



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request for final approval of Chance’s Place Subdivision, a one-lot subdivision, located in the AV-3 zone.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, November 03, 2021

**Applicant:** **Chance Hanse, Owner**

**File Number:** UVC082222

### Property Information

**Approximate Address:** 1163 N 7800 E, Huntsville, UT, 84317

**Project Area:** 3.16acres

**Zoning:** Agricultural Valley (AV-3)

**Existing Land Use:** Residential/Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 21-005-0050

**Township, Range, Section:** T6N, R2E, Section 06 SE

### Adjacent Land Use

<b>North:</b> Residential/Agricultural	<b>South:</b> Residential
<b>East:</b> 7800 East St.	<b>West:</b> Residential/Agricultural

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@co.weber.ut.us

**Report Reviewer:** RG

## Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (AV-3 Zone)

## Background and Summary

The applicant is requesting final approval of Chance’s Place Subdivision, consisting of one lot, located at approximately 1163 N 7800 E, in the AV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

## Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the AV-3 zone. Single-family dwellings are a permitted use in the AV-3 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-2-5, the AV-3 zone requires a minimum lot area of 3 acres for a single family dwelling and a minimum lot width of 150 feet. All lots in this proposed subdivision meet this requirement.

The following are setbacks for the AV-3 zone:

- Front: 30’
- Side: 10’ with a total width of 2 side yards not less than 24’
- Rear: 30’

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the AV-3 zone standards in LUC § 104-2, as well as the CV-2 zone standards in LUC § 104-20. The

proposed subdivision will dedicate sufficient right-of-way along 7800 East Street so as to meet the required half-width dedication for a 66' right-of-way.

Culinary water and sanitary sewage disposal: Weber-Morgan Health Department has performed the necessary soil testing to provide design requirements for an on-site septic system. A well permit from Weber-Morgan Health has also been provided for culinary water. A letter from Weber-Morgan Health Department, indicating that a 48-hour pump test has been performed and that quantity and quality of water meets minimum requirements.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Surveyor's Office, Weber Fire District, and the Engineering Division. Weber-Morgan Health Department has not yet reviewed this project. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2022 property taxes are not considered due at this time, but will become due in full on November 30, 2022.

## Staff Recommendation

Staff recommends final approval of Chance's Place Subdivision, consisting of one lot located at approximately 1163 N 7800 E, Huntsville, UT, 84317. This recommendation is subject to all review agency requirements prior to recording of the subdivision and the following condition:

1. A letter from Weber-Morgan Health Department, indicating that a 48-hour pump test has been performed and that quantity and quality of water meets minimum requirements, shall be submitted to Weber County Planning prior to recording of the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

## Administrative Approval

Administrative final approval of Chance's Place 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: \_\_\_\_\_

\_\_\_\_\_  
Weber County Planning Director

## Exhibits

- A. Application
- B. Proposed Subdivision Plat
- C. Feasibility Letters

# Area Map



# Exhibit A – Application

## Chance's Place Subdivisions

[+ Add Follower](#) [✎ Change Status](#)

**Address:** 1163 n 7800 e, Huntsville, UT, 84317  
**Maps:** [County Map](#), [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Subdivisions  
**Created By:** Chelsea Hansen  
**Created On:** 6/14/2022  
**Project Status:** Accepted  
**Status Date:** 8/22/2022  
**File Number:** UVC062222  
**Project Manager:** [Tammy Aydelotte](#)

[Application](#) [Documents 14](#) [Comments 4](#) [Reviews 6](#) [Followers 14](#) [History](#) [Payments 1](#) [Area Fees](#)

### Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [✎ Edit Application](#)

