



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Osman Home Subdivision, consisting of 1 lot, including road dedication along 2900 East St.
Agenda Date: Wednesday, August 12, 2020
Applicant: Charles & Jenae Osman, owners
File Number: OVO 2020-0707

Property Information

Approximate Address: 4337 North 2900 East, Liberty UT
Project Area: 7.374 acres
Zoning: Forest Valley (FV-3) Zone
Existing Land Use: Vacant Residential
Proposed Land Use: Residential
Parcel ID: 22-008-0074
Township, Range, Section: T7N, R1E, Section 18 SE, 19 NE

Adjacent Land Use

North: Vacant	South: Residential
East: 2900 East St.	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794
Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of administrative application, final approval of Osman Home Subdivision, consisting of 1 lot, located at approximately 4337 North 2900 East in the FV-3 Zone. The proposed 7.374 acre lot within this subdivision meets the lot area and lot width requirements of this Zone, of 3.00 acres in area and 150 feet in width. Access for this lot will be from 2900 East. The purpose of this subdivision is to combine two parcels and relocate an access strip to the northern boundary of the subdivision.

Culinary water will be provided by Liberty Pipeline. A private septic system will be used for waste water. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

Zoning: The subject property is located in and FV-3 zone. The land use requirements for these zones are stated in the LUCS 104-16, as follows:

"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in both the AV-3 and FV-3 zones (LUC 104-6, LUC 104-14). The proposed

subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: The FV-3 zone, requires a minimum lot area of 3 acres and a minimum lot width of 150'. The proposed subdivision is a one lot subdivision amendment that fronts a county road identified as 2900 East Street.

The proposed subdivision will make legal an existing parcel, for the purposes of further development. Road dedication will be required along 2900 East St.

Culinary water and sanitary sewage disposal: Liberty Pipeline can service this lot for culinary water purposes. Final approval from Liberty Pipeline will be required prior to recording this subdivision. Sanitary sewage disposal will be handled by an individual waste water treatment system; specifications are stated in the feasibility letter issued by the Weber County Health Department (See exhibit B).

Review Agencies: The proposed subdivision has been reviewed by all applicable reviewing agencies. Weber Fire, Weber-Morgan Health Department, and Planning Division have all issued approval of this project. Engineering and Surveyor have yet to issue approvals.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of the Osman Home Subdivision, a one lot subdivision, including road dedication along 2900 East St. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk shall be recorded with the final plat.
2. Final approval of water from Liberty Pipeline be submitted prior to recording the final plat.
3. An Onsite Wastewater Disposal System Deed Covenant and Restriction shall be recorded with the final plat.

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 Osman Home 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: **Wednesday, August 12, 2020.**


Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Subdivision Plat
- C. Water/Sewer Feasibility

Area Map



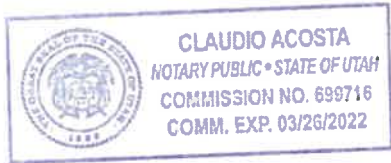
Authorized Representative Affidavit

I (We), JENAE B. OSMAN, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), CHARLES G. OSMAN, 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 out agent in matters pertaining to the attached application.

CHARLES G. OSMAN
(Property Owner)

Jenae Osman
(Property Owner)

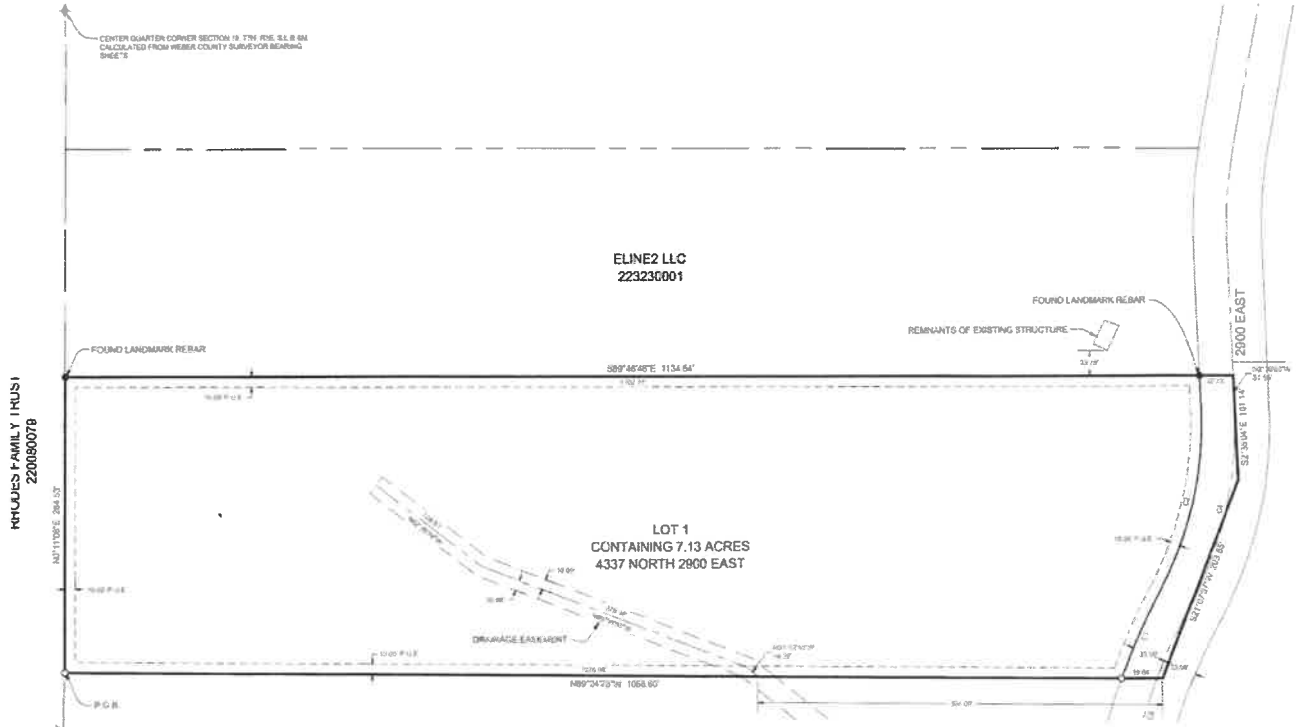
Dated this 20th day of JUNE, 2021, personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.



[Signature]
Notary

Exhibit B - Proposed Plat

OSMAN SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
AUGUST 2020



LPC



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

June 3, 2020

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 22-008-0074 owned by Charles and Janae Osman.

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".

Jodi Davis
Secretary



May 14, 2019

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

RE:
(Approx) 2900 E 4400 N. Liberty
Parcel #22-008-0074
Soil log #14652

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Liberty Pipeline Water Improvement District, an approved 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 36 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 12 inches. The absorption field is to be designed using a maximum loading rate of 0.65 gal/sq. ft./day as required for percolation rates and soil characteristics. It will be required that the system be placed on the **northeast side** of the property, where water table was found to be below the 36 inches.

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,


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

CJ/gk

E LOCATED
CORNER OF PROPERTY