



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a two-lot subdivision, Celeste Hadley Ashment Subdivision, located at approximately 3989 W 900 S, Ogden, UT, 84401, in the A-1 zone. This request for subdivision approval includes road dedication (3 feet) along 900 South St.

Agenda Date: Wednesday, March 29, 2023

Applicant: Tyler Farr, Representative

File Number: LVC030623

Property Information

Approximate Address: 3989 W 900 S, Ogden, UT, 84401

Project Area: Approximately 7.55 acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Agricultural/Residential

Proposed Land Use: Agricultural/Residential

Parcel ID: 15-046-0073, 15-059-0052

Township, Range, Section: T6N, R2W, Section 16SW

Adjacent Land Use

North: 900 South St.

East: Agricultural

South: Agricultural/Residential

West: Church/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable

Background

The Planning Division is recommending approval of the request for Celeste Hadley Ashment Subdivision, a two-lot subdivision located in the A-1 zone.

The proposed subdivision is in the Agricultural A-1 Zone located at approximately 3989 W 900 S, Ogden, UT, 84401 and is approximately 7.55 acres. The proposed subdivision and lot configuration meet all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The General Plan for Western Weber is intended to preserve private property rights while also preserving the rural characteristics of the area. This proposal conforms to the Western Weber General Plan.

Zoning: The subject property is located in the Agricultural Zone more particularly described as the A-1 zone. The purpose and intent of the A-1 zone is identified in the LUC §104-2-1 as:

"The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment."*

The application has been forwarded to the applicable review agencies and after a thorough review of the applicant's proposal,

staff feels that the applicant has met the minimum requirements for a two-lot subdivision in the A-1 zone. This determination is based on the review and analysis of the information provided by the applicant.

Connectivity: The applicant is dedicating 3' road width along the frontage of lots 1 (206.32' wide) and 2 (310.12' wide) that sits on 900 South St. A deferral agreement for sidewalk/pathway curb and gutter will be recorded with the final plat. 900 South Street in this area is shown on the Future Streets and Transit Map as a Minor Neighborhood Street (50'-60' wide).

Culinary Water, Sanitary Sewer: Taylor West Weber Water has issued a preliminary will-serve letter for this proposed subdivision. Final approval from Taylor West Weber Water will be required prior to recording this final plat. Hooper Irrigation has issued a final approval/will-serve letter for this project. Central Weber Sewer will service this proposed subdivision.

Review Agencies: *To date, the proposed subdivision has been approved by the Weber County Surveyor, and Weber Fire District. Weber County Engineering has not yet reviewed this proposal. All review agency requirements must be addressed and completed prior to this subdivision being recorded.*

Tax Clearance: *The 2022 property taxes have been paid in full. The 2023 taxes are will be due in full November 30, 2023.*

Staff Recommendation

Staff recommends approval of the Celeste Hadley Ashment Subdivision, a two-lot subdivision consisting of approximately 7.55 acres, located at approximately 3989 W 900 S, Ogden, UT, 84401. This recommendation is subject to all review agency requirements, and the following condition:

1. Taylor West Weber Water District will need to sign the final plat prior to recording.

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 all previous approvals and the applicable County ordinances.

Exhibits

- A. Application
- B. Proposed Plat
- C. Water & Septic Feasibility

Location map



Exhibit A-Application

Celeste Hadley Ashment Subdivision

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

Address: 3989 W 900 S , Ogden, UT, 84404
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: [Farr Built Homes](#)
Created On: 3/6/2023

Project Status: Accepted
Status Date: 3/6/2023
File Number: LVC030623
Project Manager: Tammy Aydelotte

Application

Documents 13

Comments 3

Reviews 3

Followers 15

History

Reminder 0

Payments 1

Area Fees

Application

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

Project Description Celeste Hadley Ashment Subdivision

Property Address: 3989 W 900 S
Ogden, UT, 84404
Property Owner: Celeste Ashment
801-644-9892
ashment6@yahoo.com
Representative: Tyler Farr
801-941-3790
farrbuilthomes@gmail.com