**Project Description** One lot subdivision

**Property Address** 1163 n 7800 e  
Huntsville, UT, 84317

**Property Owner** Chance Hansen  
801-648-6055  
[hanch5@icloud.com](mailto:hanch5@icloud.com)

**Representative** —

**Accessory Dwelling Unit** False

**Current Zoning** AV-3

**Subdivision Name** Bandit Flats

#### Number of Lots

**Lot Number** 210050050

**Lot Size** 3.16

**Frontage** 224.21

**Culinary Water Authority** Weber Basin Water Conservancy District

**Secondary Water Provider**

**Sanitary Sewer Authority**

**Nearest Hydrant Address**

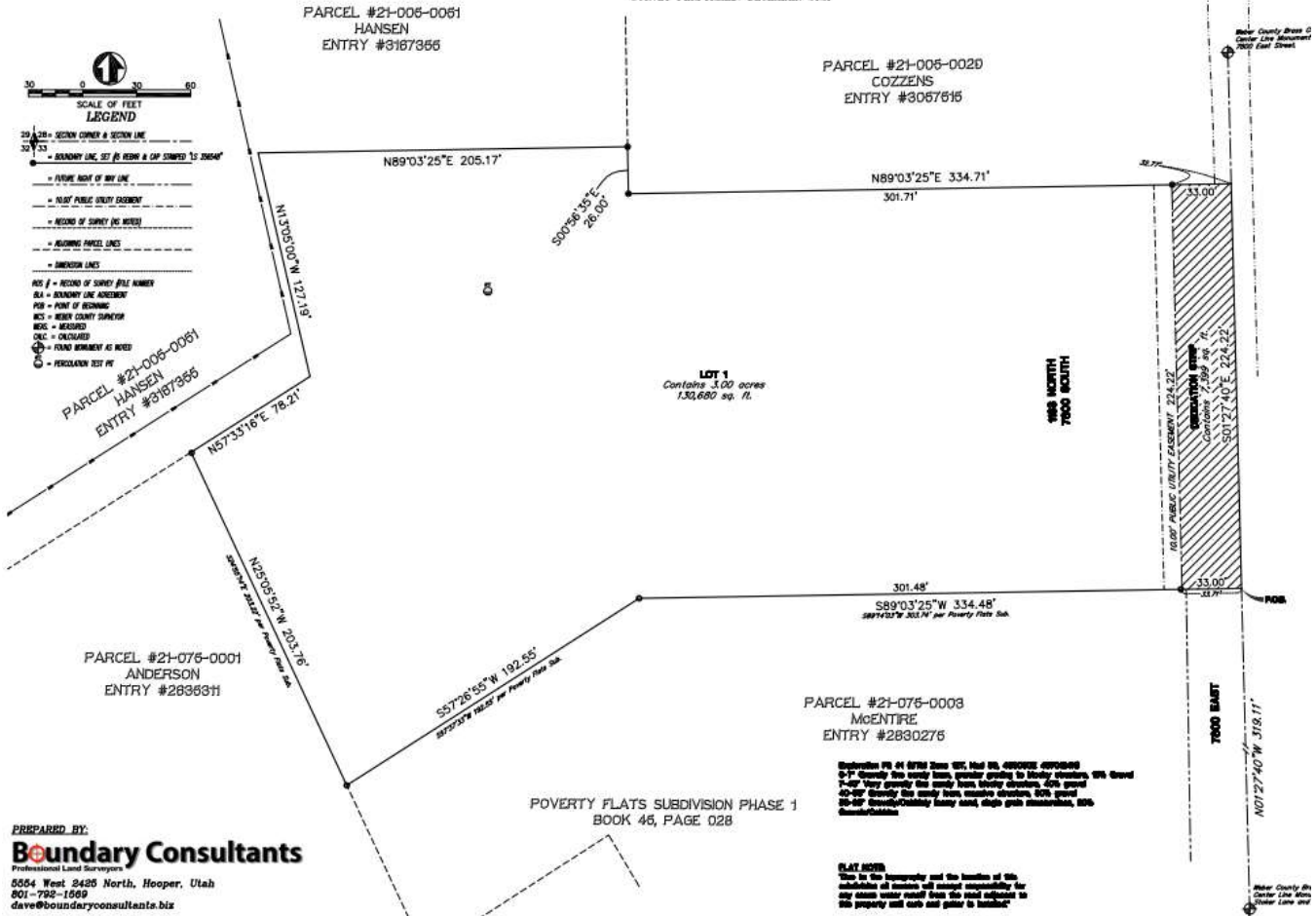
**Signed By** Owner, Chance Hansen

#### Parcel Number

[✖ Remove](#) 210050050 - [County Map](#)

