



Synopsis

Application Information

Application Request: Consideration and action on final approval of Uintah View Estates Subdivision, a 9 lot subdivision.
Type of Decision: Administrative
Agenda Date: Tuesday, March 12, 2019
Applicant: Jeremy Jaggi, Representative
File Number: LVU111318

Property Information

Approximate Address: 2277 East 5950 South, Ogden, UT, 84403
Project Area: 2.799 acres
Zoning: Residential (R-1-10)
Existing Land Use: Residential/Vacant
Proposed Land Use: Residential
Parcel ID: 07-783-0002, 07-340-0011, 07-086-0065
Township, Range, Section: T5N, R1W, Section 23 SE

Adjacent Land Use

North: Agricultural	South: Eastwood Blvd
East: Residential/5950 South St.	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@co.weber.ut.us
Report Reviewer: SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 12 (R-1-10 Zone)

Background and Summary

The applicant is requesting final approval of Uintah View Estates Subdivision, consisting of 9 lots, located at approximately 2277 East 5950 South, Ogden, 84403 in the R-1-10 Zone. The proposal includes amending the Stratford Highlands Subdivision, to the north. 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 LUC.

Analysis

General Plan: The proposal conforms to the 1970 South East Planning Area Master Plan, by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Geologic Hazards: The proposed development is located in a geologic hazard study area. The submitted report indicates no hazards located within the development site. Attached is a letter from the Geologist who performed the study, stating that no imminent hazards exist on or near the development site.

Zoning: The subject property is located in the R-1-10 Zone. Single-family dwellings are a permitted use in the R-1-10 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-12-4, the R-1-10 zone requires a minimum lot area of 10,000 square feet, as well as a minimum lot width of 80 feet. All lots in this proposed Uintah View Estates Subdivision meet this requirement.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the R-1-10 zone standards in LUC § 104-12. The proposed subdivision will create a new public street.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for culinary water and sanitary sewer services (Uintah Highlands). Feasibility for secondary water will be required prior to scheduling for final approval.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, Uintah Highlands Improvement District, the Surveyor's Office, and the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being forwarded for final approval.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2019 property taxes are not considered due at this time, but will become due in full on November 30, 2019.

Public Notice: A notice has been mailed not less than ten calendar days before preliminary approval 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.

Staff Recommendation

Staff recommends preliminary approval of Uintah View Estates Subdivision, a nine lot subdivision located at approximately 2277 East 5950 South, 84403. This recommendation is subject to **all** review agency requirements, including those of the Uintah Highlands Improvement District, and the following condition:

1. A paved, 6' wide walking path is required from E 5950 South to the proposed cul-de-sac shown on the subdivision plat.
2. Secondary water will be provided by
3. Improvements will either need to be installed, or escrowed for, prior to recording of this subdivision.
4. Perc test holes must be shown on the final plat.
5. A signature block for Uintah Highlands Improvement District must be included on the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the South East Planning Area Master Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Subdivision plat
- B. Feasibility letters

