



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative review of J&A Gibson Subdivision Phase 3 consisting of 2 lots.
Agenda Date: Thursday, February 03, 2022
Applicant: Koby Smith, Representative
File Number: LVJ010522

Property Information

Approximate Address: 5077 W 2200 S
Project Area: 26.81 Acres
Zoning: Agricultural (A-2)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 15-079-0024
Township, Range, Section: T6N, R2W, Section 29

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@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 2 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a subdivision that proposes to divide off two 40,000 square foot lots from a 26-acre parcel. The remainder parcel amounts to 24.9 acres. Both lots front on an existing public right-of-way and fully built road called 2200 South Street.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-2.

“The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.”

Site Development Standards: Lots created in the A-2 Zone are required to comply with site development standards for the A-1 Zone. Each lot within this proposal exceeds the minimum standards concerning lot area and width.

Small Subdivision: “The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director LUC §106-2-5.30 (c)”. Area dedication to the public right of way 3600 West Street shall be approved by the County Commission.

Right-of-Way Connectivity: Opportunities for roadway connectivity are explored for all development proposals following LUC 106-1-4 (7) and 106-2-3. The J&A Gibson Subdivision will not be required to dedicate area for a public ROW at this time. The landowner is well aware that ROW dedication will be applicable when the 24.9-acre remainder agricultural parcel is developed.

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

Culinary Water: Taylor West Weber Water Improvement District has provided a preliminary will serve letter. See Exhibit C for the conditions of approval.

Irrigation Water: Hooper Irrigation Company will serve these properties with pressurized irrigation water. See Exhibit D for the Hooper Irrigation specifications.

Sewer Services: Central Weber Sewer District will serve the sanitary needs of the J&A Gibson Subdivision Phase 3 (see Exhibit E).

Review Agencies: The Weber County Fire District has posted approval conditional upon the possibility of requiring the installation of a new hydrant when homesite locations are proposed. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions.

Staff Recommendation

Staff recommends final approval of J&A Gibson Subdivision Phase 3. Approval is based on completing all county review agency requirements and completion of the following conditions:

1. Taylor West Weber Water Provide a final approval letter indicating that all conditions have been satisfied.
2. The owner enters into a Deferral Agreement for curb, gutter, and sidewalk.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of the J&A Gibson Subdivision Phase 3, is hereby granted after displaying conformity with applicable zoning and subdivision standards. This approval is subject to all Weber County review agency requirements and the conditions of approval stated within this planning staff report.

Date of Administrative Approval: 3/13/22


Rick Grover
Weber County Planning Director

Exhibits

- A. J&A Gibson Subdivision Phase 3
- B. Current Recorders Plat
- C. Culinary will serve letter
- D. Secondary water will serve
- E. Sewer District will serve

Area Map



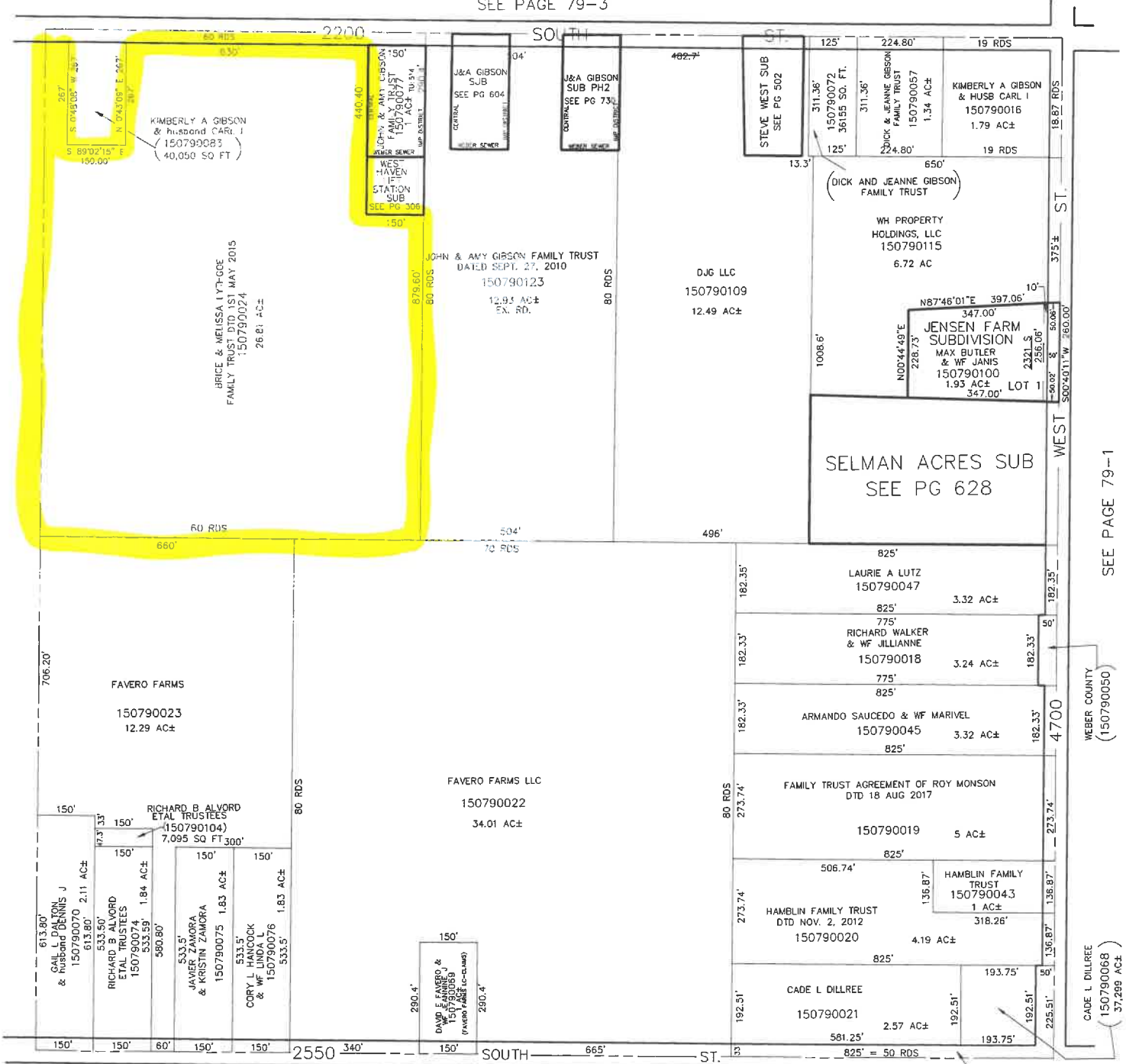
SW 1/4
SECTION 29, T.6N., R.2W., S.L.B. & M.

