

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**June 15, 2023  
4:00 p.m.**

**1. Minutes: May 31, 2023**

**2. Administrative Items**

**2.1 LVS020323:** Consideration and action on Shawn's Subdivision, located at approximately 111 N 3600 W, Ogden UT 84401. **Planner: Steven Burton**

**2.2 UVW032323:** Consideration and action on Wolf Creek Subdivision No. 2 Lot 28, located at 4972 Aspen Lane, Eden UT 84310. **Planner: Steven Burton**

**2.3 UVH042023:** Consideration and action on Harmony Ranch Subdivision, located at approximately 3200 N 3350 E, Eden UT 84310. **Planner: Steven Burton**

**2.4 LVW051523:** Consideration and action on a subdivision plat amendment to Lot 11 of the Weber Industrial Park Plat A. The amendment would split a 9.6-acre lot into 3 lots. **Planner: Felix Lleverino**

**2.5 LVB050223** – Request for final approval of Bona Vista Water Improvement District Hot Spring Reservoir Number 2 Subdivision, a one-lot subdivision located in the A-1 zone, at approximately 4000 N 1900 W, Pleasant View, UT, 84404. **Planner: Tammy Aydelotte**

**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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**Minutes of May 31, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present: Steve Burton, Principal Planner; Tammy Aydelotte, Planner; June Nelson, Secretary**

- 1. Minutes: May 17, 2023** -Minutes approved as presented
- 2. Administrative Items**
- 3. UVR011723** Consideration and action on a two-lot subdivision, Rhees Subdivision First Amendment, located at approximately 1104 S 8800 E, Huntsville, UT, 84317, in the FV-3 zone. **Planner: Tammy Aydelotte**

The Planning Division is recommending approval of the request for Rhees Subdivision First Amendment, a two-lot subdivision located in the FV-3 zone.

The proposed subdivision is in the Forest Valley (FV-3) Zone located at approximately 1104 S 8800 E, Huntsville and is 8.66 acres. The purpose of this application is a lot line adjustment, between two existing lots, and an access easement vacation. The proposed subdivision and lot configuration meet all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). There is an existing residence on each of these two lots. The private access easement requires no public hearing, as it is not a public easement. The County Surveyor has reviewed the vacation request. A document shall be recorded with final mylar which shall include signatures from all affected parties (adjacent property owners) that will vacate the access easement.

**Staff recommends approval of the Rhees Subdivision 1<sup>st</sup> Amendment, a two-lot subdivision consisting of 8.66 acres, located at approximately 1104 S 8800 E, Huntsville, UT, 84317. This recommendation is subject to all review agency requirements, and the following condition:**

- 1. A document, signed by all adjacent lot owners, shall be recorded with the final mylar, agreeing to vacate the private access easement.**

**This recommendation is based on the following findings:**

- 1. The proposed subdivision conforms to the Ogden Valley General Plan.**
- 2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.**

Administrative final approval of Rhees Subdivision 1<sup>st</sup> Amendment, a two-lot subdivision located in the FV-3 zone, at approximately 1104 S 8800 E, Huntsville, UT, 84317, 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, May 31, 2023**  
**Approved by Steve Burton, Principal Planner**

**Adjourned 3:07**

**Respectfully Submitted,**  
*June Nelson*  
**Lead Office Specialist**



# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

<b>Agenda Item:</b>	<b>LVS020323</b> Request for final approval of Shawn's Subdivision Consisting of one lot, located at approximately 111 N 3600 W
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Thursday, June 15, 2023
<b>Applicant:</b>	Shawn Monson
<b>File Number:</b>	LVS020323

### Property Information

<b>Approximate Address:</b>	111 N 3600 W, Ogden
<b>Project Area:</b>	1.84 acres
<b>Zoning:</b>	A-2
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	150250054

### Adjacent Land Use

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

### Staff Information

<b>Report Presenter:</b>	Steve Burton <a href="mailto:sburton@webercountyutah.gov">sburton@webercountyutah.gov</a> 801-399-8766
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 104, Zones, Chapter 2 Agricultural (A-2) zone
- Title 106, Subdivisions, Chapters 1-8 as applicable

## Background and Summary

This application was accepted for review on February 3, 2023. Reviews have been conducted by all review agencies and the applicant is working to address review comments from the Weber County Engineering Division. The proposal is for one lot with at least 40,000 square feet in area and 150 feet of frontage along 3600 W street. With recommended conditions, this project meets the applicable zoning and subdivision standards.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by dedicating right-of-way for the widening of 3600 West Street, as shown on the transportation master plan of the General Plan.

**Zoning:** The subject property is located in the Agricultural (A-2) zone. The purpose and intent of the A-2 zone is identified in the LUC §104-2-1 as:

*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.*

**Lot area, frontage/width and yard regulations:** The A-2 development standards require 40,000 square feet of area and 150 feet of lot frontage per lot. The lot is 79137 square feet and has 400 feet of lot width.

Culinary water, secondary water, and sanitary sewage disposal: The applicant has provided a will-serve letter from Taylor West Weber Water District for culinary water and a will-serve letter from Hooper irrigation for secondary water. The applicant has provided a septic feasibility letter from the Health Department for the proposed septic system. Taylor West Weber Water district has a signature block on the final plat for them to sign for final approval.

Relation to Adjoining Street Systems/Ogden Valley Pathways: The proposal is along 3600 W street which is planned to be 100 feet wide. The applicant, with this proposal has shown three feet of dedication to make 3600 W street a full 66 feet wide. The county, according to the county engineer, is not prepared at this time to accept wider dedication than 66 feet. Additionally, the applicant has shown a 47 foot building setback from the front property line so that there will be no buildings within 30 feet of the future 50 foot half width street.

3600 W is a substandard public street, and the applicant has provided a cost estimate to the county engineer for the cost of installing eight feet of asphalt along their portion of the west half of the street. The engineering office is deciding if they will require the applicant to install their portion, or if a financial guarantee will be preferred.

3600 W, at this location serves 10 lots, and once this subdivision records will serve 11 lots. No more than 15 lots are allowed on a terminal street according to Sec 106-2-2.040.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Weber Fire District, and Weber County Engineering, and the Surveyor's Office. At minimum, all review agency requirements must be addressed and completed prior to this subdivision being recorded.

