



## 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 Jacob and Shaylee Subdivision, a proposal to create a 3.090-acre residential lot.  
**Agenda Date:** Wednesday, April 03, 2019  
**Applicant:** Jacob and Shaylee Page, Owners  
**File Number:** LVJ 022119

#### Property Information

**Approximate Address:** 3985 N 2975 West  
**Project Area:** 3.090 Acres  
**Zoning:** Agricultural (A-1)  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential  
**Parcel ID:** 19-010-0038  
**Township, Range, Section:** T7N, R2W, Section 22

#### Adjacent Land Use

<b>North:</b> Residential/Agricultural	<b>South:</b> Residential/Agricultural
<b>East:</b> Residential/Agricultural	<b>West:</b> 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 5 (Agricultural A-1)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

### Background and Summary

The applicant is requesting approval of a 3.090-acre residential lot. Access to the property will be via a private road with the street number of 2975 West.

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-1 Zone found in LUC §104-5. 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 residential properties that may also pursue agriculturally related uses (Page 2-5, West Central Weber General Plan, September 23, 2003).

Zoning: The property is located in the A-1 Zone. The purpose of this zone is stated in the LUC §104-5-1.

*"The purpose of the A-1 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."*

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: This proposal will dedicate an area that is 30'x211.35' to 2975 West, a private road.

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 this property has an existing connection and all fees have been paid.

Sewer Services: The applicant has provided a permit from the Weber-Morgan Health Department to construct an onsite wastewater treatment system.

Review Agencies: The Weber County Fire District has approved this proposal. Weber County Planning, Engineering, and Surveying have submitted comments that will be 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 approval of Jacob and Shaylee Subdivision, a proposal to create a 3.090-acre residential lot. This recommendation is based on the following conditions:

1. A deferral agreement must be entered into by the owner and recorded with the final Mylar.
2. The owner shall enter into the Substandard County Road Agreement.

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 Jacob and Shaylee 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: 4/8/19

  
~~Rick Grover~~ CHARLES EWERT  
Weber County Planning Director DESIGNEE

## Exhibits

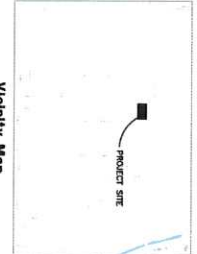
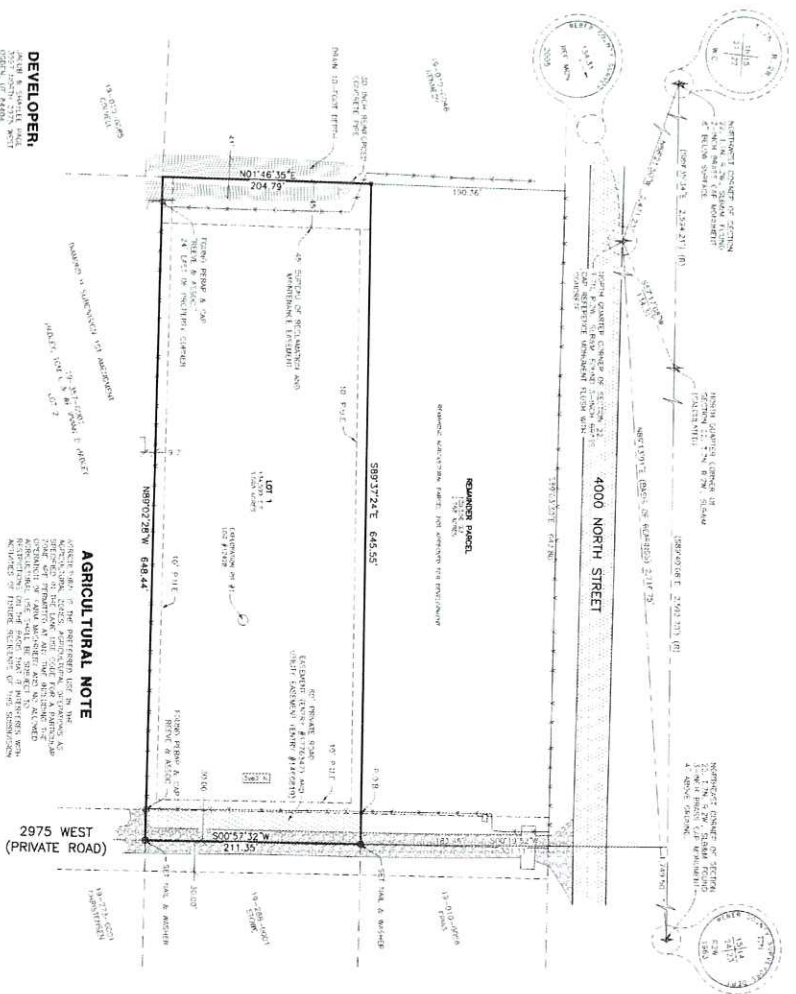
- A. Jacob and Shaylee Subdivision Dedication plat
- B. Current Recorders Plat
- C. Bona Vista Water Improvement District will-serve letter
- D. Health Department On-site Wastewater Permit

