

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**June 29, 2022  
3:00 p.m.**

**1. Minutes: None**

**2. Administrative Items**

**2.1 LVJ020122:** Request for final approval of Jeana's Dream Subdivision, consisting of one lot, located at 3925 W 900 S, Ogden. **Presenter Steve Burton.**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact***

***thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request for final approval of Jeana’s Dream Subdivision, consisting of 1 lot.  
**Agenda Date:** Wednesday, June 29, 2022  
**Applicant:** S. Neal Berube, owner  
**File Number:** LVJ020122

### Property Information

**Approximate Address:** 3925 W 900 S, Ogden UT 84404  
**Project Area:** 2.660 acres  
**Zoning:** Agricultural (A-1) Zone  
**Existing Land Use:** Agriculture  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-046-0072

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Agricultural
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Steve Burton  
sburton@webercountyutah.gov  
801-399-8766  
**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 2 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting final subdivision approval of Jeana’s Dream Subdivision Consisting of one lot. There is a three foot strip of property along 900 S being dedicated to the county to widen the road to 66 feet. The proposal meets the minimum county land use requirements and is being recommended by staff for approval. The following is an analysis of the development as it relates to county land use policies and ordinances.

## Analysis

**General Plan:** The proposal conforms to the Western Weber 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 an Agricultural Zone A-1 zone. The land use requirements for this zone are stated in the LUC§ 104-5 as follows:

*“The purpose of the A-1 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:** 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 A-1 zone (LUC 104-5).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:** In the LUC §104-2, the A-1 zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150’. Lot 1 is 2.6 acres and is 173 feet wide.

Culinary water and sanitary sewage disposal: A letter from Taylor West Weber Water Improvement District has been provided granting preliminary approval. Secondary Water will be required from Hooper Irrigation. Sanitary sewage disposal will be handled by Central Weber Sewer who have provided a will serve and capacity assessment letter.

Review Agencies: The proposed subdivision has been reviewed and approved by all applicable reviewing agencies.

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

Roadway improvements: There are no future rights-of-way shown in this location on the general plan streets map. There is adjacent property to the west that will likely formulate a new public block at the time that parcel develops. A deferral agreement will be recorded for curb, gutter, and sidewalk along 900 S.

## Staff Recommendations

Staff recommends final approval of Jeana’s Dream Subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A signed deferral agreement must be recorded with the final plat.
2. The developer will supply a final unconditional approval letter from Taylor West Weber Water Improvement District before the subdivision plat records.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

## Administrative Approval

Administrative final approval of LVJ020122 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, June 29, 2022**

