



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 David and Natalie Wayment Trust Subdivision, a one-lot subdivision, and an amendment to Moqui Balls Subdivision.
Agenda Date: Wednesday, May 29, 2019
Applicant: David and Natalie Wayment, owner
File Number: UVD 041119

Property Information

Approximate Address: 2531 N Shaw Drive
Project Area: 8.43 Acres
Zoning: Agricultural Valley 3 (AV-3)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 22-004-0166
Township, Range, Section: T7N, R1E, Section 7

Adjacent Land Use

North: Residential/Agricultural
East: Forest
South: Residential/Forest
West: Residential/Agricultural

Staff Information

Report Presenter: Felix Lleverino
flleverino@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 6 (Agricultural Valley Zone, AV-3)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting approval of an amendment to Moqui Balls Subdivision that was recorded on January 6, 2000. This 8.9-acre lot, that fronts directly on Shaw Drive, is currently vacant with a mix of grassland and forest land on which the owner plans to build a home on the south side of the property. The property is located in the Agricultural Valley AV-3 Zone at approximately 2771 N Shaw Drive, Liberty.

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 AV-3 zone found in LUC §104-6. The following section is a brief analysis of this project against current land use regulations.

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 lots for which no new streets are being created or realigned.

Natural Hazards: A Geologic Reconnaissance has been prepared by Geostrata dated May 6, 2019, File No. 1460-001. The Conclusion and Recommendations section of the report identifies the following hazards and how to mitigate them:

1. Seasonal fluctuations in precipitation, surface runoff from adjacent properties and due to the presence of nearby streams, the possibility of basement and crawlspace flooding, is possible. A geotechnical study would need to assess the shallow groundwater hazard.
2. Stream flooding information gathered concludes that it is considered unlikely to impact the proposed development as long as proper grading and drainage plans are developed for the subject site as a part of the civil engineering design for the lot.

Flood Zone: The north portion of the property is within a Flood Zone A, which has a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage (see Exhibit B). The remaining area of the property is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Cole Canyon Water Company will be providing water services for David and Natalie Wayment Trust Subdivision.

Sanitary System: Weber-Morgan Health Department has provided a feasibility letter stating that the site and soils evaluation has been completed and the property has been found suitable for the placement of an onsite waste-water disposal system.

Review Agencies: The Weber County Fire District has posted a review stating that a fire review will need to be conducted at the time of building permit. Weber County Engineering, Planning and Surveying have posted reviews that will be addressed by a revised plat.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends final plat approval of David and Natalie Wayment Trust Subdivision, consisting of 1 lot. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. All recommendation of the geologic reconnaissance must be followed.
3. A deferral for curb, gutter, and sidewalk shall be entered into by the owner.

This recommendation is based on the following findings:

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 David and Natalie Wayment Trust 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: 5/29/19



