

Analysis

General Plan: This proposal is in conformity with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

"The purpose of the AV-3 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."

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 and one that no new streets are being created or realigned."

Natural Hazards: A Geologic Hazard Reconnaissance has been prepared by Western Geologic dated April 12, 2019. The County Interactive geologic map indicates that the property is within a Geologic Study Area. Page thirteen of the geologic reconnaissance states that earthquake ground shaking poses a high risk to the site, this hazard is mitigated by the design and construction of homes in accordance with current building codes. Pages 14 and 15 of the report states that "The proposed home location is considered to have a moderate to low risk of stream flooding, therefore it is recommended that surface drainage and potential seasonal stream flooding be addressed in the project grading with regard to the proposed home location." With regard to shallow groundwater on page 15 of the report "The proposed home will require a foundation drainage system to ensure that proper subsurface drainage is maintained." To mitigate the risk of landslide and slope failures "No cuts should be made in the slopes west of the setback line or fill materials emplaced on the slopes without prior geotechnical analysis."

Stream Corridor: The Weber County Sensitive Lands Map indicates that there are ephemeral streams running through the property. Title 104, Chapter 28 requires a 50-foot setback from the high water mark of intermittent streams.

Flood Zone: The home site location is within the Zone X for flood hazard, which is considered an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Weber-Morgan Health Department has provided a Private Well Approval Letter that states it is considered an approved well for culinary purposes.

Sanitary System: The Powder Mountain Water and Sewer District will be providing sewer services for the property.

Review Agencies: The Weber County Fire District has posted a comment regarding the requirement to have a residential fire suppression system within the home. Weber County Engineering has required that the private drive be built to County Engineering standards. Weber County Planning Division and Surveyors Office have posted reviews that will be addressed by a revised plat.

Public Notice: All property owners of record within 500 feet of the subject property received notice by mail.

Staff Recommendation

Staff recommends final plat approval of Lonnie and Jennifer Martinez Subdivision, a one lot subdivision. The following conditions are included with the Planning Staff's recommendation:

1. The subdivision plan shall meet all Weber County reviewing agency requirements prior to recording the final Mylar.
2. Follow the recommendations of the Geologic hazard report.
3. The owner enters into a deferral agreement.

The following findings are the basis for the planning staff's recommendation:

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

Administrative Approval

Administrative final approval of Lonnie and Jennifer Martinez Subdivision, a one lot 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: 9/19/19



Rick Grover
Weber County Planning Director

Exhibits

- A. Lonnie and Jennifer Martinez Subdivision Plat
- B. Current Recorders Plat
- C. Health Department feasibility letter
- D. Sewer Will Serve Letter