## Staff Recommendation

Staff recommends final approval of Shawn's Subdivision, consisting of one lot. This recommendation for approval is subject to **all review agency requirements** and is based on the following conditions:

1. All improvements shall be installed, ensured by a financial guarantee, or deferred as allowed by the county engineer, 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 the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Proposed Final Plat

# Location Map







# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

<b>Agenda Item:</b>	<b>UVW032323</b> Request for final approval of Wolf Creek Subdivision No. 2 Lot 28 Amended, located at approximately 4972 Aspen Lane, Eden
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Thursday, June 15, 2023
<b>Applicant:</b>	Robert Baxter
<b>File Number:</b>	UVW032323

### Property Information

<b>Approximate Address:</b>	4972 Aspen Lane, Eden, UT 84310
<b>Project Area:</b>	1.40 acres
<b>Zoning:</b>	FV-3 and FR-3
<b>Existing Land Use:</b>	Residential
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	22-019-0007, 22-017-0010

### Adjacent Land Use

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

### Staff Information

<b>Report Presenter:</b>	Steve Burton <a href="mailto:sburton@webercountyutah.gov">sburton@webercountyutah.gov</a> 801-399-8766
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 104, Zones, Chapter 14 Forest Valley (FV-3) zone
- Title 104, Zones, Chapter 17 Forest Residential (FR-3) zone
- Title 106, Subdivisions, Chapters 1-8 as applicable

## Background and Summary

This application was accepted for review on April 13, 2023. The proposal involves adding 0.17 acres of FR-3 property to lot 28 of Wolf Creek Subdivision No. 2. A house was built over the northern property line in 1995. In order for the house to properly fit on the lot, the 0.17 acres to the north is being added to the lot. If the recommended conditions are imposed, the proposed subdivision application meets the zoning and subdivision requirements of the land use code.

## Analysis

**General Plan:** The proposal is not contrary to the Ogden Valley General Plan, as the property was originally developed as a residential lot in a higher density resort area on the General Plan maps.

**Zoning:** The majority of the lot is located in the FV-3 zone, as the subdivision lot was originally developed in the FV-3 zone. The northern 0.17 acres that is being added to the lot is in the FR-3 zone. With this amendment the existing house will meet the FV-3 zoning setbacks including the rear yard setback of the FV-3 zone which is 30 feet.

**Lot area, frontage/width and yard regulations:** Lot 28 is considered a nonconforming lot in the FV-3 zone. The FV-3 zone requires 3 acres with 150 feet of lot width, and this lot was platted when the property allowed one acre zoning. The lot width of the property is currently 95 feet and not being amended.

Culinary water, secondary water, and sanitary sewage disposal: The property is already served by the Wolf Creek Water and Sewer Improvement District. No new lots are being proposed, therefore no service letters are being requested.

Relation to Adjoining Street Systems/Ogden Valley Pathways: An existing trail easement is located on the property and is not being altered by this plat.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Weber Fire District, and Weber County Engineering, and the Surveyor's Office. At minimum, all review agency requirements must be addressed and completed prior to this subdivision being recorded.

## Staff Recommendation

Staff recommends final approval of Wolf Creek Subdivision No. 2 Lot 28 Amended. This recommendation for approval is subject to **all review agency requirements**.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Proposed Final Plat

# Location Map

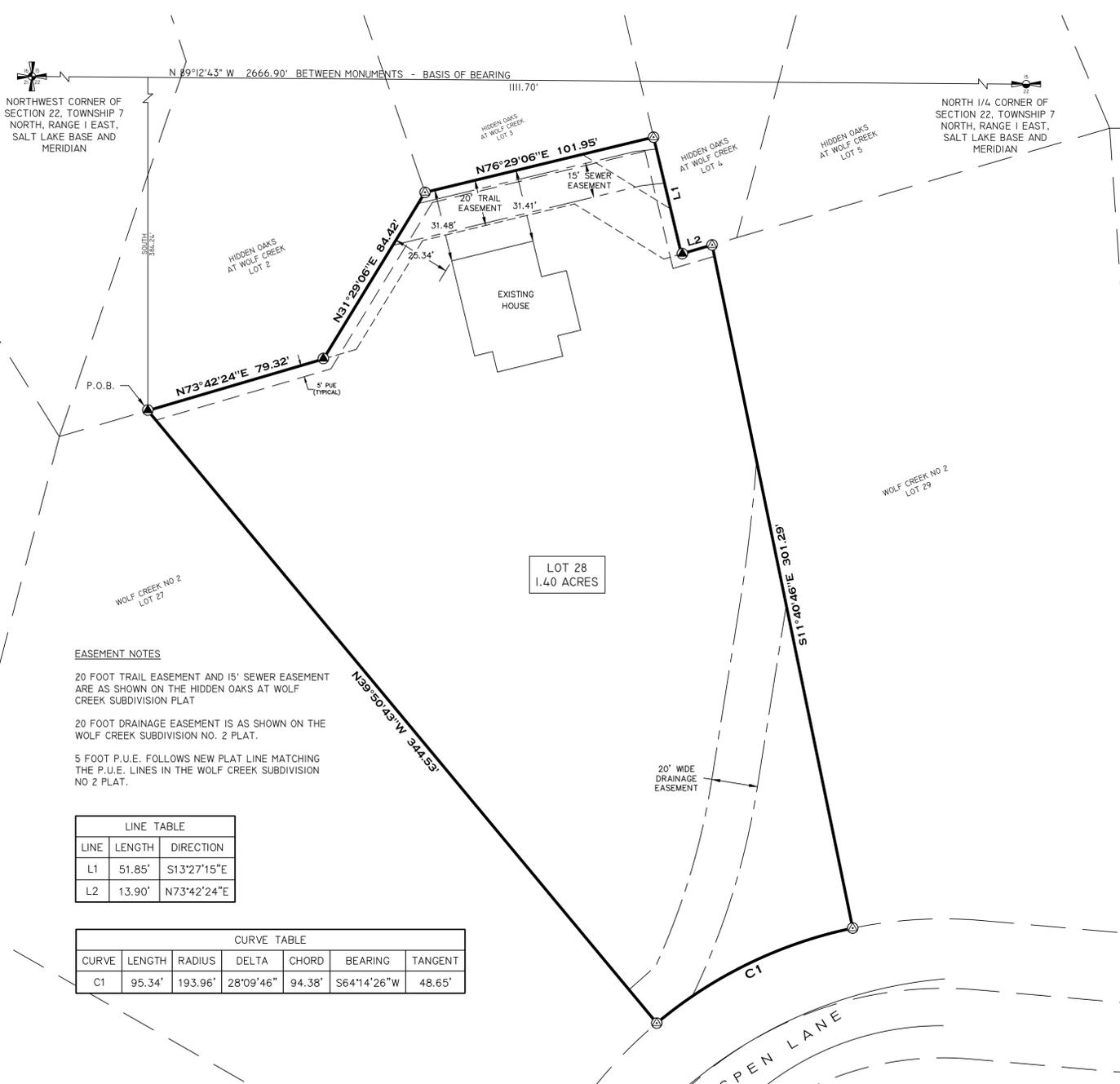
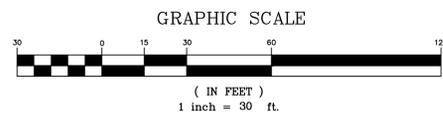


