



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of the Under the Sun Ranch Subdivision, a one-lot subdivision consisting of 23.056 acres.

Type of Decision: Administrative

Agenda Date: Wednesday, June 05, 2019

Applicant: Peak Street Management LLC, Robert Bailey, Owners

Authorized Representative: Rick Everson

File Number: UVU031819

Property Information

Approximate Address: 4462 North 3300 East, Liberty, UT 84310

Project Area: 23.056 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-007-0107, 22-007-0084

Township, Range, Section: T7N, R1E, Section 17 S

Adjacent Land Use

North: Residential	South: Vacant Agricultural
East: Agricultural	West: 3300 East St.

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@co.weber.ut.us
 801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Under the Sun Ranch Subdivision, a one lot subdivision consisting of 23.056 acres located at approximately 4462 N 3300 E, Liberty, UT, in the FV-3 Zone.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements of the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley. This proposal conforms to the Ogden Valley General Plan.

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. Single-family dwellings are a permitted use in the AV-3 Zone.

The proposed small subdivision complies with the site development standards of the AV-3 zone including minimum lot area of 3 acres and minimum lot width of 150 feet. The proposed lot is approximately 23.056 acres and has approximately 499.08 feet of frontage along 3300 East St.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1, and the AV-3 zone standards in LUC §104-6. The proposed subdivision will not realign or create any new public streets. The proposal meets the criteria for “Small Subdivisions”, as defined in LUC §101-1-7, and can be administratively approved per LUC §106-1-5(b)(1).

Culinary water and sanitary sewage disposal: Culinary water is provided by Liberty Pipeline, and sanitary sewer is provided by a private, onsite septic system. An "Onsite Wastewater Disposal Systems Deed Covenant and Restriction" will be required to be recorded with the final subdivision Mylar to ensure adequate notice is provided to future property owners of the requirement for a private onsite septic system.

Review Agencies: To date, the proposed subdivision has been reviewed and approved by the County Engineer, the County Surveyor, Weber-Morgan Health Department, as well as Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: Additional standards and requirements from reviewing agencies must be fulfilled before the recording of the final plat. There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Natural Hazards Overlay Area: The following geologic hazards have been identified in the attached report and are considered a low risk and unlikely for occurrence: Landslide, Alluvial Fan Flooding/Debris Flow, Rock Fall, Surface Fault Rupture. The following are considered to have a moderate to high risk for occurrence: Radon, and expansive soils. All recommendations contained in this report must be followed when further developing this subdivision.

Tax Clearance: The 2018 taxes have been paid in full. The 2019 property taxes will be due in full on November 1, 2019.

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

Staff Recommendations

Staff recommends final approval of the Under the Sun Ranch Subdivision, a one lot subdivision consisting of 23.056 acres. This recommendation is subject to all review agency requirements and based on the following conditions:

1. An "Onsite Wastewater Disposal Systems Deed Covenant and Restriction" will be required to be recorded with the final subdivision Mylar to ensure adequate notice is provided to future property owners of the requirement for a private onsite septic system.
2. A "Natural Hazards Disclosure" document will be required to be recorded prior to receiving final occupancy to provide adequate notice of any geotechnical and geological recommendations to future property owners.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final approval of the Under the Sun Ranch Subdivision 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. Subdivision Application
- B. Plat Map
- C. Area Map
- D. Feasibility Letters

