

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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December 11, 2024  
4:00 p.m.

### 1. Administrative Items

1.1 **File No. UVS100824** – Consideration and action on the application for final approval of Spring Mountain Subdivision 1 Amendment, consisting of 1 lot.

**Planner: Felix Lleverino**

**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 The Planning Division 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 Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** File Number UVS100824 - Consideration and action on the application for final approval of Spring Mountain Subdivision 1 Amendment, consisting of 1 lot.

**Agenda Date:** Wednesday, December 11, 2024

**Applicant:** Andy Hubbard (Representative)

### Property Information

**Approximate Address:** 3533 North 2900 East, Eden

**Project Area:** 1.15 acres

**Zoning:** FV-3

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 22-208-0001

**Township, Range, Section:** T7N, R1E, Section 30

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Felix Lleverino  
flleverino@webercountyutah.gov  
801-399-8767

**Report Reviewer:** RG

## Applicable Ordinances

- Title 104, Chapter 14 Forest Valley (FV-3) Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Background and Summary

The proposed subdivision consists of one lot and is located in the FV-3 zone. Lot 1 has frontage and access from an existing public road called 2900 East Street. This amendment would remove several encumbrances that were platted with the original Spring Mountain Subdivision plat, namely the well protection zone, the drainage easement, and the buildable area.

With the availability of the culinary and secondary water from Liberty Pipeline Water Company, the well protection zone is no longer relevant, and with the recommendation from the County Engineer, the drainage easement and buildable area are not applicable.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

**Zoning:** The proposed subdivision is located in the Forest Valley (FV-3) Zone.

*"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."*

The FV-3 zone requires a minimum 150-foot width and three acres. However, The Spring Mountain Subdivision was platted at a time when the zoning was A-1 or Agricultural 1-acre minimum.

**Culinary water and sanitary sewage disposal:** Culinary water will be provided by the Liberty Pipeline Water Company with water allotments from the Weber Basin District. 1.25 acre-feet is to be released to serve lot one of Spring Mountain Estates. .266 acre-feet may be used for irrigation purposes and 1.0 acre-feet may be used for domestic.

This property contains an approved septic system that is currently being used for residential purposes.

Review Agencies: The Weber County Engineering Department, the Weber County Surveyor's Office, Weber-Morgan, and Weber Fire District have reviewed the proposal. The required documentation pertaining to the well protection area has been submitted. Before recording the subdivision plat, all suggested subdivision plat revisions shall be addressed.

## Staff Recommendation

Staff recommends final approval of the Spring Mountain Subdivision 1 Amendment. This recommendation for approval is subject to all applicable review agency requirements and the on the following conditions:

- 1) The owner shall enter into a deferral agreement for curb, gutter, and sidewalk along 2900 South Street.
- 2) The signed agreement vacating the well protection easement is recorded on title and the entry number is placed on the subdivision plat.