Accessory Dwelling Unit: False
Current Zoning: A-1
Subdivision Name: celeste hadley ashment
Number of new lots being created: 0
Number of lots affected: 0
Number of lots approved: 0
Lot Number: 1
Lot Size: 3.322
Frontage: 206
Culinary Water Authority: Taylor-West Weber Water District
Secondary Water Provider: Hooper Irrigation Company
Sanitary Sewer Authority: Central Weber Sewer
Nearest Hydrant Address: 4078 W 900 S
Signed By: Representative, Tyler Farr

Parcel Number

✖ Remove 150460073 - [County Map](#)

Exhibit B-Proposed Plat

Celeste Hadley Ashment Subdivision WEBER COUNTY, UTAH A PART OF THE SOUTHWEST QUARTER OF SECTION 16, AND NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN SEPTEMBER 2022



LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (P.U.E.)
- Existing Sewer Line
- Proposed Sewer Line
- Existing Water Line
- Proposed Water Line
- Existing 5.0' Contour
- Existing 1.0' Contour
- Fence Line
- Street Monument to be set
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this _____ Day of _____, 2023.

Chairman, Weber County Planning Commission

NOTE:

- 1 - All public utility easements (P.U.E.) are 10.0 feet wide unless otherwise noted.
- 2 - Rebar and cap found or set on all lot corners.
- 3 - Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to the property until each and gutter is installed.

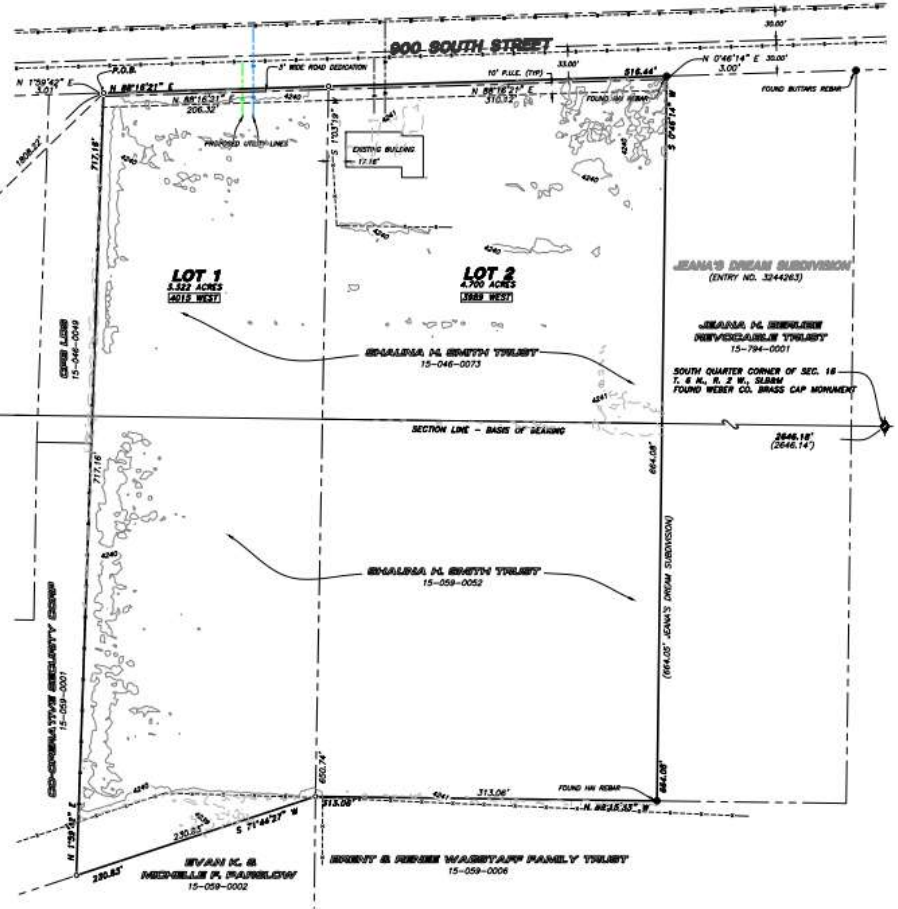
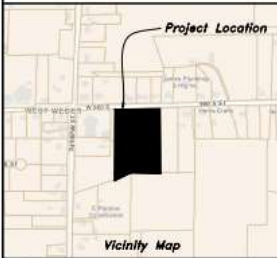