Area Map

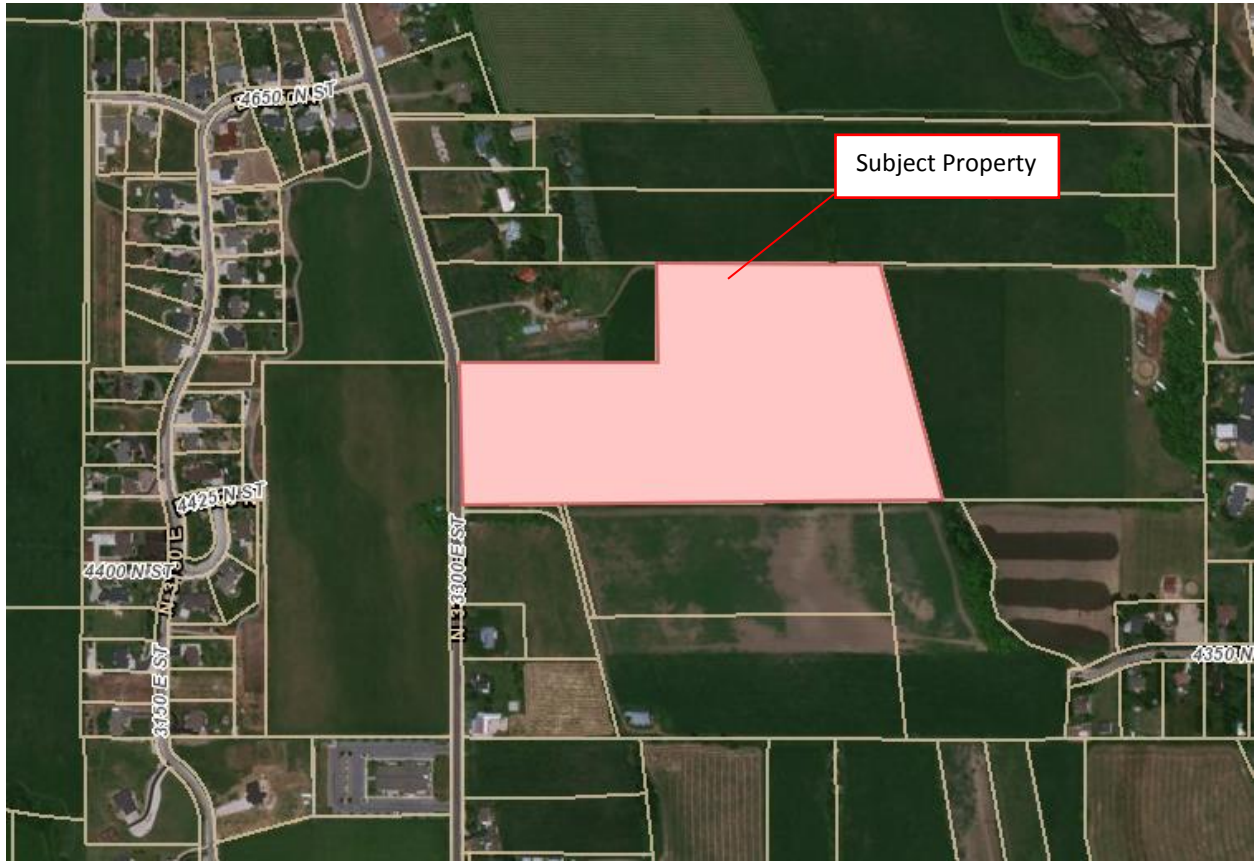




Exhibit A. Subdivision Application

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)
Subdivision and Property Information			
Subdivision Name UNDER THE SUN RANCH SUBDIVISION			Number of Lots 2
Approximate Address 4662 N. 3300 E. (LIBERTY)		Land Serial Number(s) 22-007-0107 22-007-0084	
Current Zoning AV-3	Total Acreage 46		
Colinary Water Provider	Secondary Water Provider	Wastewater Treatment	
Property Owner Contact Information			
Name of Property Owner(s) (1) PEAK STREET MANAGEMENT LLC, (2) ROBERT BAILEY		Mailing Address of Property Owner(s) (1) 8560 SUNSET BLVD#413, WEST HOLLYWOOD, CA 90069 (2) PO BOX 90, EDEN, UT 84310	
Phone 323-538-3464	Fax N/A		
Email Address RH@PEAKSTREET.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) RICK EVERSON		Mailing Address of Authorized Person 5200 HIGHLAND DR #101, SLC, UT 84117	
Phone 801-897-4880	Fax N/A		
Email Address RICK@WATTERPRISES.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer TALISMAN CIVIL CONSULTANTS - NATE CHRISTENSEN		Mailing Address of Surveyor/Engineer 5217 SOUTH STATE #200, MURRAY, UT 84107	
Phone 801-722-5708	Fax N/A		
Email Address NATEC@TALISMANCIVIL.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
<p>I (We), <u>PEAK STREET MANAGEMENT LLC & ROBERT BAILEY</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.</p> <p>Deposited by: <u>Ross Hinkle</u> 2/20/2019 Property Address: <u>PEAK STREET</u></p> <p>Subscribed and sworn to me this <u>20th</u> day of <u>February</u>, 20<u>19</u></p>			
 <p>OLGA MARIASINA NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 700338 COMM. EXP. 06-18-2022</p>		 _____ (Notary)	