Area Map

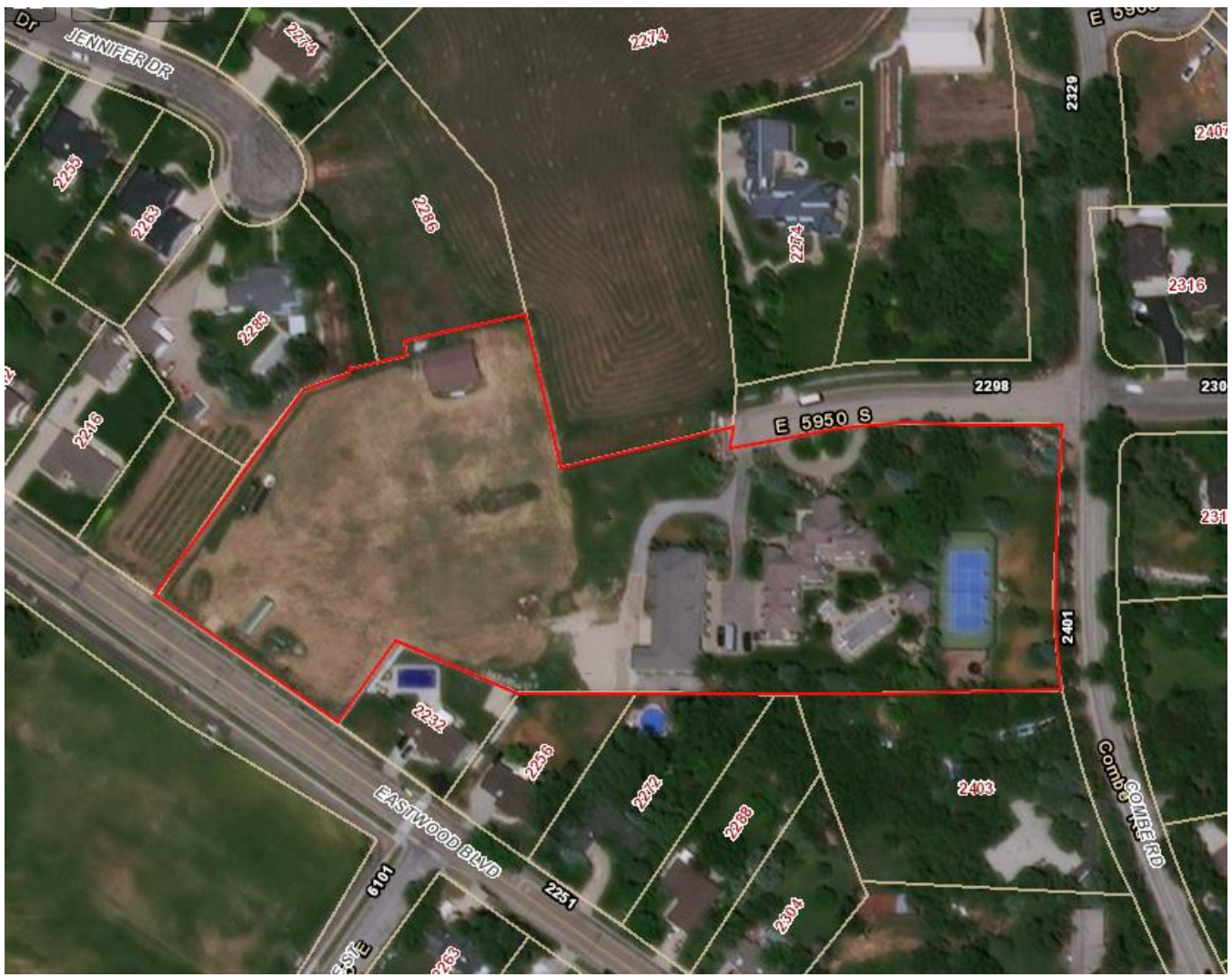
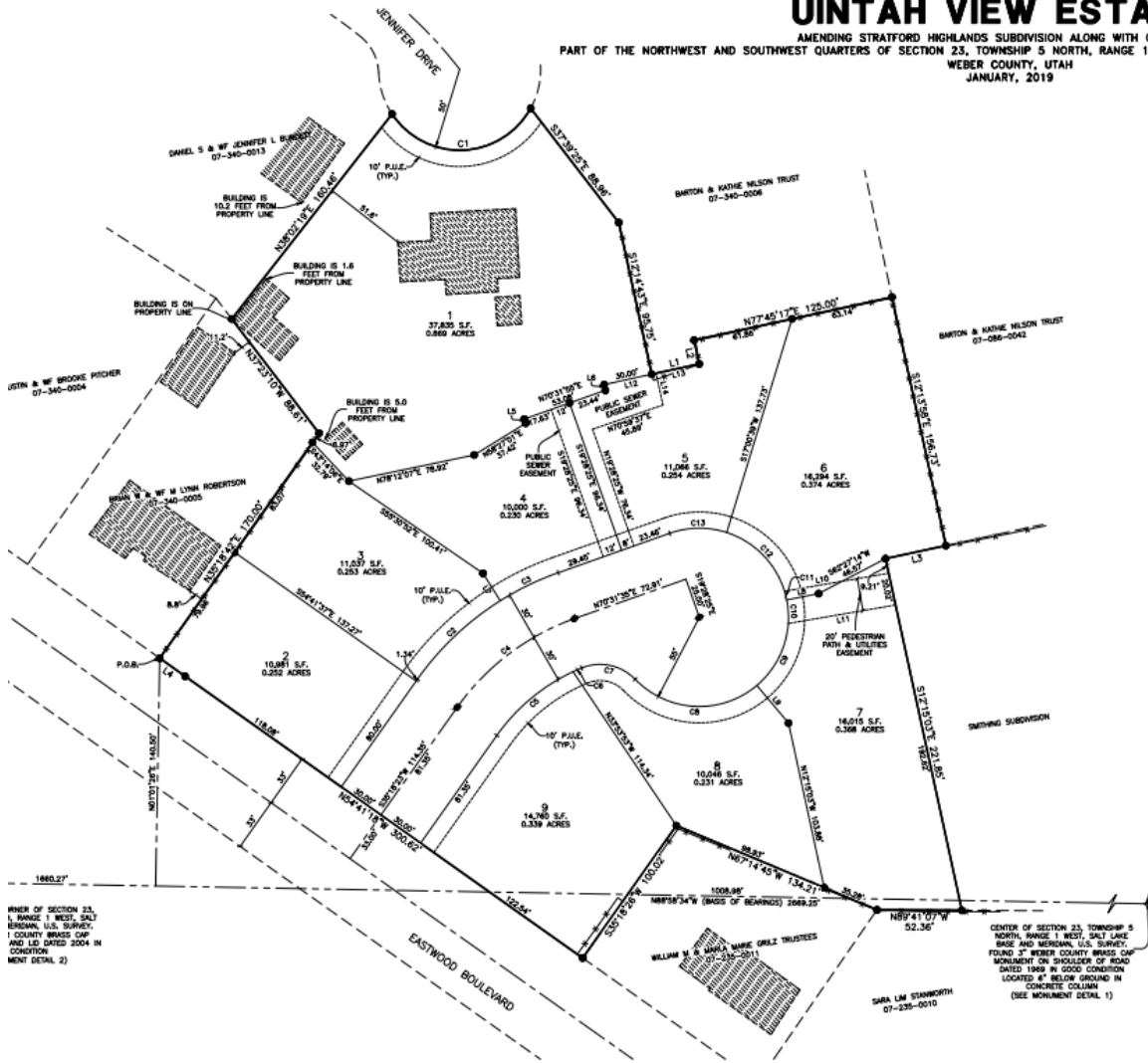