Rick Grover
Weber County Planning Director

Exhibits

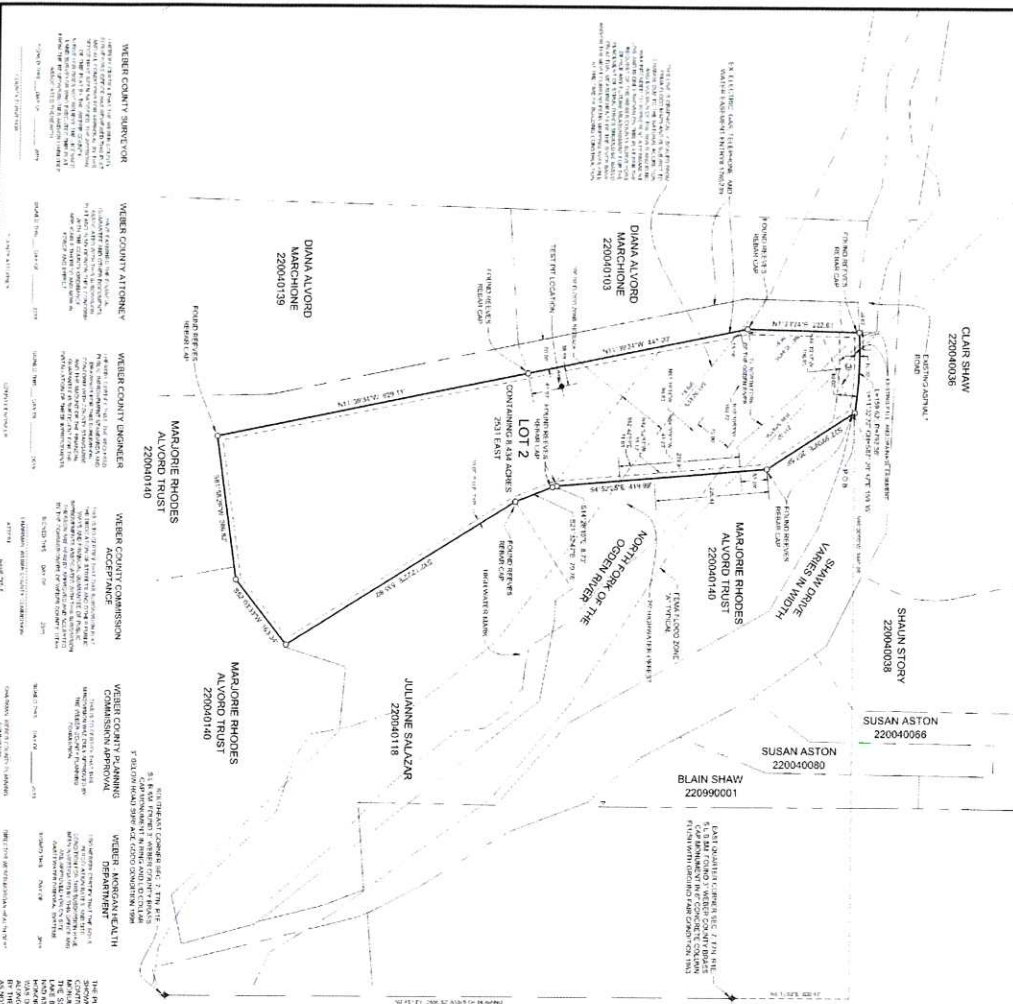
- A. David and Natalie Wayment Trust Subdivision plat
- B. Moqui Balls Subdivision
- C. Current Recorders Plat
- D. Health Department feasibility letter

Area Map



MOQUI BALLS SUBDIVISION 1ST AMENDMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MAY 2019



WEBER COUNTY SURVEYOR
I, _____, Surveyor, do hereby certify that this is a true and correct copy of the original survey record filed in my office on May 2, 2019.

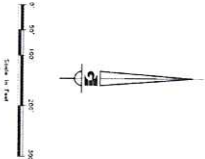
WEBER COUNTY ATTORNEY
I, _____, Attorney, do hereby certify that this is a true and correct copy of the original survey record filed in my office on May 2, 2019.

WEBER COUNTY ENGINEER
I, _____, Engineer, do hereby certify that this is a true and correct copy of the original survey record filed in my office on May 2, 2019.

WEBER COUNTY COMMISSION
I, _____, Commissioner, do hereby certify that this is a true and correct copy of the original survey record filed in my office on May 2, 2019.

WEBER COUNTY PLANNING COMMISSION
I, _____, Planning Commission, do hereby certify that this is a true and correct copy of the original survey record filed in my office on May 2, 2019.

WEBER COUNTY HEALTH DEPARTMENT
I, _____, Health Department, do hereby certify that this is a true and correct copy of the original survey record filed in my office on May 2, 2019.



NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE UTAH SURVEYING ACT.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PLANNING ACT.
- ADDITIONAL NOTES**
The boundaries shown on this map were determined by the surveyor using a total station. The survey was conducted on May 2, 2019. The surveyor is a duly licensed and bonded surveyor under the laws of the State of Utah. The surveyor is not responsible for the accuracy of the information shown on this map, only for the accuracy of the survey data.

BOUNDARY DESCRIPTION

ALL OF LOT 1 MOQUI BALLS SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH. BEING THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH. BEING THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH. BEING THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I, _____, Surveyor, do hereby certify that this is a true and correct copy of the original survey record filed in my office on May 2, 2019. I am a duly licensed and bonded surveyor under the laws of the State of Utah. The survey was conducted on May 2, 2019.