Authorized Representative Affidavit

I (We) PEAK STREET MANAGEMENT LLC & ROBERT BAILEY, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), RICK EVERSON, 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.

Delegated by: Ross Hinkle 2/20/2019
Property Address: PEAK STREET

Dated this 20th day of February, 20 19, personally appeared before me Ross Hinkle, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)



Liberty Pipeline Company
PO Box 1200, Eden Ut 84310
801-745-2088
Jodi@LibertyPipelineCompany.com
www.LibertyPipelineCompany.com

October 30, 2018

Weber Planning Commission
2380 Washington Blvd.
Ogden Utah 84401

RE: Will serve

To whom it may concern;

This letter is to act as verification that culinary water is available from Liberty Pipeline Company for Parcel ID 22-007-0107, 4462 N 3300 E Eden Utah 84310, owned by Peak Street management LLC.

There is one requirement in order to access this water. The owner will need to lease 1 acre foot of water from Weber Basin water and complete their exchange application.

There is a Liberty Pipeline monthly usage base fee of \$30.00.

If further information or verification is needed, please call Jodi Davis at 801-745-2088.

Thank you,

A handwritten signature in black ink, appearing to read "Jodi Davis", followed by a horizontal line extending to the right.

Jodi Davis
Secretary/Treasurer



November 01, 2017

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

RE: Wastewater Site and Soils Evaluation #14597
4450 N 3300 E Liberty, Ut 84310
Parcel # 22-007-0011 & 22-007-0010

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 27, 2017. 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:

Culinary water will be provided by Liberty Pipeline Water Improvement District, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit.**

Exploration Pit #1 (UTM Zone 12 Nad 83 0427423 E 4576938 N)
0-18" Loam, granular structure
18-56" Loam, massive structure
56-114" Gravelly loamy sand, single grain, 40% gravel

For consideration (soils have a permissible system but would required a percolation test to determining feasibility of a less expensive system (description)

For consideration of a conventional wastewater disposal system a percolation test would need to be conducted so that the bottom of the percolation test hole is at 64 inches deep below original grade, performed by a certified individual and **witnessed by Health Department staff.** Please make an appointment with our office at 801-399-7160.

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of an At-Grade Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.4 gal/sq. ft./day as required for the loam, massive structure soil horizon.

Exploration Pit #2 (UTM Zone 12 Nad 83 0427422 E 4576867 N)
0-18" Loam, granular structure
18-58" Loam, massive structure
58-110" Gravelly loamy sand, single grain, 40% gravel

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 10 inches. The absorption field is to be designed using a maximum loading rate of 0.4 gal/sq. ft./day as required for the loam, massive structure soil horizon.

Exploration Pit #3 (UTM Zone 12 Nad 83 0427683 E 4576964 N)
0-20" Sandy loam, granular structure
20-105" Sandy loam, massive structure, 10% gravel

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the sandy loam, massive structure soil horizon.

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

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.

Percolation tests may be completed by any individual on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

If you have any further questions, contact this office at your convenience.

Sincerely,



Brett Bunderson, LEHS
Environmental Health Division
801-399-7160

BB/gk