Exhibit B – Subdivision Plat

UINTAH VIEW ESTATES

AMENDING STRATFORD HIGHLANDS SUBDIVISION ALONG WITH OTHER LANDS
 PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MER
 WEBER COUNTY, UTAH
 JANUARY, 2019



OWNER OF SECTION 23,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE
 BASE AND MERIDIAN, U.S. SURVEY,
 WEBER COUNTY BRASS CAP
 AND L.S. DATED 2004 IN
 CONDITION
 (SEE DETAIL 2)

CENTER OF SECTION 23, TOWNSHIP 5
 NORTH, RANGE 1 WEST, SALT LAKE
 BASE AND MERIDIAN, U.S. SURVEY,
 FOUND 3" WEBER COUNTY BRASS CAP
 MONUMENT ON SHOULDER OF ROAD
 DATED 1969 IN GOOD CONDITION
 LOCATED 6" BELOW GROUND IN
 CONCRETE COLUMN
 (SEE MONUMENT DETAIL 1)

LEGEND

- SECTION CO
- SET 5/8" & STAMPED "A"
- SET CENTER
- BOUNDARY
- LOT LINE
- ROAD CENT
- EASEMENT
- EXISTING FE
- ADJOINING I
- EXISTING SI

Scale: 1" = 30'



PROJECT INFO.	
Surveyor:	T. HATCH
Client:	J. ANDERSON
Begin Date:	1-18-19
Project Name:	UINTAH VIEW ESTATES
Number:	2019-01
Revision:	
Scale:	1"=30'

Uintah Highlands Improvement District

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

September 5, 2018

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

Re: Availability of services for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed 10 Lot Development - Parcel 07-086-0065

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed development of 10 lots on the property owned by Brenda Burton Trust parcel 07-086-0065, which is located within the boundaries of the District. The proposal is to divide this parcel into a 10 lot subdivision. Based upon the information from the phone conversation with Mr. Jeremy Jaggi, a representative for the proposed development, and under existing conditions, the District hereby states that culinary water and sanitary sewer collection services would be available for the proposed 10 lot development. When the existing lot is subdivided, the district does have the availability to provide services for each of the proposed 10 lots. 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 connection at the main, which would then become the sole responsibility of the owner of the lateral. Detailed plans must be submitted and approved and all fees must be paid before a commitment-to-serve is granted and before construction begins.

Please note that:

Secondary Water for the area is provided by Weber Basin and is NOT part of this Commitment to Serve - District Rules and regulations (section 4.1.4) states, Use of District water for secondary Irrigation purposes on lawns and gardens or outside use is strictly prohibited. (See complete Rules and Regulations for full explanation.)

A separate source for secondary water is required and must be approved and provided for.