Exhibit A

# WOLF CREEK SUBDIVISION NO. 2 LOT 28 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH

SYMBOL LEGEND	
	PLAT BOUNDARY
	ADJOINING OWNERS
	20' DRAINAGE EASEMENT
	20' WIDE TRAIL EASEMENT
	15' WIDE SEWER EASEMENT
	5' P.U.E.
	SET REBAR WITH CAP
	FOUND REBAR WITH CAP
	WEBER COUNTY SECTION CORNERS



**EASEMENT NOTES**

20 FOOT TRAIL EASEMENT AND 15' SEWER EASEMENT ARE AS SHOWN ON THE HIDDEN OAKS AT WOLF CREEK SUBDIVISION PLAT

20 FOOT DRAINAGE EASEMENT IS AS SHOWN ON THE WOLF CREEK SUBDIVISION NO. 2 PLAT.

5 FOOT P.U.E. FOLLOWS NEW PLAT LINE MATCHING THE P.U.E. LINES IN THE WOLF CREEK SUBDIVISION NO 2 PLAT.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	51.85'	S13°27'15"E
L2	13.90'	N73°42'24"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	95.34'	193.96'	28°09'46"	94.38'	S64°14'26"W	48.65'

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_



**BOUNDARY DESCRIPTION**

BEGINNING AT A FOUND REBAR WITH CAP AT THE NORTHWEST CORNER OF LOT 28 OF THE WOLF CREEK SUBDIVISION NO. 2. SAID POINT BEING LOCATED NORTH 89°12'43" WEST ALONG THE SECTION LINE 1111.70 FEET AND SOUTH 384.24 FEET FROM THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 73°42'24" EAST 79.32 FEET TO A FOUND REBAR WITH CAP; THENCE NORTH 31°29'06" EAST 84.42 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF THE HIDDEN OAKS AT WOLF CREEK SUBDIVISION AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE NORTH 76°29'06" EAST 101.95 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF SAID LOT 5 AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE SOUTH 13°27'15" EAST 51.85 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID HIDDEN OAKS AT WOLF CREEK SUBDIVISION AND A FOUND REBAR WITH CAP; THENCE NORTH 73°42'24" EAST 13.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 28 AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE SOUTH 11°40'46" EAST 301.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28 AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE ALONG THE ARC OF A 193.96 FOOT RADIUS CURVE TO THE LEFT 95.34 FEET (CHORD BEARS SOUTH 64°14'26" WEST 48.65 FEET) ALONG THE NORTH RIGHT OF WAY LINE OF ASPEN LANE TO THE SOUTHWEST CORNER OF SAID LOT 28 AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE NORTH 39°50'43" WEST 344.53 FEET TO THE POINT OF BEGINNING.

AREA = 1.40 ACRES

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY SURVEYOR

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY ATTORNEY

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY ENGINEER

**WEBER COUNTY PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY COMMISSION**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°12'43" WEST FROM THE WEBER COUNTY SURVEYOR BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 22, TO THE WEBER COUNTY SURVEYOR BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

**OWNER'S DEDICATION**

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, AND UTILITY EASEMENTS AS SHOWN ON THE PLAT THEREOF WHICH IS HEREBY MADE A PART HEREOF, AND ASSIGN TO THE LANDS INCLUDED IN SAID PLAT THE NAME OF WOLF CREEK SUBDIVISION NO. 2 LOT 28 AMENDED ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER AND GRANT AND DEDICATE A PERPETUAL RIGHT OF WAY AND EASEMENT OVER AND UNDER THE LAND DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION AND MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AS MAY BE AUTHORIZED BY WEBER COUNTY

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO DULY ACKNOWLEDGED TO ME THE HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**WEBER-MORGAN HEALTH DEPARTMENT**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER-MORGAN HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER-MORGAN HEALTH DEPARTMENT

**COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_

FOR \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY





# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

<b>Agenda Item:</b>	<b>UVH042023</b> Request for final approval of Harmony Ranch Subdivision, consisting of one lot, located at approximately 3200 N 3350 E, Eden
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Thursday, June 15, 2023
<b>Applicant:</b>	Harmony Ranch Holdings LLC
<b>File Number:</b>	UVH042023

### Property Information

<b>Approximate Address:</b>	3200 N 3350 E, Eden
<b>Project Area:</b>	52 Acres
<b>Zoning:</b>	AV-3 and FV-3
<b>Existing Land Use:</b>	Residential
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	22-023-0150

### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	Recreational
<b>East:</b>	Vacant FV-3 and Vacant AV-3	<b>West:</b>	Residential FV-3

### Staff Information

<b>Report Presenter:</b>	Steve Burton <a href="mailto:sburton@webercountyutah.gov">sburton@webercountyutah.gov</a> 801-399-8766
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 104, Zones, Chapter 2 Agricultural Valley (AV-3)
- Title 104, Zones, Chapter 14 Forest Valley (FV-3) zone
- Title 106, Subdivisions, Chapters 1-8 as applicable

## Background and Summary

This application was accepted for review on April 20, 2023. The proposal is a one lot subdivision plat consisting of 52 acres. The property is split by zone boundary between AV-3 and FV-3, however, both zones require the same amount of area and lot frontage. The following is an analysis of how the project complies with the applicable county ordinances.

## Analysis

**General Plan:** The proposal is not contrary to the Ogden Valley General Plan, as the project is not increasing density, nor is it maximizing density.

**Zoning:** The north half of the lot is in the AV-3 zone and the south half of the lot is in the FV-3 zone. The purpose and intent of both zones is stated in Sec 104-2-1 and Sec 104-14-1, as shown below.

### Sec 104-2-1 Purpose and Intent

- a) 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.

### Sec 104-14-1 Zone Character And Objectives

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

Lot area, frontage/width and yard regulations: The proposal meets the minimum lot size requirement of three acres and lot frontage requirement of 150 feet in the both the AV-3 and FV-3 zones.

Culinary water, secondary water, and sanitary sewage disposal: The applicant has provided proof of culinary and irrigation water rights through a private well. The applicant has also provided a feasibility letter from the Weber-Morgan Health Department for the proposed septic system. The applicant will be required to show proof of a 48 hour pump test for the well before recording the subdivision plat.