OWNER'S DEDICATION

I, _____, do hereby dedicate to the public use of the State of Utah the land shown on this map. The dedication is made for the purpose of creating a public easement for the use and enjoyment of the public.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

DATE OF RECORD: _____
FILED IN BOOK _____ PAGE _____
BY _____ COUNTY RECORDER

WEBER COUNTY RECORDER
MATT H. STEWART

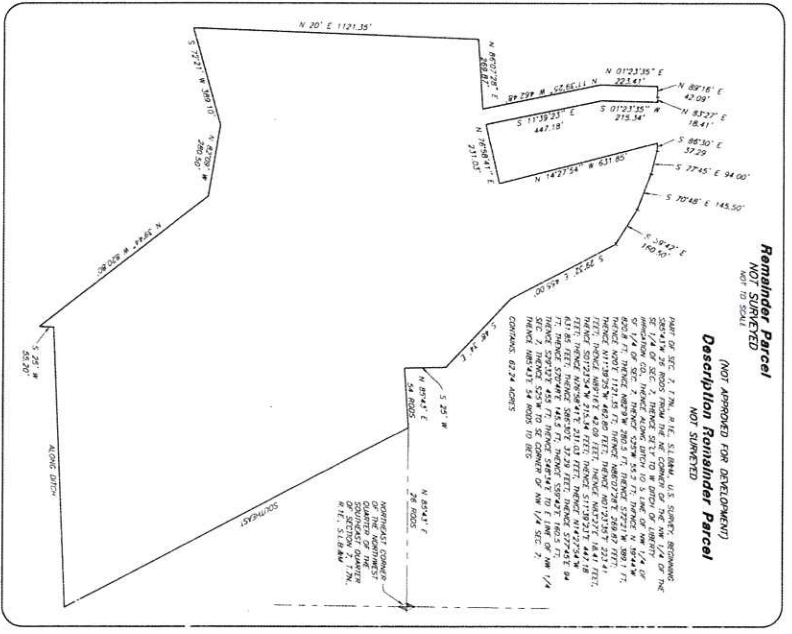
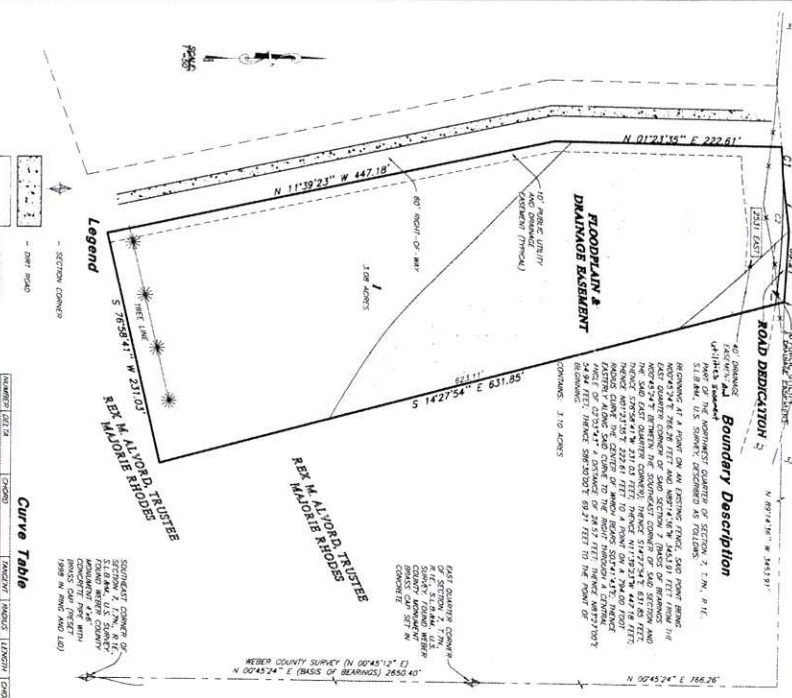
7C-15

M-3 ZONE NOTE:
 VOTING OF THE PROPERTY USE IN THE APPLICABLE ZONE IS LIMITED TO THE USES LISTED IN THE ZONING ORDINANCE FOR THE APPLICABLE ZONE. ANY OTHER USES SHALL BE CONSIDERED AS A VARIATION FROM THE ZONING ORDINANCE AND SHALL BE SUBJECT TO THE APPLICABLE VARIATION PROCEDURES. THE ZONING COMMISSION SHALL HAVE THE FINAL SAY IN THE MATTER.