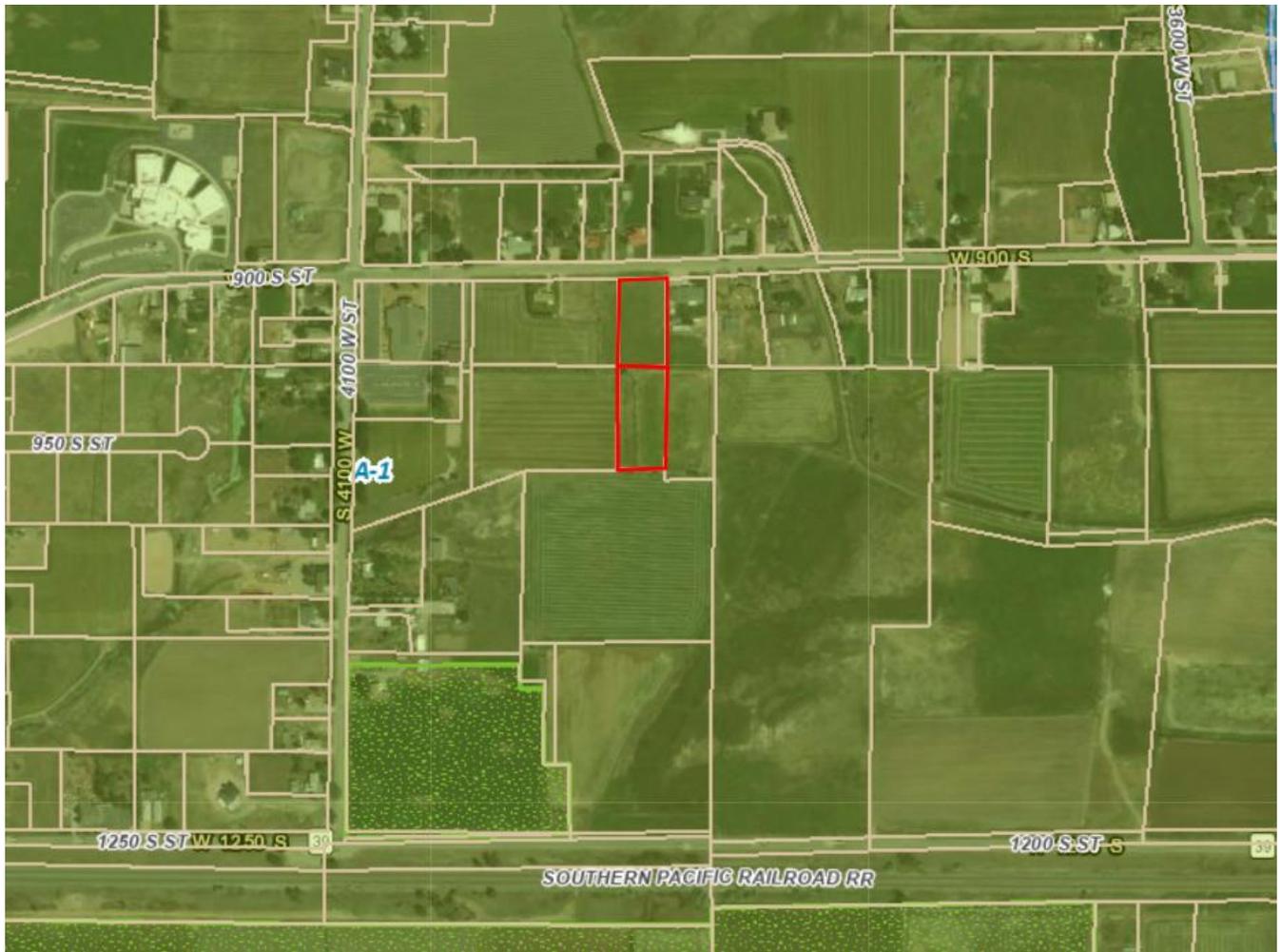
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Rick Grover  
Weber County Planning Director

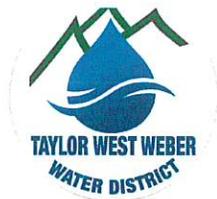
## Exhibits

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

# Area Map







**2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
12/13/2021**

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 Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for Neal Berube a 1 lot subdivision at approx. 3931 W. 900 S. parcel # 15-046-0072. The District has a 6" water line currently on 900 S. with enough capacity to serve this proposed lot. The District standards and specifications must be used in all installation procedures.

Requirements:

- Plan review fee and recording fee= \$140
- Water rights impact fee= \$1,078.00 Per lot. Must be paid before the subdivision is recorded and service is provided.  
Secondary Water= 1/2 of a share of Hooper Irrigation water will need to be transferred into the District's name this 1/2 share will be held by the District clerk until there is a pressurized secondary system available. Once a pressurized secondary water system becomes available the 1/2 share will be used to connect to the pressurized secondary water. An agreement will need to be signed and recorded for the i.e.. purposes.
- Impact fee=\$8,585.00 per lot this fee will be collected at the time building permits are requested. This fee includes the cost of the meter.
- Connection fee= \$1,730.00+ asphalt patch fee if needed. This is for the installation of the service and the meter connection.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's 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 is given. This letter expires six months from the date it is issued.

Expires 5/13/2022

Sincerely,   
Ryan Rogers – Manager

Taylor West Weber Water District