addressed by a revised subdivision 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 Charlesworth Estates Subdivision, a proposal to create a 41,667 sq. ft. residential lot. This recommendation is based on the following conditions:

1. The area dedicated to the public right of way shall be approved by the County Commission.
2. The final Mylar must be signed by the County Commission prior to recording.
3. A deferral agreement must be entered into by the owner and the agreement shall be recorded with the final Mylar.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Charlesworth Estates Subdivision, a proposal to create a 41,667 sq. ft. residential 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: 12/12/18


Rick Grover

Weber County Planning Director

Exhibits

- A. Charlesworth Estates Subdivision
- B. Current Recorders Plat
- C. Bona Vista Will-serve Letter
- D. Health Department Feasibility Letters

Area Map



SECTION 21, T.7N., R.2W., S.L.B. & M.

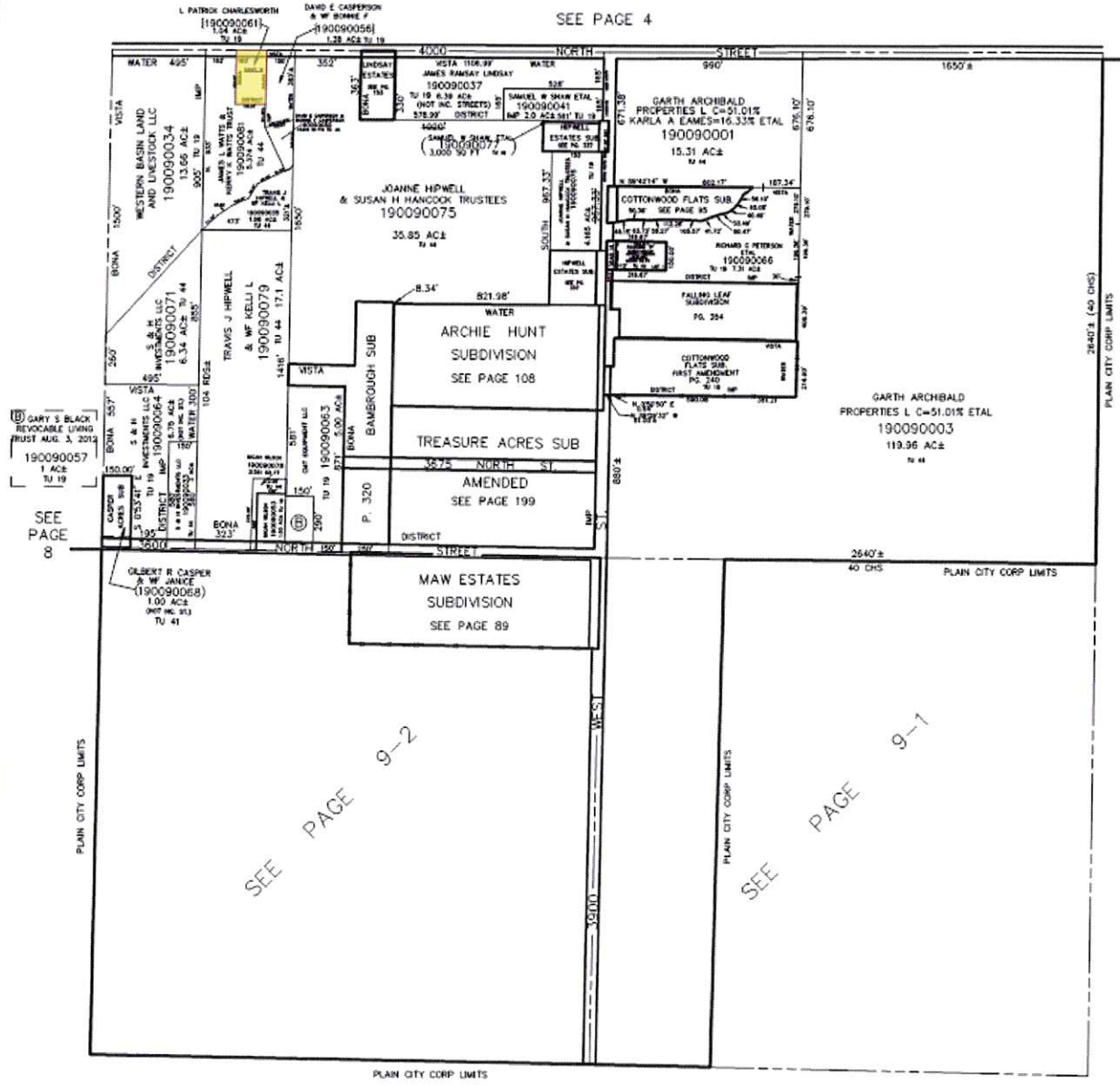
9

IN WEBER COUNTY

SCALE 1" = 400'

TAXING UNIT: 19, 44

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Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

November 9, 2018

To Whom it may Concern:

RE: **WILL SERVE LETTER** – Charlesworth Estates Subdivision

Bona Vista Water Improvement District does have culinary water available for the above project located at approximately 4187 West 4000 North consisting of 1 lot.

Bona Vista water supplies culinary drinking water for domestic use only. Proof of a secondary water source must be provided prior to applying for a residential connection. At this time, the fee for a ¾" connection with a 3/4" x 5/8" meter is \$1,992.00. Prior to occupancy, a residential application must be filled out and submitted to the District.

The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and set the water meter. All materials and workmanship must be in accordance with the District's specifications which are available online at www.bonavistawater.com or in the office.

Sincerely,

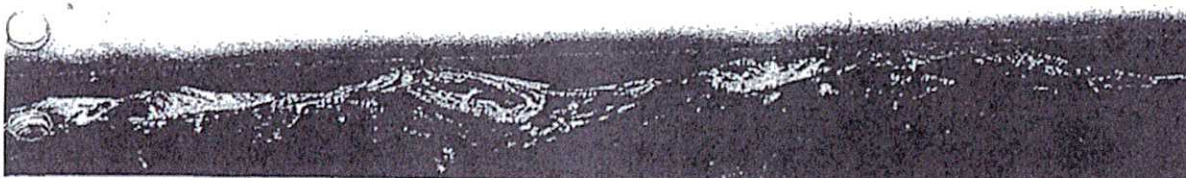
Jerry Allen
General Manager

Board of Directors

Ronald Stratford, Chairman – Unincorporated Area
 Scott VanLeeuwen, Co-Chairman – Marriott Slaterville
 Z. Lee Dickmore – Farr West
 Michelle Tait – Harrisville
