



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

April 03, 2019
4:00 to 5:00 p.m.

1. **LVJ022119:** Consideration and action on a request for approval of Jacob and Shaylee Subdivision, a proposed to create a 3.090-acre residential lot located at 3985 N 2975 W, IN THE Agricultural (A-1) Zone. (Jacob and Shaylee Page, Applicants) Felix Lleverino, 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 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

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 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.

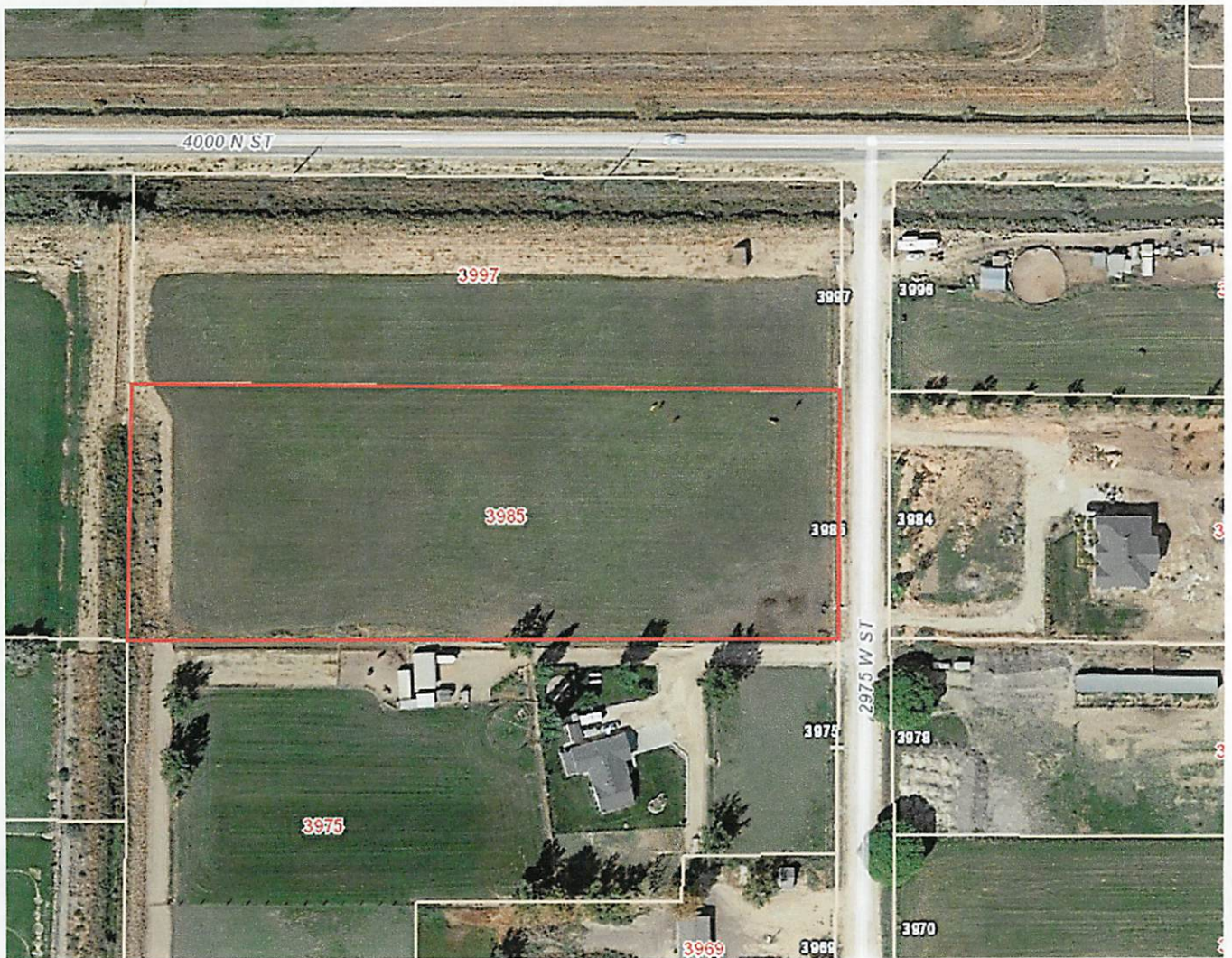
Date of Administrative Approval: _____

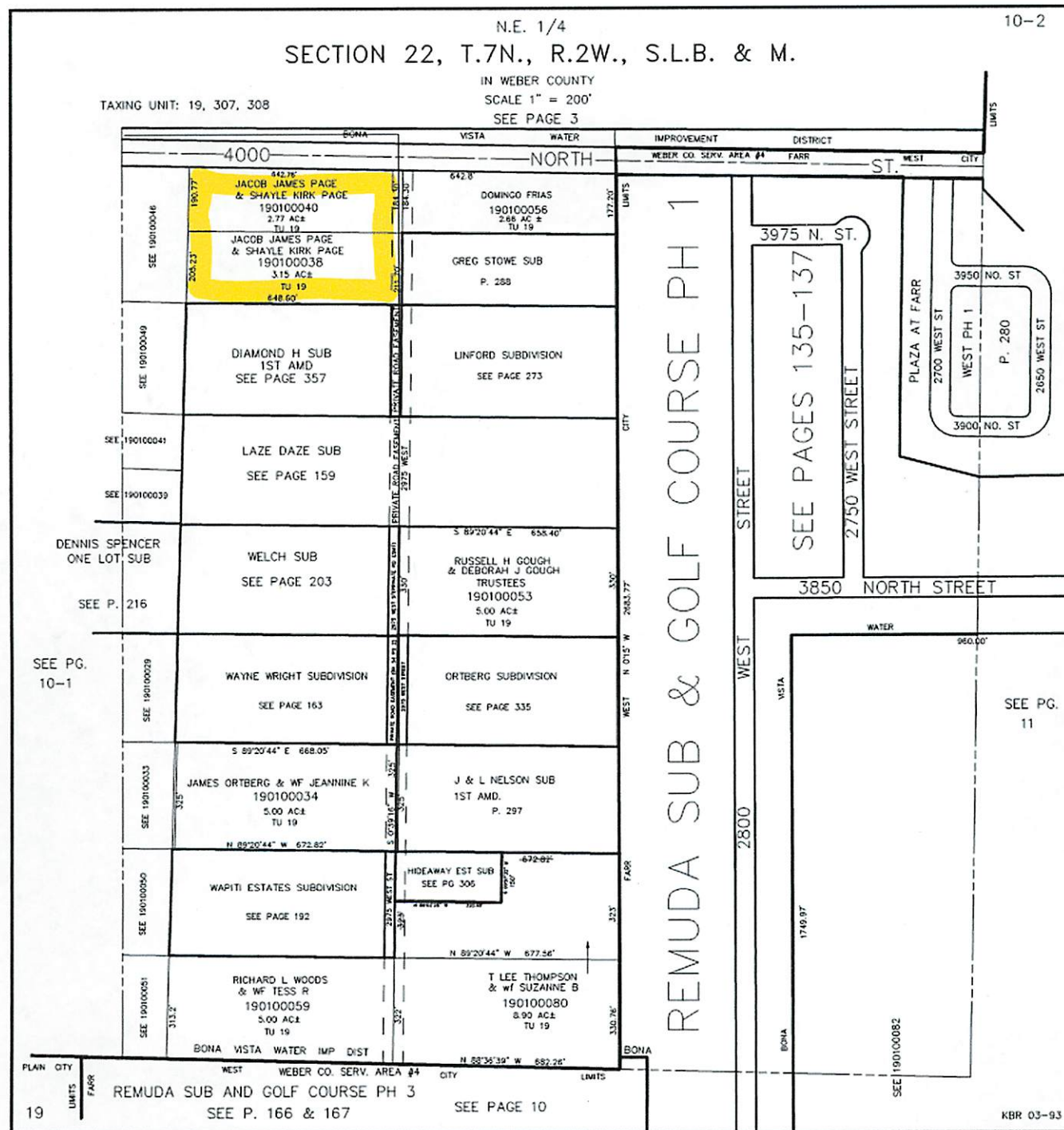
Rick Grover
Weber County Planning Director

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







Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

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

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

Board of Directors

Z. Lee Dickmore, Chairman - Farr West City
Keith Butler, Co-Chairman - Marriott/Slatterville
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.

Frett Gunderson