Relation to Adjoining Street Systems/Ogden Valley Pathways: The proposed lot 1 has frontage along 3350 N street, which is already 66 feet wide and is not planned to expand. The county review agencies are not requesting additional street dedication or improvements at this time. The county engineering division is requesting that a deferral agreement be signed by the applicant, for curb, gutter, and sidewalk along 3350 N.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Weber Fire District, and Weber County Engineering, and the Surveyor's Office. At minimum, all review agency requirements must be addressed and completed prior to this subdivision being recorded. Currently, Planning, Surveying, and Fire have conditionally approved the project.

## **Staff Recommendation**

Staff recommends final approval of Harmony Ranch Subdivision, consisting of one lot. This recommendation for approval is subject to **all review agency requirements, and based on the following conditions:**

1. Proof of a 48 hour pump test is required before the subdivision plat records.

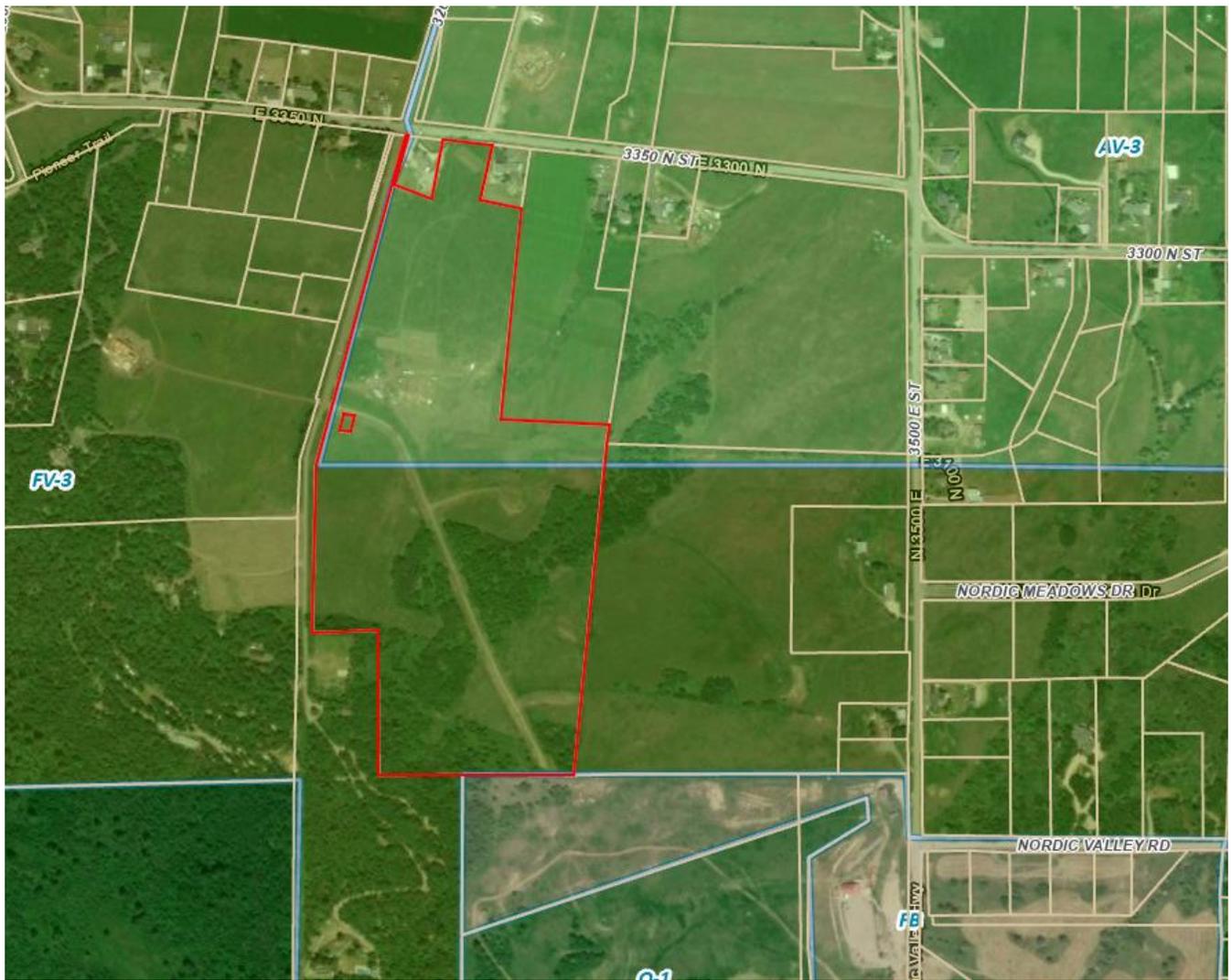
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## **Exhibits**

