



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 Prince Subdivision, a two lot subdivision and an amendment to Irene Ogden Subdivision No 4.
Agenda Date: Wednesday, June 19, 2019
Applicant: Jack and Janet Prince, owner
File Number: UVP 052219

Property Information

Approximate Address: 2867 North 5100 E, Eden, Utah 84310
Project Area: 6.11 Acres
Zoning: Agricultural Valley 3 (AV-3)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 22-123-0002
Township, Range, Section: T7N, R1E, Section 27

Adjacent Land Use

| | |
|--|--|
| North: Agricultural/Residential | South: Residential/Agricultural |
| East: Residential/Residential | West: Residential |

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 a two-lot subdivision that fronts directly on 5100 East Street, which is a county public right-of-way. Lot 2, which is a 3.115 acres parcel, has an existing single-family dwelling. Lot 1, which is 3 acres, is currently vacant.

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

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: The owner has obtained a culinary water will-serve letter from Eden Water Works Company. As a condition of service, the company requires proof of secondary water. The owners have provided proof that they own stock in Wolf Creek Irrigation Company for irrigation water.

Sanitary System: Weber-Morgan Health Department has approved this proposal with a requirement that the plat shows the test pit location and soil horizon information.

Review Agencies: The Weber County Fire District has had conversations with the owner who will be installing a fire hydrant thereby meeting the fire district’s requirement. Weber County Engineering has required that the developer enters into a deferral agreement and has made several redlines to the plat. 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 Prince Subdivision, consisting of two lots. 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. The owner enters into a deferral agreement for curb gutter and sidewalk.

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 Prince Subdivision, a two-lot subdivision and an amendment to Irene Ogden Subdivision No. 4., 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: 6/19/19



Rick Grover

Weber County Planning Director

Exhibits

- A. Prince Subdivision Plat
- B. Irene Ogden Subdivision No. 4 Plat
- C. Current Recorders Plat
- D. Health Department feasibility letter
- E. Eden Water Works Will Serve Letter

Area Map



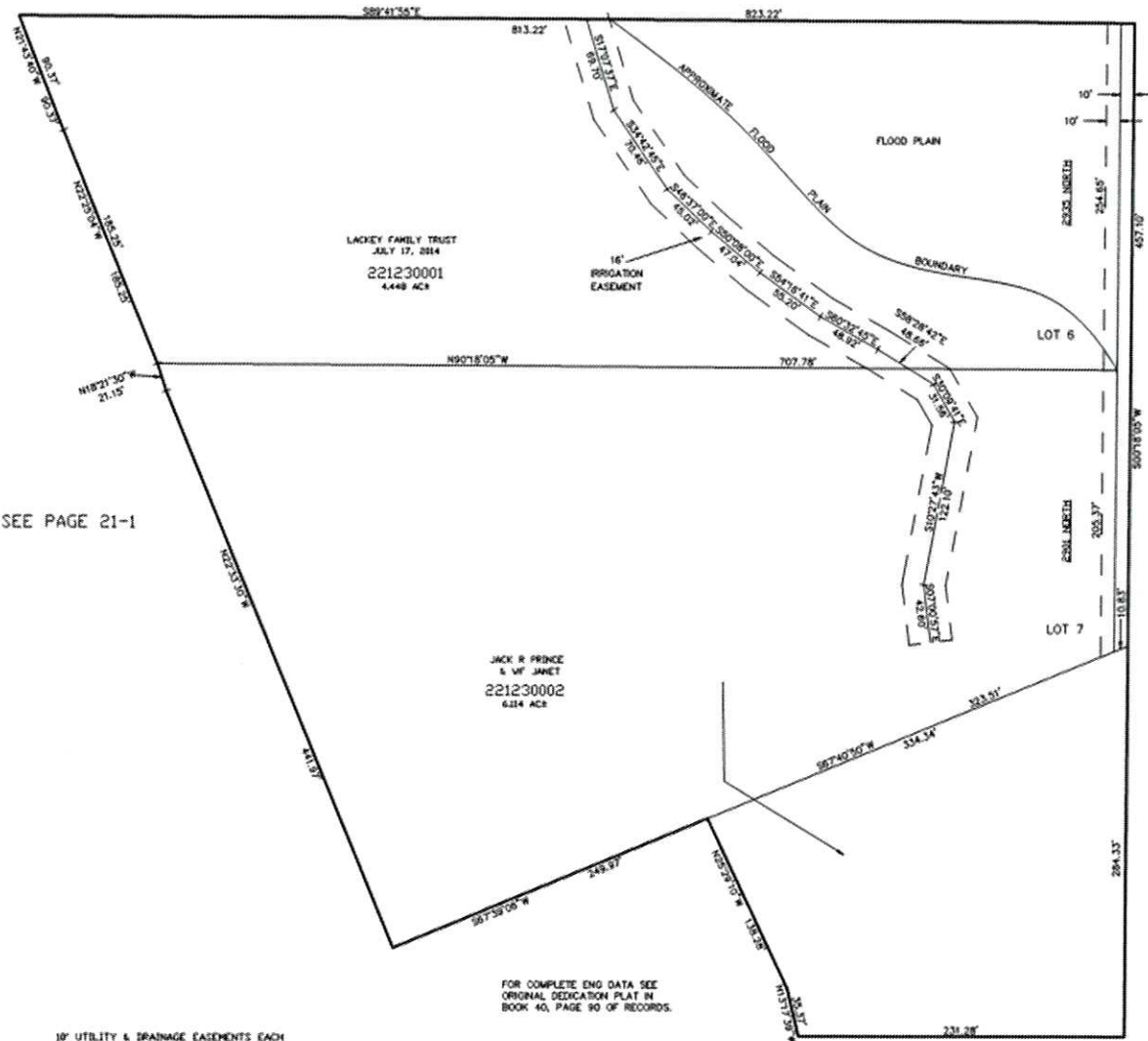
PART OF THE S.W. 1/4 OF SEC. 27, T.7N., R.1E., S.L.B. & M.
IRENE OGDEN SUBDIVISION NO. 4