# Exhibit B – Proposed Subdivision Plat

**CHANCE'S PLACE SUBDIVISION**  
**OGDEN VALLEY, WEBER COUNTY, UTAH**  
 LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6,  
 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
 SURVEY PERFORMED: DECEMBER 2021





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



November 2, 2020

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

RE: Chance & Chelsea Hansen  
1221 N 7800 E Huntsville, UT  
Parcel #21-005-0006  
Soil log #15087

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 28, 2020. The exploration pit(s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

**Exploration Pit #1** (UTM Zone 12T, Nad 83, 436060E 4570124N)

0-7"	Gravelly fine sandy loam, granular grading to blocky structure, 15% Gravel
7-40"	Very gravelly fine sandy loam, blocky structure, 40% gravel
40-53"	Gravelly fine sandy loam, massive structure, 30% gravel
53-68"	Gravelly/Cobblely loamy sand, single grain structureless, 80% Gravels/Cobbles

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

**DESIGN REQUIREMENTS**

Culinary water will be provided by a private well. The placement of the well is critical so as to provide the required 100 foot protection zone around the well. The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

Anticipated maximum ground water table not to exceed 48 inches and Gravelly Fine Sandy Loam ending at 53" below grade, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.4 gal/sq. ft. /day as required for the gravelly fine sandy loam, massive structure soil horizon.

**For consideration of a conventional wastewater disposal system** a percolation test would need to be conducted so that the bottom of the percolation test hole is at 65 inches deep below original grade in the Gravelly/Cobblely loamy sand single grain layer, which may be excessively fast and considered unsuitable. Percolation testing must be performed by a certified individual and witnessed by Health Department staff. Please make an appointment with our office at 801-399-7160.

**Percolation Test Weather Restrictions**

Within the Weber-Morgan Health District percolation tests shall not be conducted when the ambient air temperature falls below 35 degrees Fahrenheit day or night for a minimum of 48 contiguous hours. In addition to the percolation test results provided by the certified percolation tester, percolation test performed in the fall months must also include an hourly weather forecast for the day(s) in which the percolation test was performed. The weather forecast should be for the localized area in which the test

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



was performed e.g., Eden, Huntsville, Morgan. Percolation test results submitted without proof that the ambient temperature was within the allowable range may be rejected.

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.

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.

If you have any questions, please feel free to contact this office at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Dant".

Michael Dant, LEHS  
Environmental Health Division  
801-399-7160

MD

Weber-Morgan Health Department  
Environmental Health Division  
477 23rd Street  
Ogden, UT 84401

### Well/Spring Permit

CHANCE & CHELSEA HANSEN  
1163 N 7800 E  
HUNTSVILLE, UT 84317

LEGEND DRILLING #920

NOVEMBER 15, 2021  
Permit Date

A handwritten signature in black ink, appearing to read "Brian Cowan".

Brian Cowan, MPH, LEHS, Health Officer

Post in Public View — Non-Transferable

**100-FOOT WELLHEAD PROTECTION ZONE MAP - WMHD**

CHANCE & CHELSEA HANSEN – 801.648.6065 cell  
WR: E6180, (35-13896)  
WEBER PARCEL: 21-005-0050

DRILLING ADDRESS: 1163 N. 7800 E. HUNTSVILLE, UT 84317  
DRILLER: LEGEND DRILLING SERVICES, LLC. – 801.866.9861 – LegendDrilling@gmail.com

\*Proposed drilling location "x" (shown in yellow) will be ~20-feet North of E6180, so as not to encroach neighboring property lines with the 100-ft WPZ.  
Proposed wellhead GPS: 41.27991, 111.76285  
Proposed wellhead PLSS Description: N390 W1182 SE SEC06 T6N R2E SLBM; UTM (NAD83): 436115.978, 4570110.793