- A. Proposed Final Plat

# Location Map



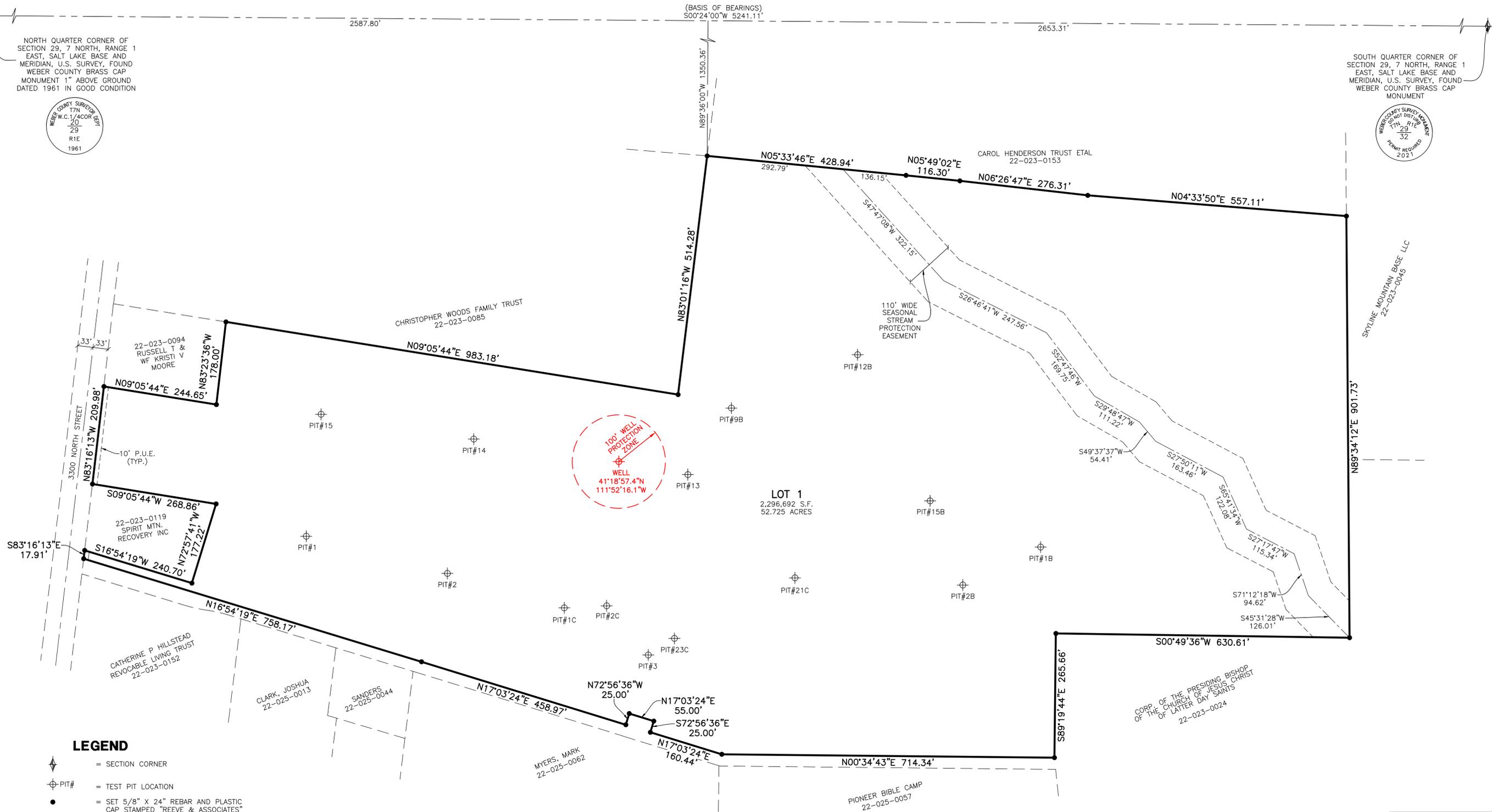
# HARMONY RANCH SUBDIVISION

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH APRIL, 2023

Exhibit A

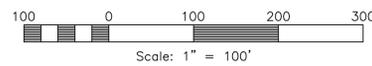
NORTH QUARTER CORNER OF SECTION 29, 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT 1" ABOVE GROUND DATED 1961 IN GOOD CONDITION

SOUTH QUARTER CORNER OF SECTION 29, 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT



### LEGEND

- = SECTION CORNER
- = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE



**Reeve & Associates, Inc.**  
 5160 S 1600 W, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.	
Surveyor:	R. KUNZ
Designer:	N. ANDERSON
Begin Date:	4-29-2021
Name:	HARMONY RANCH CLUSTER SUBDIVISION
Number:	7569-01
Revision:	
Scale:	1"=100'
Checked:	

Weber County Recorder	
Entry No. _____	Fee Paid _____
At _____	Filed For Record _____
Of The Official Records, Page _____	In Book _____
Recorded For:	_____
_____	Weber County Recorder
_____	Deputy.



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** File Number: LVW051523 - Consideration and action on a request for approval of an amendment to lot 11 of the Weber Industrial Park Plat A. This amendment would subdivide this 9.6-acre lot into three lots.

**Agenda Date:** Thursday, June 15, 2023

**Owner:** Isaac Bundy

**Applicant:** Joey Day, Authorized Representative

### Property Information

**Approximate Address:** 2241 N Rulon White BLVD

**Project Area:** 9.6 Acres

**Zoning:** Manufacturing (M-1)

**Existing Land Use:** Manufacturing businesses

**Proposed Land Use:** Manufacturing

**Parcel ID:** 19-060-0012

**Township, Range, Section:** T7N, R2W, Section 36

### Adjacent Land Use

<b>North:</b>	Manufacturing	<b>South:</b>	Manufacturing
<b>East:</b>	Manufacturing	<b>West:</b>	Manufacturing

### Staff Information

**Report Presenter:** Felix Lleverino  
flleverino@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 22 (Manufacturing (M-1))
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

## Background and Summary

This property, called Lot 11 of the Weber Industrial Park, is a legitimate building lot with several operating businesses within four separate structures. The owner intends to subdivide this property into three lots. Lot 1 of the amendment would contain all four manufacturing buildings. Lots 2 and 3 would be platted as vacant lots that will become building lots slated for manufacturing flex space available to small businesses.

The re-drawings of boundaries are done by a professional land surveyor who has provided a final subdivision plat drawn in a manner that would conform to the minimum setbacks of the M-1 zone to avoid creating non-conforming setbacks. The M-1 zone site development standards are laid out in more detail in section 104-21-5 of the land use code and included in the staff analysis of this report. Considering that each lot is planned to contain additional structures, special attention should be paid at the design review level to ensure that lot coverage does not exceed 80 percent of the lot's total area.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-7. The following section is a brief analysis of this project against current land use regulations.

## Analysis

**General Plan:** This proposal does not contradict the 2022 Western Weber General Plan, the subdivision proposal does not conflict with the site development standards of the M-1 Zone.

**Zoning:** The property is located in the M-1 Zone. The purpose of this zone is stated in the LUC §104-22-1.

*“The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation..”*

**Site Development Standards:** The Weber County Zoning Ordinance requires that this subdivided lot conforms to the site development standards of the M-1 zone. This proposal exceeds the minimum standards concerning lot area and width.

As you can see in the table below, the subdivision amendment conforms with the minimum setbacks as measured from the property lines.

Front	Rear	Sides
30	None	None

**Small Subdivision:** “The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f).” This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

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

**Culinary Water:** Bona Vista Water Improvement District has provided letters for each lot stating that it will serve the culinary needs of this manufacturing property.

**Irrigation Water:** The letter from the Weber Box Elder Conservancy District states that the owner of the property will need to complete the inclusion requirements and provide water to bring the property into the water district.

**Sewer Services:** Central Weber Sewer Improvement District will provide sanitary services to the property.

**Review Agencies:** The Weber County Fire District will require confirmation from the Building Department for the fire separation distance between the south building and lot line. The Weber County Engineering Department has submitted 12 review comments that need to be addressed by the applicant. The Weber County Planning and Surveying have submitted comments that will be addressed by a revised subdivision plat.

## Staff Recommendation

Staff recommends final plat approval of Weber Industrial Park Plat A Amendment, file number LVW051523. A proposal to subdivide Lot 11 of the Weber Industrial Park Plat A into three manufacturing lots. This recommendation is based on the following conditions:

1. Inclusion requirements for secondary and culinary water service are complete before recording the plat.
2. A design review must be completed following approval of the subdivision amendment.
3. Under the recommendation from the County Engineer, roadway improvements of 2350 N Street are extended to service lot 3.
4. All improvements must be installed, or escrowed for, before recording the final plat.
5. All County review agency comments must be addressed.
6. Building setbacks for fire separation are confirmed by the Weber County Building Department.