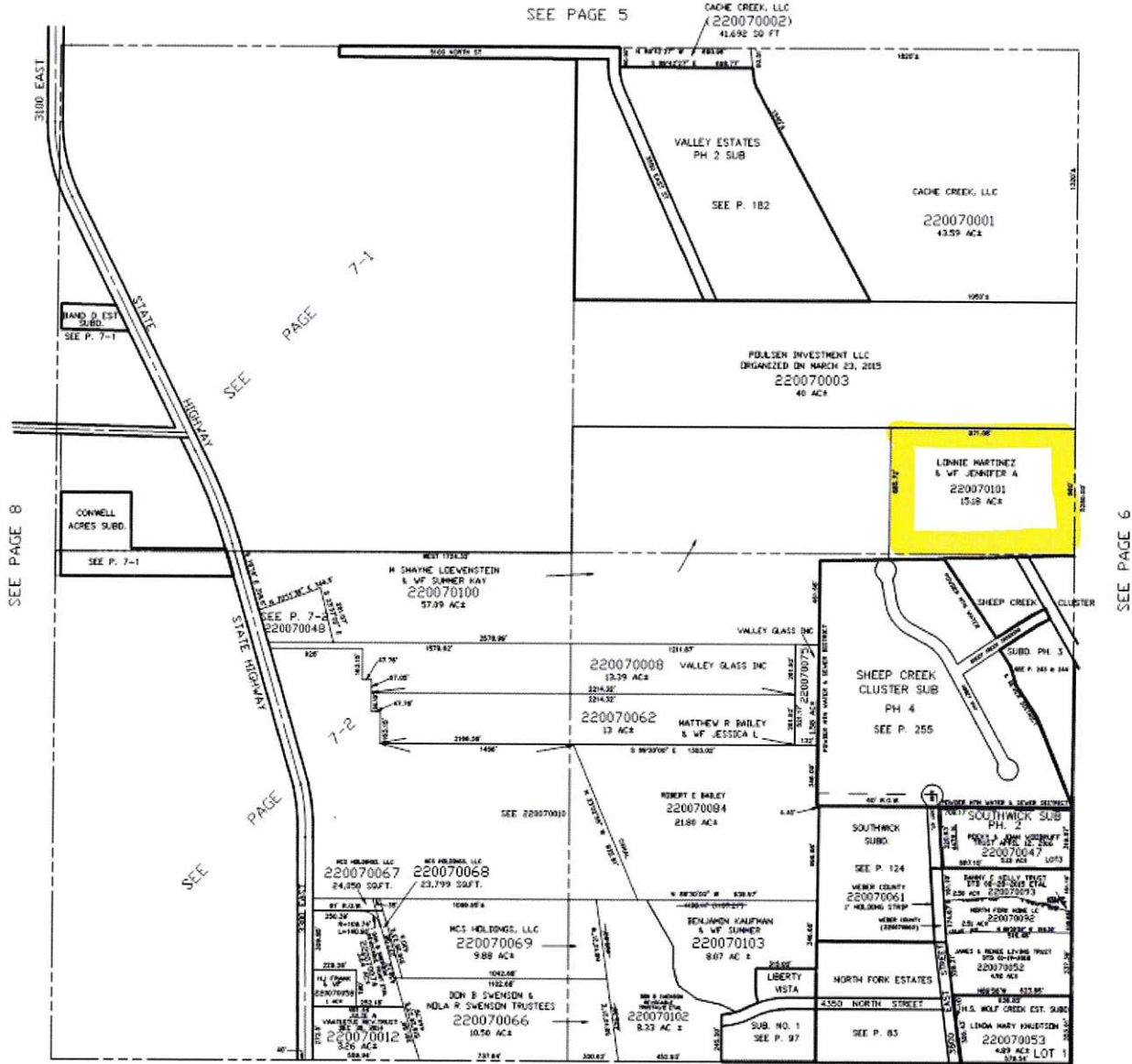
Area Map



SECTION 17, T.7N., R.1E., S.L.B. & M.
IN WEBER COUNTY
SCALE 1" = 400'

7

TAXING UNIT: 36



SEE PAGE 8

SEE PAGE 7-1

SEE PAGE 7-2

SEE PAGE 11

SEE PAGE 10

SEE PAGE 6

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NOTE: FOR DESCRIPTION OF THE STATE HIGHWAY SEE PAGES 7-1 & 7-2

NOTE: THIS SECTION IS APPARENT LARGER THAN NORMAL SECTION

MTT 08-96

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



January 2, 2018

Lonnie Martinez
2596 N 2075 W
Farr West, UT 84404

RE: **Private Well Approval at:**
4000 E 4800 N, Liberty, UT
Parcel #22-007-0096

Dear Mr. Martinez:

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:


1. The Water Right Number: E5616 (35-13157)
2. Well driller license #881
3. The well is 120 feet deep with a "Neat Cement" seal to a depth of 30 feet.
4. The well yields 20 GPM with a 64 foot drawdown in 72 hr.
5. The water samples for the partial inorganic analysis were submitted to Chem Tech Ford Laboratory on December 13, 2017. The water analysis was satisfactory.
6. A bacteriological water sample was collected by staff of this department on December 13, 2017. The water analysis was satisfactory.
7. This is not a shared well.

The required 100 foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feed lots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at 399-7160 if you have further questions.

Sincerely,


Summer Day, LEHS III
Division of Environmental Health

EDUCATE | ENGAGE | EMPOWER

Phone: 801-399-7100 | Fax: 801-399-7113 | 477 33 36 | 1000 E. 1000 S.

POWDER MOUNTAIN WATER and SEWER IMPROVEMENT DISTRICT
298 24th St. Ste. 150
OGDEN, UTAH 84401
Phone 801-983-2727-Fax 801-218-5940
Email: czenger@pmwsid.org

WILL SERVE LETTER
(Issued Upon Payment of Impact Fees)

Date Issued: May 6, 2019

LOT INFORMATION

SUBDIVISION: Parcel # 22-007-0101
Applicant Name: Lonnie Martinez Phone # 801-529-6652
Address: Parcel # 22-007-0101
Lot Owner: Lonnie & Jennifer Martinez Phone # 801-529-6652
Address: Parcel # 22-007-0101

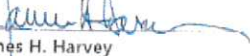
PAYMENT INFORMATION

Check# Amount \$ 9147.00 Payee: PMWSID

- Sewer Connection Fee \$9,147
- Water Connection Fee \$8,048

Terms of Agreement:

Powder Mountain Water and Sewer Improvement District is both willing and able to provide water and sewer for the above listed lot, subject to any requirements of the District's Uniform Rules & Regulations and the prepayment of the required Impact Fee for the Connections to the property listed above.

APPROVED BY: 
Board Chairman James H. Harvey

Date: 6 May 2019

RECOMMENDED BY: 
District Manager Roy Watts

Date: May 6, 2019