MOQUI BALLS SUBDIVISION
 PART OF THE NORTHWEST QUARTER OF SECTION 7, 7N., R.1E., S.18.84N., U.S. SURVEY
 WEBER COUNTY, UTAH
 NOVEMBER, 1999

Narrative
 THE PURPOSE OF THIS PLAN IS TO MAKE A ONE-LOT SUBDIVISION OF THE ABOVE PROPERTY INTO ONE (1) LOT. THE NORTH LINE OF THE LOT SHALL BE AS DETERMINED BY THE COUNTY. ALL LOT CORNERS ARE MARKED WITH A 3" X 3" IRON AND CEMENT BARRER WITH 8 ASSOCIATES.

Basis of Bearings
 THE BASIS OF BEARINGS AND DISTANCES FOR THE LOT CORNERS IS THE NORTH LINE OF SECTION 7, 7N., R.1E., S.18.84N., U.S. SURVEY, BEARING AS NOTED ON THIS PLAN.



VEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF WEBER COUNTY, UTAH, ON THIS 14th DAY OF MAY, 1999.

VEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIRED PLANS AND SPECIFICATIONS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY ME ON THIS 14th DAY OF MAY, 1999.

VEBER COUNTY COMMUNITY ACCEPTANCE
 THIS IS TO CERTIFY THAT THE REQUIRED PLANS AND SPECIFICATIONS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY THE COMMUNITY ACCEPTANCE BOARD OF WEBER COUNTY, UTAH, ON THIS 14th DAY OF MAY, 1999.

VEBER COUNTY SURVEYOR
 I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THIS SUBDIVISION AND HAVE FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE SUBDIVISION RULES AND REGULATIONS OF WEBER COUNTY, UTAH, ON THIS 14th DAY OF MAY, 1999.

VEBER COUNTY ATTORNEY
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND SPECIFICATIONS HAVE BEEN REVIEWED AND APPROVED BY ME ON THIS 14th DAY OF MAY, 1999.

VEBER MOJAVAN HEALTH DEPARTMENT
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN AND SPECIFICATIONS HAVE BEEN REVIEWED AND APPROVED BY THE HEALTH DEPARTMENT OF WEBER COUNTY, UTAH, ON THIS 14th DAY OF MAY, 1999.

VEBER COUNTY RECORDER
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND SPECIFICATIONS HAVE BEEN REVIEWED AND APPROVED BY ME ON THIS 14th DAY OF MAY, 1999.