The following findings are the basis for the staff’s recommendation:

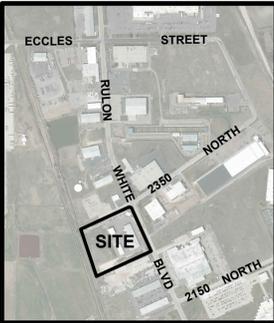
1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

## Exhibits

- A. Weber Industrial Park Plat A Amended plat
- B. Current Recorders Plat
- C. Bona Vista Water Improvement District
- D. Weber Box-Elder Conservancy District letter
- E. Central Weber Sewer District

## Area Map

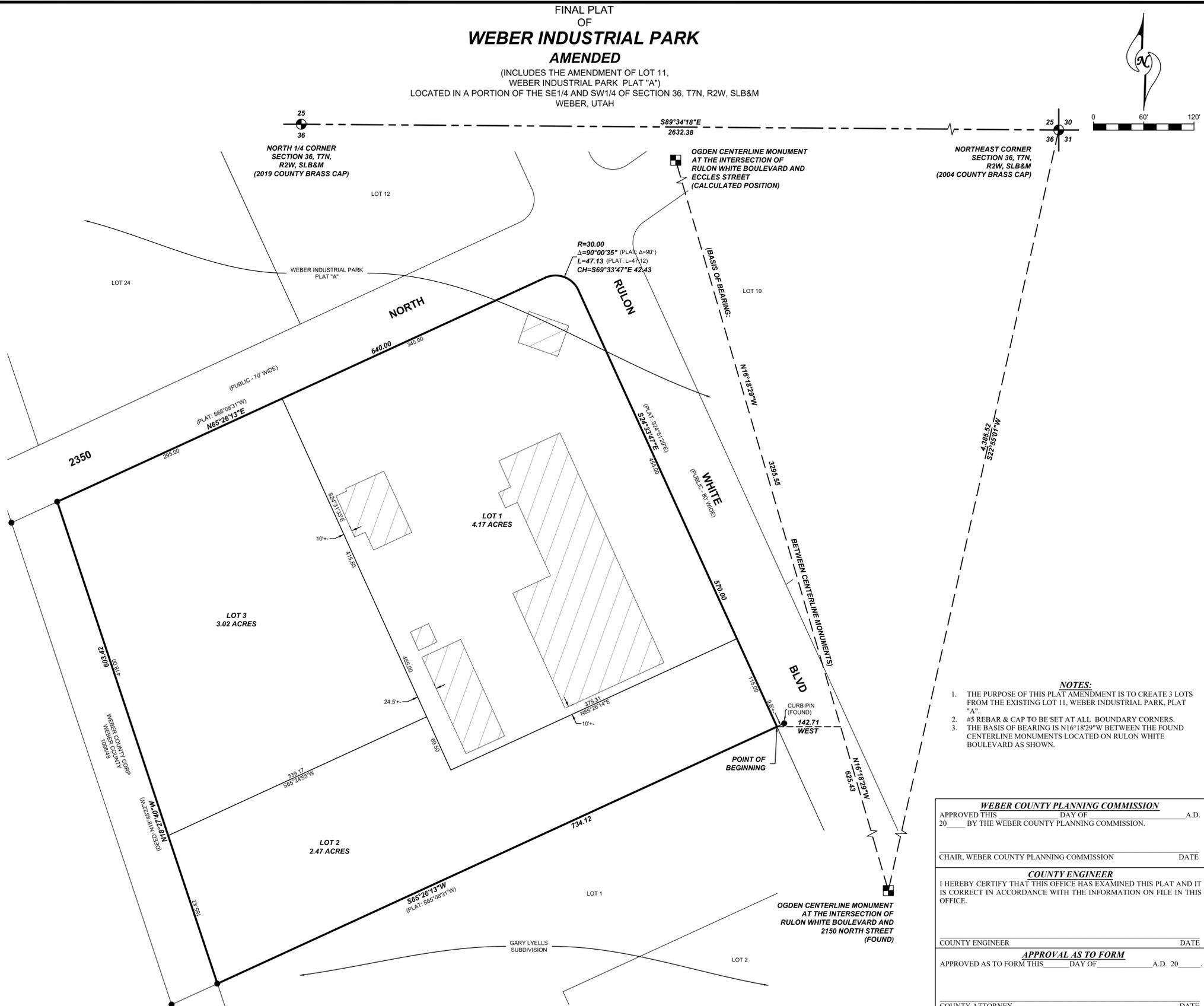




**VICINITY MAP**  
NTS

**LEGEND**

- EXISTING BUILDING
- GARDNER ENGINEERING (FOUND REBAR & CAP)
- CENTERLINE MONUMENT
- (BEARING AND/OR DISTANCE) RECORD



**SURVEYOR'S CERTIFICATE**

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12606452-2201

DATE \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A portion of Lot 11, WEBER INDUSTRIAL PARK PLAT "A", Weber County, Utah, according to the Official Plat thereof on file in the Office of the Weber County Recorder, located in the SE1/4 & SW1/4 of Section 36, Township 7 North, Range 2 West, Salt Lake Base & Meridian. More particularly described as follows.

Beginning at the southeast corner of Lot 11, WEBER INDUSTRIAL PARK, Plat "A", according to the Official Plat thereof on file in the Office of the Weber County Recorder, located N16°18'29"W along a calculated line between 2 (two) centerline monuments 625.43 feet and West 142.71 feet from a centerline monument at the intersection of Rulon White Boulevard and 2150 North Street; thence S65°26'13"W along the southerly line of said Plat 734.12 feet (record: S65°08'31"W) to a Gardner Engineering rebar and the southeasterly corner of that Real Property described in Deed (Book 1098 Page 48) of the Official Records of Weber County; thence N18°27'40"W along the easterly line of said Deed 603.42 feet (record: N18°45'22"W) to a Gardner Engineering rebar and the north line of said Lot 11; thence along said Lot the following 3 (three) courses and distances: N65°26'13"E 640.00 feet (record: S65°08'31"W); thence along the arc of a 30.00 foot radius curve to the right 47.13 feet through a central angle of 90°00'35" (chord: S69°33'47"E 42.43 feet); thence S24°33'47"E 570.00 feet (record: S24°51'29"W) to the point of beginning.