Area Map



# JACOB AND SHAYLEE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY 2019



### LOT 1 DESCRIPTION

Part of the subdivided quarter or the remainder of quarter of the northwest quarter of the northeast quarter of section 22, township 7 north, range 2 west, salt lake base and meridian, u.s. survey, webster county, utah, containing a total area of 1.00 acre, more or less, as shown on the attached plat, and as more fully described in the plat hereto attached.

### NARRATIVE

The purpose of this plat is to create a single lot out of the subdivided quarter or the remainder of quarter of the northwest quarter of the northeast quarter of section 22, township 7 north, range 2 west, salt lake base and meridian, u.s. survey, webster county, utah, as shown on the attached plat, and as more fully described in the plat hereto attached.

### LEGEND

- ▬ FENCED SECTION CORNER
- ▬ CALCULATED SECTION CORNER
- FENCED CORNER & CAP
- SET 1/4" x 7/8" IRON AND PAPER NAIL
- SET 1/4" x 3/8" IRON AND PAPER NAIL
- IRON AND PAPER NAIL
- ▬ SECTION LINE
- ▬ IRON AND PAPER NAIL
- ▬ ALUMINUM BUSHING
- ▬ FENCE STAKE
- ▬ FENCE STRUCKING
- ▬ FENCE CONCRETE
- ▬ FENCE TAMPON

### SURVYOR'S CERTIFICATE

I, the undersigned, being a qualified professional engineer and a duly licensed surveyor in the State of Utah, do hereby certify that I have examined the plat hereto attached and the field notes and other data connected therewith, and that the same conform to the requirements of the laws of the State of Utah relating to the subdivision of land, and that the same are correct and true to the best of my knowledge and belief.

### OWNER'S DECLARATION AND CERTIFICATION

I, the undersigned, being the owner of the land hereinafter described, do hereby declare and certify that I am the owner of the land hereinafter described, and that I have executed this plat for the purpose of creating the subdivision hereinafter described, and that I have executed this plat for the purpose of creating the subdivision hereinafter described, and that I have executed this plat for the purpose of creating the subdivision hereinafter described.

### ACKNOWLEDGMENT

Subscribed and sworn to before me on this 22nd day of January, 2019, at Salt Lake City, Utah.

### ACKNOWLEDGMENT

Subscribed and sworn to before me on this 22nd day of January, 2019, at Salt Lake City, Utah.



**WEBER-MORGAN HEALTH DEPARTMENT**  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE HEALTH DEPARTMENT'S REQUIREMENTS FOR THE SUBDIVISION OF LAND AND THE CREATION OF NEW LOTS AND LOTS ARE TO BE USED FOR THE PURPOSES SET FORTH IN THE HEALTH DEPARTMENT'S REQUIREMENTS FOR THE SUBDIVISION OF LAND.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE PLANNING COMMISSION'S REQUIREMENTS FOR THE SUBDIVISION OF LAND AND THE CREATION OF NEW LOTS AND LOTS ARE TO BE USED FOR THE PURPOSES SET FORTH IN THE PLANNING COMMISSION'S REQUIREMENTS FOR THE SUBDIVISION OF LAND.

