



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final plat approval of the Felter Subdivision, a 1-lot subdivision at approximately 1501 S 7500 W, Ogden

Type of Decision: Administrative

Agenda Date: Wednesday, December 23, 2020

Applicant: Brian & Shawna Felter (Owners)

File Number: LVF111720

Property Information

Approximate Address: 1501 S 7500 W, Ogden

Project Area: 3 acres

Zoning: Agricultural (A-2)

Existing Land Use: Vacant/Agriculture

Proposed Land Use: Residential

Parcel ID: 10-043-0073

Township, Range, Section: T6N, R3W, Section 22, SE 1/4

Adjacent Land Use

North: Agriculture	South: Residential
East: Agriculture	West: Residential/Agriculture

Staff Information

Report Presenter: Scott Perkes
sperkes@co.weber.ut.us
801-399-8772

Report Reviewer: RG

Applicable Ordinances

- Title 104, Chapter 7 Agricultural (A-2)
- Title 106, Subdivisions

Background and Summary

The applicant is requesting final administrative approval of a one lot subdivision known as Felter Subdivision located at 1501 S 7500 W, Ogden. The proposed Lot 1 is currently vacant. The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration are in conformance with the current zoning and the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of rural single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: The subject property is located in the Agricultural (A-2) Zone. Single-family dwellings are a permitted use in the A-2 Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6 the A-2 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150'. The proposed lot within the subdivision meets the zoning requirements for area and width.

Access: The proposed lot will gain access across the front lot line from the existing 7500 West street. This street is already 66' in width and thereby does not require additional ROW dedication as part of this subdivision.

Culinary water and sanitary sewage disposal: The new lot will receive culinary water service from West Warren-Warren Water Improvement District and sanitary sewage disposal will be handled by a septic system. Feasibility letters have been provided by West Warren-Warren Water Improvement District and the Weber Morgan Health Department. The will serve letter for culinary water states that the applicants have secondary water with the property as well as access for delivery. The letter goes on to condition culinary water connection by the installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots. This subdivision contains only 1 lot. However it would appear that this condition would only come into effect if the applicants were to further subdivide the property into additional lots.

Public Wellhead Protection Zones: The proposed subdivision is not located within any mapped public wellhead protection zones.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District, Weber-Morgan Health, and Addressing have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of Felter Subdivision (LVF111720). This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A deferral agreement for curb, gutter, sidewalk, and asphalt will be required prior to recording the subdivision plat.
2. A Declaration of Deed Covenant Concerning Provision of Irrigation Water will be recorded simultaneously with the final plat.
3. An Onsite Wastewater Disposal Systems Deed Covenant and Restriction will be recorded simultaneously with the final plat.

The recommendation for approval is based on the following findings:

1. The proposed subdivision amendment conforms to the West Central Weber General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with the Weber County Land Use Code.

Administrative Approval

Administrative final approval of Felter Subdivision (LVF111720) 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: 1/25/21


Rick Grover
Weber County Planning Director

Exhibits


- A. Application
- B. Final subdivision plat
- C. West Warren-Warren Water Improvement District Will-Serve Letter
- D. Weber-Morgan Health Department Septic Feasibility Letter

Location Map 1



Weber County Subdivision Application

All subdivisions submitted will be accepted by appointment only (801) 399-8791, 2380 Washington Blvd, Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fee (Other Use)	Receipt Number (Office Use)	File Number (Other Use)
Subdivision and Property Information			
Subdivision Name Feller Subdivision		Number of Lots 1	
Approximate Address 1501 S. 7500 W.		Land Parcel Number(s) 10-043 0073	
Current Zoning A-2	Total Acreage 1501 3		
Primary Water Provider <i>Utah West Water Utility</i>	Secondary Water Provider <i>Utah West Water Utility</i>	Wastewater Treatment Septic	
Property Owner Contact Information			
Name of Property Owner(s) <i>Brian & Shawn Feller</i>		Mailing Address of Property Owner(s) 1399 W 2100 S #175 Ogden, UT 84401	
Phone <i>801-589-4623</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
Email Address <i>feller111@gmail.com</i>			
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <i>Shawn Feller</i>		Mailing Address of Authorized Person 1399 W 2100 S #175 Ogden, UT 84401	
Phone <i>801-589-4623</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
Email Address <i>sfeller111@gmail.com</i>			
Surveyor/Engineer Contact Information			
Name of Company of Surveyor/Engineer Reeve & Associates		Mailing Address of Surveyor/Engineer 5160 S. 1500 W. Riverdale UT. 84405	
Phone 801-621-3100	Fax 801-621-2666	Preferred Method of Written Correspondence <input type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail Email	
Email Address eroche@reeve-assoc.com			
Property Owner Affidavit			
I, we, <i>Brian Feller & Shawn Feller</i> declare and say that I (we) are (and 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be completed and disclosed into.			
<i>[Signature]</i> (Property Owner)		<i>[Signature]</i> (Property Owner)	
Subscribed and sworn to on this <i>3rd</i> day of <i>December</i> 20 <i>20</i>			
<i>[Signature]</i>			

Authorized Representative Affidavit

I (We), Brian & Shana Elmer (the owners) of the real property described in the attached application, do authorize as my (our) representative(s), Shana Elmer, 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.

[Signature]
(Property Owner)

[Signature]
(Property Owner)

Dated this 17 day of November, 2020, personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.

[Signature]
Notary



West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrenwtr@gmail.com

November 11, 2020

To Whom It May Concern:

RE: CULINARY WATER WILL SERVE LETTER FOR Brian & Shawna Felter

This proposed building/residence is located at approx. 1501 S. 7500 W. West Warren, UT, Parcel #100430073. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed building/residence.

Brian & Shawna Felter have secondary water with the property as well as access for delivery. They have also paid all necessary fees listed below. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- The Weber Basin Water Rights Impact Fee must be paid for each unit of service prior to issuance of this will-serve letter and prior to commencement of construction, to enable the purchase of sufficient water to service the district. Failure to pay said fee will result in measures halting construction.
- The Capital Facilities Impact Fee and Connection Fee Without Existing Service Lateral or Connection Fee With Existing Service Lateral, must be paid prior to installation of a meter and water connection lines and materials. Per the water district's contract with Weber Basin, no water can be delivered until all fees have been paid.
- The installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots, inspected and approved by the WWWWID Board chairman, prior to final inspection of the home. Pressure requirements are a minimum of 50 to a maximum of 80 lbs/p.
- Any amendments to the original plat or the plan for the secondary water system will need a new approval by the water board at a monthly meeting.
- All water lines, materials and installations must be done to the specification of the WWWWID board, and must be inspected by the board chairman, or his designee, along with any necessary bacterial testing required by the state.
- A deposit of \$100.00 for metered water to be used during construction, must be paid prior to the commencement of construction.

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,


Melissa Murray, Clerk
West Warren-Warren Water Improvement District

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



March 25, 2020

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

RE: Ryan Rhodes Property, 1 Lot
1527 S. 7500 W., West Warren
Parcel #10-043-0073
Soil log #13808

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by West Warren-Warren Water Improvement District, an approved 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 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 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 with a percolation rate of 60 minutes per inch.


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,


Ryan Klinge
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.com