 Jon Beesley – Plain City

Management

Jerry Allen, Manager
 Blake Carlin, Assistant Manager
 Marci Doolan, Office Manager



WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.
Health Officer / Director

June 27, 2006

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing
JOE DECARIA, Environmental Health
COLLEEN JENSON, WIC

Jodi Souza
3194 N. 3900 W.
Plain City, UT 84404

RE: Wastewater Site and Soils Evaluation #13139
4103 W. 4000 N., Plain City
Parcel #19-009-0061

Dear Mr. Souza:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on March 10, 2006. 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
0-15" sandy loam, granular structure
15-55" loamy sand, single grain structure
Observed ground water table 8"

Re-Evaluated May 10, 2006
0-15" sandy loam
15-55" loamy sand
Observed ground water table 44"
Required percolation depth(s) 18"

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.

Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application for 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.

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



October 4, 2018

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

RE: Jodi Souza Subdivision, 1 Lot
4203 W. 4000 N., Plain City
Parcel #19-019-0061

Gentlemen:

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

Culinary water will be provided by the Bona Vista District, an extension of an approved existing public water supply. **A letter from the water supplier is required.**

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System is to be designed using a maximum loading rate of .3 gal/sq. ft. /day or a Packed Bed Media System is to be designed using a maximum loading rate of 0.60 gal/sq. ft. /day as required based on documented percolation rate of 30 mpi.

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 the Onsite Wastewater Systems R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan Health Department policies. Installation of Mound Systems is to be completed only by installers certified by this office. 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,

A handwritten signature in black ink, appearing to read "CJ", followed by a horizontal line.

Craig Jorgensen LEHS
Environmental Health Division

EDUCATE | ENGAGE | EMPOWER

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