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE ENGINEER'S REQUIREMENTS FOR THE SUBDIVISION OF LAND AND THE CREATION OF NEW LOTS AND LOTS ARE TO BE USED FOR THE PURPOSES SET FORTH IN THE ENGINEER'S REQUIREMENTS FOR THE SUBDIVISION OF LAND.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE COMMISSION'S REQUIREMENTS FOR THE SUBDIVISION OF LAND AND THE CREATION OF NEW LOTS AND LOTS ARE TO BE USED FOR THE PURPOSES SET FORTH IN THE COMMISSION'S REQUIREMENTS FOR THE SUBDIVISION OF LAND.

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE SURVEYOR'S REQUIREMENTS FOR THE SUBDIVISION OF LAND AND THE CREATION OF NEW LOTS AND LOTS ARE TO BE USED FOR THE PURPOSES SET FORTH IN THE SURVEYOR'S REQUIREMENTS FOR THE SUBDIVISION OF LAND.

**WEBER COUNTY ATTORNEY**  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE ATTORNEY'S REQUIREMENTS FOR THE SUBDIVISION OF LAND AND THE CREATION OF NEW LOTS AND LOTS ARE TO BE USED FOR THE PURPOSES SET FORTH IN THE ATTORNEY'S REQUIREMENTS FOR THE SUBDIVISION OF LAND.

**Webster County Recorder**  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE RECORDER'S REQUIREMENTS FOR THE SUBDIVISION OF LAND AND THE CREATION OF NEW LOTS AND LOTS ARE TO BE USED FOR THE PURPOSES SET FORTH IN THE RECORDER'S REQUIREMENTS FOR THE SUBDIVISION OF LAND.





## *Bona Vista Water Improvement District*

*2020 West 1300 North, Farr West, Utah 84404*

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

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October 18, 2018

Jacob Page has purchased the property at 3985 North 2975 West.

This property has an existing connection. All fees have been paid.

Blake Carlin  
Assistant Manager  
Bona Vista Water  
blake@bonavistawater.com

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**Board of Directors**  
Z. Lee Dickemore, Chairman - Farr West City  
Keith Butler, Co-Chairman - Marriott/Statterville  
Bruce Richins - Harrisville  
Bruce Higley - Plain City  
Ronald Stratford - Unincorporated Area

**Management**  
Jerry Allen, Manager  
Blake Carlin, Assistant Manager  
Marci Hodson, Office Manager



**PERMIT TO CONSTRUCT AN ONSITE WASTEWATER TREATMENT SYSTEM**  
**ISSUED BY THE WEBER-MORGAN HEALTH DEPARTMENT**  
**477 23rd Street, OGDEN, UTAH 84401**



Permit No.: W101596

Issued: November 8, 2018

Expires: November 8, 2019

This is to certify that **JACOB PAGE** is hereby issued a permit to install an onsite wastewater treatment system for the property with the Property Identification Number **19-010-0038** with the following specifications and provisions:

Approximate construction site address: **3985 N 2975 W, PLAIN CITY**  
Lot: N/A of the N/A subdivision in Weber county Utah.

Water supply will be provided by: **BONA VISTA WATER DISTRICT.**

Type of System will be **AT GRADE** with an absorption area of **1500 Sq. Ft.**

Septic tank capacity must be at least **1500** gallons. System is designed for a **5** bedroom home.

Maximum depth of trench bottoms must be limited to **0** inches from original ground surface.

**\*\*\* IMPORTANT - PLEASE READ CAREFULLY \*\*\***

- SIZED FOR MAXIMUM WATER USAGE OF 750 GPD.**
- MAXIMUM DEPTH TO BOTTOM OF TRENCH FROM ORIGINAL GROUND SURFACE IS 0.**
- TWO INSPECTIONS REQUIRED FOR ALL AT-GRADE SYSTEMS, INSTALLATION AND FINAL COVER.**
- WASHED 3/4 O 2 1/2 INCH GRAVEL MUST BE FULL AT TIME OF INSPECTION.**
- WATER TIGHTNESS TEST REQUIRED. TANK MUST BE FULL AT TIME OF INSPECTION.**

Please provide the permit number and address when requesting the final inspection or any additional information regarding this system.  
Final inspection to be completed prior to any backfilling of installed system.

This permit may be revoked or altered if the site is found to be in a flood hazard or other geologic hazard area. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the installed system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards.

*Stett Sundinovic Per*