Curve Table

NUMBER OF LOTS	CHORD	ARC LENGTH	CHORD BEARING
1	1739.50'	1739.50'	173.95°
2	1739.50'	1739.50'	173.95°

Curve Table

NUMBER OF LOTS	CHORD	ARC LENGTH	CHORD BEARING
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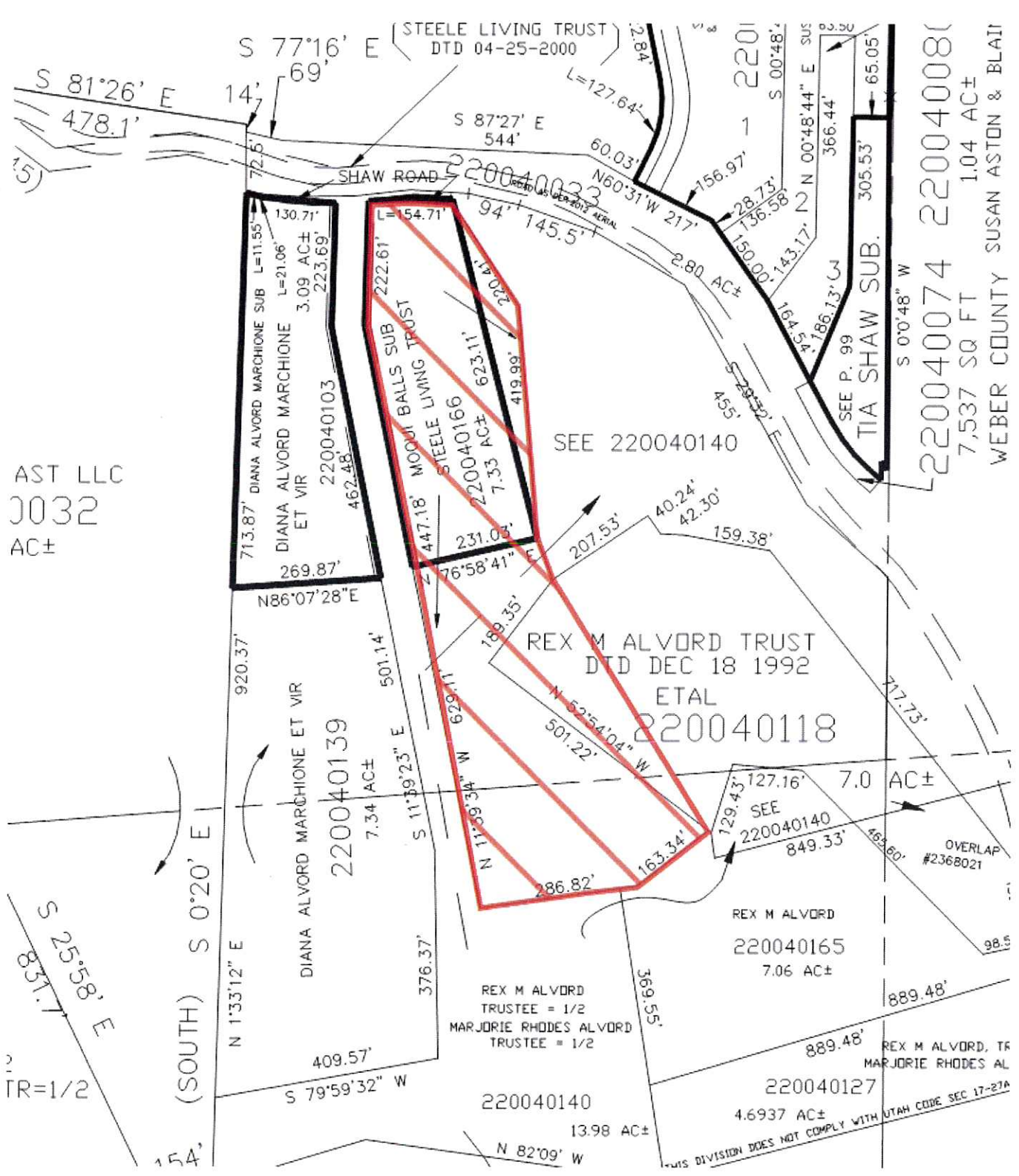
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OWNER'S DECLARATION AND CERTIFICATION
 I, the undersigned owner of the above described parcel, do hereby certify that the information provided herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of this plan and the applicable laws and regulations of the State of Utah and the County of Weber, Utah, and that I am submitting this plan for recording and certification of the County of Weber, Utah, on this 14th day of May, 1999.

ACKNOWLEDGMENT
 I, the undersigned, do hereby acknowledge that I have read and understand the contents of this plan and the applicable laws and regulations of the State of Utah and the County of Weber, Utah, and that I am submitting this plan for recording and certification of the County of Weber, Utah, on this 14th day of May, 1999.

REVEE & ASSOCIATES, INC.
 Civil Engineering • Structural Engineering
 3430 QUAKER AVE. SUITE #1000, UTAH 84403
 (801) 621-1100 FAX (801) 621-7868

51-371



AST LLC
 0032
 AC±

TR=1/2
 S 25°58' E
 831.1'

(SOUTH) S 0°20' E
 N 1°33'12" E

220040074 220040081
 7,537 SQ FT 1.04 AC±
 WEBER COUNTY SUSAN ASTON & BLAIR

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



May 6, 2019

Natalie Wayment
P.O. Box# 627
Liberty, UT 84310

RE: Wastewater Site and Soils Evaluation #14814
(Approx) 2531 E Shaw Dr.
Parcel # 22-004-0169

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 03, 2019. 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:

Exploration Pit #1 (UTM Zone 12 Nad 83 0425924 E 4579007 N)
0-17" Clay loam, granular structure, <5% gravel
17-38" Clay Loam, massive structure, 10% gravel
38-72" Sandy clay loam, massive structure, 10% gravel

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.

Conduct the required percolation test so that the bottom of the percolation test holes are at **28 & 50 inches** deep from the original grade.

Due to the soil types existing on this property the **final readings of the percolation tests will need to be witnessed by a representative from the Health Department.** Please make the percolation tester aware of the requirement so that arrangements can be made. Test results will not be accepted if this requirement is not met.

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,

Craig Jorgensen, LEHS
Environmental Health Division
801-399-7160

CJ/gk

EDUCATE | ENGAGE | EMPOWER

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