IN WEBER COUNTY

SCALE 1" = 200'
SEE PAGE 79-3

TAXING UNITS: 53,377,514,516

SEE PAGE 81



SEE PAGE 79-1

WEBER COUNTY
(150790050)

CADE L DILLREE
(150790068)
(37,269 AC±)

WEBER CO.
(150790054)

SEE PAGE 86

FOR TAX PURPOSES ONLY



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
11/9/2021

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **PRELIMINARY** approval has been given and the district has the capacity to provide only culinary water for J&A Gibson subdivision a 2-lot subdivision. The proposed subdivision is at approx. 5077 W. 2200 S. Taylor, Utah. Service will be rendered by means of a 6" water main on 2200 W. Taylor West Weber Water specifications and standards must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per lot
- Water rights impact fee= \$1,078.00 Per lot.
- Secondary Water= Must connect to Hooper Irrigation for pressurized secondary water. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. Proof of a secondary water provider by means of a receipt must be submitted to the district for final approval.
- Impact fee=\$6,250.00 This fee will be collected at the time building permits are requested. This fee includes the cost of the meter.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Water right and plan review fees must be paid before approval for construction of the water infrastructure is given. This letter expires six months from the date it is issued.

Expires 5/9/2022

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers", written over a horizontal line.

Ryan Rogers – Manager

Taylor West Weber Water District



Hooper Irrigation Company

PO Box 184
5375 s 5500 w
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
Email: hooperirrigationco@msn.com

November 10, 2021

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – J & A Gibson Subdivision, Phase 3

The development is located at approximately 5000 W and 2200 S in Ogden, Utah (Taylor) and consists of 2 lots.

The Hooper Irrigation secondary pressurized irrigation system is available for the above project located at the above address. The subdivision has turned in 1 share of Hooper Irrigation water stock to use for the connection of both lots to the Secondary Pressurized System and access fees have been taken care of. When all lines are installed, Hooper Irrigation will take responsibility of the maintenance and care of the Secondary lines.

Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office and indicate the requirement of meters on all new services. If you have any questions, please call the office at (801)985-8429

Sincerely,

A handwritten signature in black ink that reads "Michelle Pinkston". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Michelle Pinkston
Board Secretary
Hooper Irrigation Co.



Central Weber Sewer Improvement District

November 16, 2021

Chad Meyerhoffer
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: JA Gibson Subdivision
Sanitary Sewer Service
Will Serve Letter

Chad:

At the request of Koby Smith, JA Gibson Subdivision with 2 proposed residences located at approximate address. 5077 W. 2200 S. Taylor, Utah. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. Central Weber has the capacity to treat the sanitary sewer flow from this subdivision.
2. The connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.



Central Weber Sewer Improvement District

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott
Digitally signed by Clay Marriott
DN: C=US,
E=Claym@centralweber.com,
O="Central Weber Sewer",
CN="Clay Marriott"
Reason: I am the author of this
document
Date: 2021.11.16
14:04:56 -07'00'

Clay Marriott

Construction Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Koby Smith