Contains: 9.67 +/- acres

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**WEBER INDUSTRIAL PARK AMENDED**  
(INCLUDES THE AMENDMENT OF LOT 11, WEBER INDUSTRIAL PARK PLAT "A")

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(SIGNATURE)

BY: \_\_\_\_\_ (PRINTED NAME)

**CORPORATE ACKNOWLEDGMENT**

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF 2241 OGDEN UTAH, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID DOCUMENT EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC (SIGNATURE)  
RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY

**WEBER COUNTY APPROVAL AND ACCEPTANCE**

PRESENTED TO WEBER COUNTY THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIR, WEBER COUNTY PLANNING COMMISSION DATE

**COUNTY ENGINEER**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

COUNTY ENGINEER DATE

FINAL PLAT OF  
**WEBER INDUSTRIAL PARK AMENDED**  
(INCLUDES THE AMENDMENT OF LOT 11, WEBER INDUSTRIAL PARK PLAT "A")  
LOCATED IN A PORTION OF THE SE1/4 AND SW1/4 OF SECTION 36, T7N, R2W, SLB&M WEBER, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
\$ \_\_\_\_\_ FEE  
WEBER COUNTY RECORDER

- NOTES:**
- THE PURPOSE OF THIS PLAT AMENDMENT IS TO CREATE 3 LOTS FROM THE EXISTING LOT 11, WEBER INDUSTRIAL PARK, PLAT "A".
  - #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
  - THE BASIS OF BEARING IS N16°18'29"W BETWEEN THE FOUND CENTERLINE MONUMENTS LOCATED ON RULON WHITE BOULEVARD AS SHOWN.

**WEBER COUNTY PLANNING COMMISSION**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ BY THE WEBER COUNTY PLANNING COMMISSION.

CHAIR, WEBER COUNTY PLANNING COMMISSION DATE

**COUNTY ENGINEER**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

COUNTY ENGINEER DATE

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

COUNTY ATTORNEY DATE

**civilsolutionsgroup inc.**

CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

**UTILITY COMPANIES**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY\* \_\_\_\_\_ DATE \_\_\_\_\_ ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_ CENTURYLINK COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

\*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

**ROCKY MOUNTAIN POWER**

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- (1) A RECORDED EASEMENT OR RIGHT OF WAY
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
- (4) ANY OTHER PROVISION OF LAW.





# *Bona Vista Water Improvement District*

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

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May 10, 2023

To whom it may concern:

**RE: AVAILABILITY LETTER – Rulon Small Flex Space**

The Bona Vista Water District does have culinary water available for the project located at 2241 Rulon White Blvd in Weber County Industrial Park .

This letter states that the above named project is in the boundaries of the Bona Vista Water Improvement District. The information will be evaluated with our review process when formal application is made by the Developer and fees are paid to the District.

The plan review fee for commercial is \$1,000 plus \$300 per acre and includes running one fire flow model. We consider this fee to be minimal and is only to cover the cost of review by the District and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service and only for a period of one year from the date of the District approval, if not constructed.

Connection fees and fire line fees are based on meter and line size. All water mains, service lines, fire hydrants, etc. must be constructed according to the district's specifications. Those specifications can be found on the district's website: <https://www.bonavistawater.com/construction-standards>.

Proof of secondary water will need to accompany the connection fee for each connection inside the development. Allowable proof of secondary water is a connection receipt from a pressurized secondary water provider or a letter clearly stating that there are 3-acre feet of water available for each acre of undeveloped property (water shares must be in owner's name).

The connection receipt will serve as verification from the district for building permit purposes.

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 9am – 5pm.

Sincerely,

Matt Fox  
Assistant Manager

---

**Board of Directors**

Michelle Tait, Chairwoman - Harrisville  
Jon Beesley, Vice Chairman - Plain City  
Ronald Stratford - Unincorporated Area  
Scott Van Leeuwen - Marriott/Slaterville  
Ken Phippen - Farr West

**Management**

Blake Carlin, Manager  
Matt Fox, Assistant Manager  
Marci Doolan, Administrative Manager



May 4, 2023

North Ogden City Planning  
Re: 19-060-0012

To Whom It May Concern:

We have reviewed the plans for 2241 Rulon White Blvd, North Ogden, Utah. This property is not currently part of the secondary water district. The owner of this property will need to complete inclusion requirements and provide water to bring the property into the water district. We will service this development after the inclusion requirements have been met.

Please contact me with any questions or concerns.

Sincerely,

Brooke Harris  
bharris@pineviewwater.com  
Assessment Clerk  
801-622-4355



## Central Weber Sewer Improvement District

May 4, 2023

Steve Burton  
Weber County Planning Commission  
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Rulon Flex Space  
Sanitary Sewer Service  
Will Serve Letter

Steve:

At the request of Joey Day, for Rulon Flex Space, 31,338 Sq. Ft. of self-storage located approximately 2241 N. Rulon White Blvd. Ogden, Utah. This property has previously been annexed into the district. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any 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



## Central Weber Sewer Improvement District

the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

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

Sincerely,

Clayton Marriott

Digitally signed by Clayton Marriott  
DN: C=US,  
E=Claym@centralweber.com,  
O="CENTRAL WEBER SEWER",  
OU="CENTRAL WEBER SEWER",  
CN=Clayton Marriott

Reason: I am the author of this document  
Date: 2023.05.04 08:22:51-06'00'

Clay Marriott

Project Manager

CC: Kevin Hall, Central Weber Sewer  
Paige Spencer  
Joey Day



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a one-lot subdivision, Bona Vista Water Improvement District Hot Springs Reservoir No. 2 Subdivision, located at approximately 4000 North 1900 West, Pleasant View, UT, 84404, in the A-1 zone.

**Agenda Date:** Thursday, June 15, 2023

**Applicant:** Bona Vista Water Improvement District

**Authorized Representative:** Blake Carlin

**File Number:** LVB050223

### Property Information

**Approximate Address:** 4000 N 1900 W, Pleasant View, UT, 84404

**Project Area:** 1.548 Acres

**Zoning:** Agricultural Zone (A-1)

**Existing Land Use:** Agricultural

**Proposed Land Use:** Agricultural/Residential

**Parcel ID:** 19-001-0005

**Township, Range, Section:** T7N, R2W, Section 13 SW

### Adjacent Land Use

**North:** Utah Power and Light/Vacant

**South:** Pleasant View City

**East:** Vacant/Gravel Pit

**West:** Vacant

### Staff Information

**Report Presenter:** Tammy Aydelotte  
[taydelotte@webercountyutah.gov](mailto:taydelotte@webercountyutah.gov)  
801-399-8794

**Report Reviewer:** RG

## Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 15 (Agricultural A-1 Zone)
- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable

## Background

The purpose of this subdivision is to allow for submittal of a building permit application to install a public utility substation (water tank) on the proposed area. This proposed subdivision is currently part of a larger parcel consisting of 39.59 acres. Access to this proposed lot exists through a 20' wide access and utility easement recorded 11/25/1996, in favor of Bona Vista Water Improvement District.