123

TAXING UNIT: 28

IN WEBER COUNTY
SCALE 1" = 60'

SEE PAGE 21-1



SEE PAGE 21-1

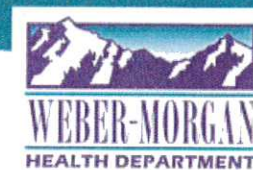
FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 40, PAGE 90 OF RECORDS.

SEE PAGE 21-1

5100 EAST ST. PATIO SPRINGS ROAD

SEE PAGE 21-1

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



May 17, 2019

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

RE: Jack Prince Property (revised)
2867 N 5100 E, Eden
Parcel #22-123-0002
Soil log #14711

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Eden Water Works, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit**

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 69 inches, and soil classified as Type 1, fall within the range of acceptability for a Packed Bed Media Treatment System followed by a conventional trench with a maximum trench depth limited to 24 inches. The absorption system is to be designed using a maximum loading rate of 0.9gal/sq. ft. /day as required for a coarse loamy sand, single grained structure with high gravel content soil horizon. The drainfield location is restricted to the area of test pit 3, UTM zone 12N NAD 83 0430726E 4573636N.


Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Summer Day, LEHS III
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

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



5402 E 2200 N
PO BOX 13
EDEN, UT 84310
801-791-1772

edenwaterworks@gmail.com

April 22, 2019

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

Re: Jack Prince Subdivision, 1 Lot
2867 N 5100 E Eden, UT 84310
Proposed property

The Eden Water Works Company would like to inform you of the availability of water for the proposed property above. Shares of class "D" and "Commercial" stock in the Company are available for purchase.

It is mandatory that the following conditions be met:

1. Proof of secondary water rights assigned to property.
2. Purchase Eden Water Works Company share to include item #3.
3. Additional cost of replacement water from Weber Basin Water.
4. Pay applicable hookup fees.
5. **Prior to occupancy**, meter must be installed and tested. *Failure to do so will result in a \$50.00 fine for the first week and \$100.00/week thereafter.*
6. Satisfy the Impact to EWWC system and Potential Impact Fees

Upon the purchase of stock and when these conditions are met and verified by a member of the Board of Trustees or its designated representative, the Board will be pleased to make the connection to the Company water system.

Sincerely,

Board of Trustees
Eden Water Works Company