This commitment is made expressly subject to the condition that the Developer of the proposed 10 lot subdivision shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', obtain proper easements, 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 5th day of September, 2018.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
Blaine E. Brough, District Manager

March 6, 2019

Mr. Jeremy Jaggi
HCA Investments, LLC
4287 Harrison Boulevard #135
Ogden, Utah 84403

RE: Uintah View Estates Subdivision

Dear Mr. Jaggi:

The District has reviewed the subdivision construction drawings dated February 18, 2019 for the Uintah View Estates Subdivision (8 building lots) located at approximately 2220 Eastwood Blvd., Ogden, Utah. Weber Basin Water Conservancy District (District) will provide secondary water to the referenced development provided the following requirements are met:

1. The property on which the Uintah View Estates development is to be built has an existing Weber Basin secondary water allocation sufficient to supply secondary water to all lots of the development. No additional water is required.
2. An engineering review of the secondary water system pipelines and appurtenances has been conducted by the District. The construction drawings shall incorporate the District's standards and details (see attached). In general the following shall apply:
 - a. General: All work pertaining to installation of the secondary water system shall meet the requirements as set forth in Weber Basin Water Conservancy District's Pressurized Irrigation Construction Specifications and Drawings. A copy of the specifications is attached to this review letter for reference.
 - b. The United States Bureau of Reclamation's (BOR) 48-inch diameter Weber Aqueduct and associated easement is located on the north side of Eastwood Drive, adjacent to the southern border of the proposed development. Before any utilities can be installed across (or work completed within) this easement, a License Agreement will need to be approved by the BOR. The aqueduct will also need to be potholed in the presence of the District's inspector prior to any work being done in the easement. It is our understanding that you are currently working through this process with Zeke Bardwell of our office. Please contact him with any questions about the License Agreement process.
 - c. The plans currently show the secondary waterline into the new subdivision connecting to an existing line in Eastwood Drive. This secondary waterline in Eastwood Drive does not exist. The nearest secondary waterline to the development is located at the end of 5950 South Street to the northeast of the development, where an 8-inch diameter line is currently stubbed. The new secondary waterline into the subdivision shall connect to this existing stub and run through a public utility easement into the subdivision. The developer shall be

responsible for locating the pipe at the point of connection to the existing system. The District shall be notified at least 48 hours prior to potholing of the lines.

- d. A gate valve shall be installed at the point of connection to the existing system.
- e. All lines shall be a minimum of 72-inches from the top back of curb (TBC) in the asphalt and shall have a minimum burial depth of 30-inches. Burial depths are not to exceed 72-inches.
- f. Secondary water lines shall be C900 DR-14 PVC.
- g. Hot-tapping the District's lines is NOT allowed. The connections shall be made during the irrigation off season (October 15 – April 1).
- h. All fittings shall be class 350 ductile iron that is protected from corrosion by a three-part wax tape system. See attached corrosion specifications for details.
- i. All water valve lids shall be stamped "irrigation". All concrete collars around the secondary water valve cover and lids shall be square shaped.
- j. All secondary service connections shall be constructed in accordance with the District's 1-inch Secondary Water Service Connection with Meter detail. This detail has been enclosed for reference.
 - i. The plans do not show a secondary service connection for Parcel A. A 1-inch metered connection shall be installed for this parcel.
- k. Drains shall be installed at all low points in the system. Gravity drains shall be installed when the storm drain is lower in elevation than the secondary water line. Pump drains shall be installed when the storm drain is higher in elevation than the secondary water line. The District's 4-inch drain and gravity drain details have been enclosed for reference.
- l. Combination air-vacuum valves shall be installed at all high points in the system. The District's 2-inch combination air-vac detail has been enclosed for reference.
- m. A secondary water utility plan that is stamped by a professional engineer shall be submitted to the District for approval. The plan shall include the District's specifications and shall be approved by the District in writing. An as-built record of the subdivision drawings shall be submitted to the District.
- n. The District shall be present at the pre-construction meeting that shall be held prior to installation of the secondary water system. All revised design drawings which address the comments in this letter shall be received by the District a minimum of one week prior to scheduling the pre-construction meeting.

- o. Following installation, the system shall be pressure tested to 200 psi for a minimum of two (2) hours.
3. An inspection fee of \$270.00 (\$30.00 inspection fee per connection) is due for the development. **The District's inspector must be present during installation and shall be scheduled at least 48 hours in advanced.**
4. A Subdivision Takeover Agreement will need to be signed, notarized and returned to the District before connection to our system is allowed. A Takeover Agreement for the Subdivision has been enclosed.
5. The fees, specifications and details referenced in this review letter are subject to periodic changes; therefore, should the referenced secondary connections associated with the Uintah View Estates Subdivision not be completed to the District's current standards during the off season of this year the connections will be subject to any updated fees and specifications that the District may implement.

If you have any questions, please contact Riley Olsen of our office.

Sincerely,

Scott W. Paxman, PE
Assistant General Manager

RJO/

cc: Jeremy Jaggi (jeremy.jaggi@hcainvestments.com)

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