The Planning Division is recommending approval of the request for Bona Vista Water Improvement District Hot Springs Reservoir No. 2 Subdivision, a one-lot subdivision located in the A-1 zone.

The proposed subdivision is in the Agricultural A-1 Zone located at approximately 4000 N 1900 W, Pleasant View, UT, 84404 and is 1.548 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 §104-5-1 as:

1. "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 meet the minimum requirements for a one-lot subdivision in the A-1 zone. This determination is based on the review and analysis of the information provided by the applicant.

Access to this proposed lot exists with a 20’ wide access and utility easement recorded 11/25/1996, in favor of Bona Vista Water Improvement District. This easement is located to the south, within the boundaries of Pleasant View City.

Prior to any further development considerations on this site, the applicant will have to provide a complete application that adheres to all Federal, State and County ordinances.

*Review Agencies: To date, the proposed subdivision has been approved by the Weber County Engineer, and the Weber Fire District. The County Surveyor has reviewed, but not yet approved, the most recent plat submittal. 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**

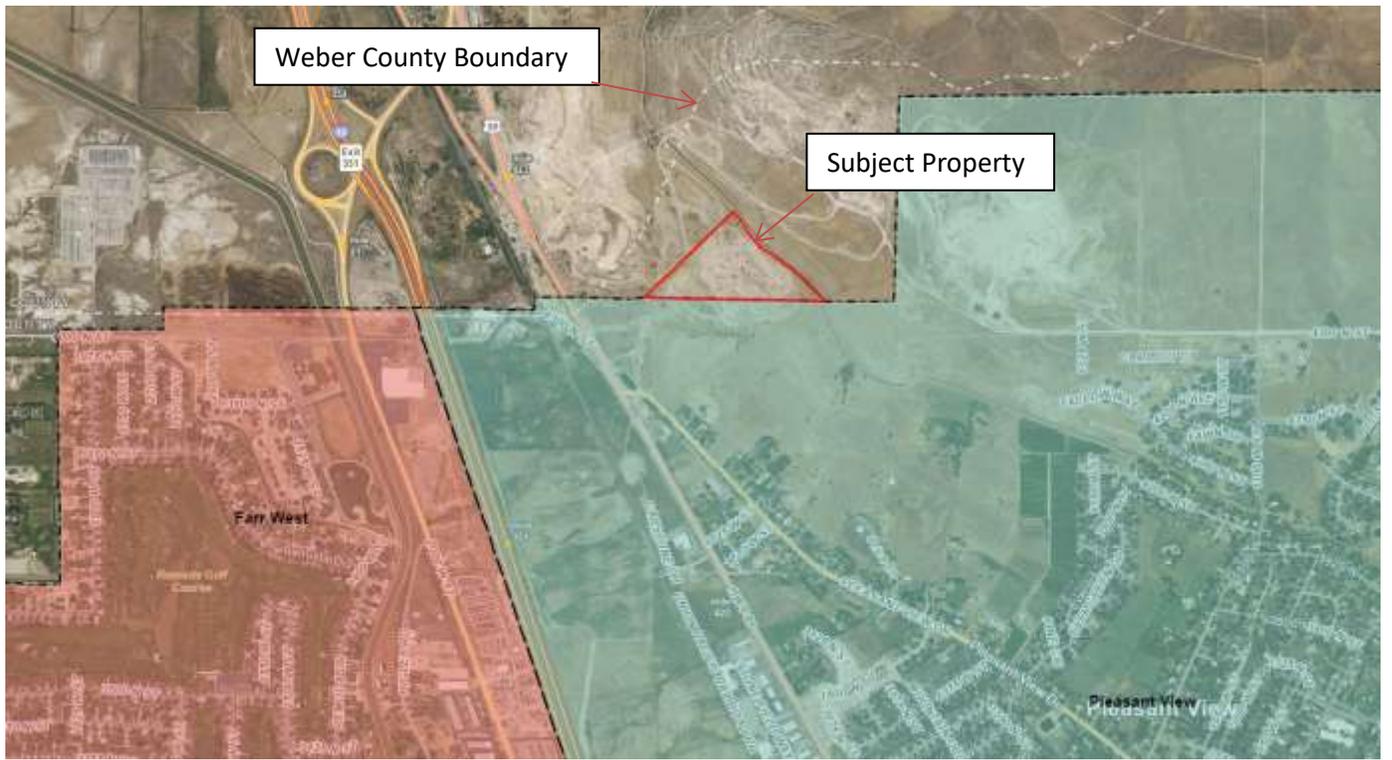
Staff recommends approval of the Bona Vista Water Improvement District Hot Springs Reservoir No. 2 Subdivision, a one-lot subdivision consisting of 1.548 acres, located at approximately 4000 N 1900 W, Pleasant View, UT, 84404. This recommendation is subject to all review agency requirements, and based 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

## Bona Vista Water Improvement District Hot Springs Reservoir Number 2

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

<b>Address:</b> 4000 North 1900 West, Pleasant View, UT, 84404	<b>Project Status:</b> Accepted
<b>Maps:</b> <a href="#">County Map</a> , <a href="#">Google Maps</a>	<b>Status Date:</b> 5/2/2023
<b>Project Type:</b> Subdivisions	<b>File Number:</b> LVB050223
<b>Sub Type:</b> Subdivisions	<b>Project Manager:</b> <a href="#">Tammy Aydelotte</a>
<b>Created By:</b> <a href="#">Greg Seegmiller</a>	
<b>Created On:</b> 4/28/2023	

- Application
- Documents **6**
- Comments **1**
- Reviews **4**
- Followers **15**
- History
- Reminder **0**
- Payments **1**
- Area Fees

### Application

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

**Project Description** Bona Vista Water Hot Springs Reservoir Site. Plat for creation of a new lot.

**Property Address** 4000 North 1900 West  
Pleasant View, UT, 84404

**Property Owner** Blake Carlin  
801-430-1080  
[blake@bonavistawater.com](mailto:blake@bonavistawater.com)

**Representative** --

**Accessory Dwelling Unit** False  
**Current Zoning** A-1  
**Subdivision Name** Hot Springs Reservoir Number 2  
**Number of new lots being created** 1  
**Number of lots affected** 1  
**Number of lots approved** 0  
**Lot Number** 1  
**Lot Size** 1.548 Acres  
**Frontage** NA  
**Culinary Water Authority** Bona Vista Water Improvement District  
**Secondary Water Provider** Not Applicable

**Sanitary Sewer Authority** Not Applicable

**Nearest Hydrant Address**

**Signed By** Representative, Blake Carlin

#### Parcel Number

[✖ Remove](#) 190010005 - [County Map](#)