Exhibit C-Water & Septic Feasibility



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
2/9/2023**

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 lot 1 of the Celeste Hadley Ashment Subdivision. The property is located near 3989 W. 900 S. West Weber UT. The District has the capacity to serve this lot for culinary purposes only. Taylor West Weber Water specifications and standards must be followed in all installation procedures.

Hooper Irrigation available This lot will need to connect to the new Hooper Irrigation line if it is available. Plans to install this line are being implemented now. If the Hooper Irrigation line is not available when occupancy is desired a letter from Hooper stating that fees have been paid and an estimated time as to when the pressurized secondary water will be finished will be required. No outdoor watering with Taylor West Weber Water.

Hooper Irrigation not available If the Hooper line is not installed and plans change ½ a share of Hooper Irrigation water will be required to be deposited into Taylor West Weber Water in Taylor West Weber Waters name (held by district clerk). A higher indoor/outdoor impact fee will be assessed at this time. Once pressurized secondary is available the resident will be required to connect. An agreement to do so will need to be signed with the Taylor West Weber Water District clerk. The agreement will be recorded at Weber County.

Requirements before subdivision approval:

- Plan review fee= \$100 per lot
- Plan approval
- Water rights impact fee= \$1,078.00 per lot

Requirements after subdivision approval:

- Secondary Water= Connect to Hooper Irrigation. **See above**
- Impact fee=\$5,875.00 per lot this fee will be collected at the time building permits are requested.
- Connection fee=\$2,335.00 this includes the cost of the meter, fittings, and installation of the service. If an asphalt patch is needed the cost of the patch and roadwork will be assessed at that time.
- 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. THIS LETTER EXPIRES SIX MONTHS FROM THE DATE IT IS ISSUED. Water right and plan review fees must be paid before approval for construction of the water infrastructure is given.

Expires 8/9/23

Sincerely, 

Ryan Rogers – Manager

Taylor West Weber Water District



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

March 3, 2023

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

RE: FINAL WILL SERVE LETTER – Celeste Hadley Ashment Subdivision

The development is located at approximately 900 South and 4100 West and consists of 2 lots. One lot is an existing home, and one lot is a proposed new construction residence.

Hooper Irrigation Company is in the process of installing pressure irrigation water in the project area. The installation will be completed in the next 90 days. Hooper Irrigation will provide secondary pressurized water at the time occupancy begins for the residential lot.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office. There were an adequate number of water shares surrendered for the development water use.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed 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. If you have any questions, please call the office at (801)985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary

WILL SERVE LETTER REQUEST
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
2618 West Pioneer Road, Ogden, Utah 84404
Telephone 801-731-3011

Date: 2-9-23

What city/county is the development in? WEBER COUNTY / WEST WEBER

Name and email address of City/County officer: STEVE BURTON / sburton@webercountyutah.gov

Name and email address of Developer (requestor): TYLER FARR / farrhuilt homes@aol.com

Name/Address of proposed Development:

Name: Celeste Hadley Assment subdivision

Address: 3989 W 900 S Ogden UT 84404

Development Details:

Usage: Residential How many proposed residences? 1

Commercial What type of business? _____

What is the total square footage? _____

or

What is the estimated indoor water usage or discharge to the sewer?

Industrial* What type of industry? _____

What is the total square footage? _____

or

What is the estimated indoor water usage or discharge to the sewer?

*Industrial users may be monitored by the CWSID Pretreatment Program. For questions concerning pretreatment, please contact Brett Nelson, Pretreatment Coordinator at the District Office 801-731-3011.