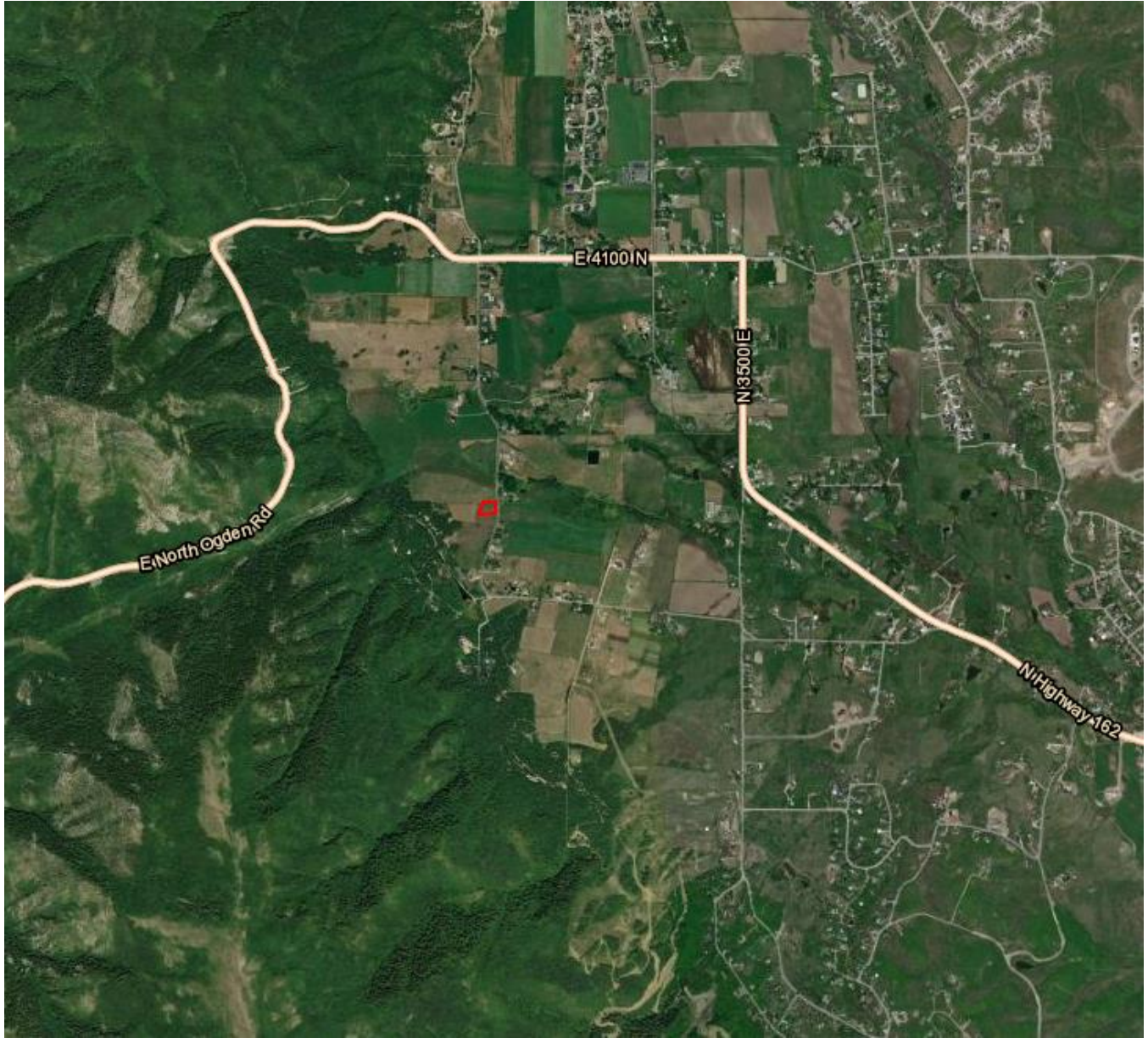
This recommendation is based on the following findings:

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

## Exhibits

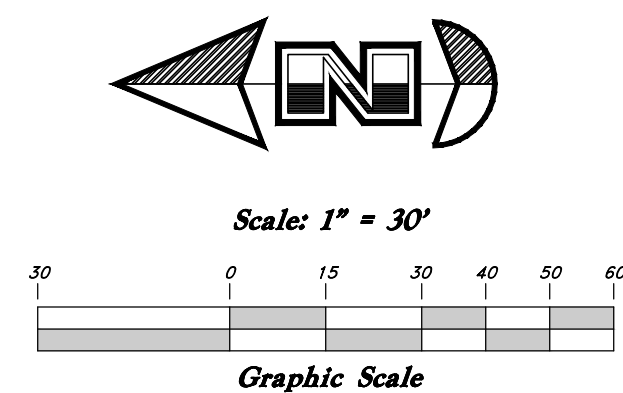
- A. Proposed final plat
- B. Weber Basin Water Letters for Liberty Pipeline Services
- C. Septic System Permit
- D. Well Easement Release

Location Map



# Spring Mountain Subdivision No. 1 First Amendment

A part of the Southeast 1/4 of Section 19 and the  
Northeast 1/4 of Section 30, T7N, R1E, SLB&M, U.S. Survey  
Weber County, Utah  
May 2023



VICINITY MAP  
(Not to Scale)

**LEGEND**

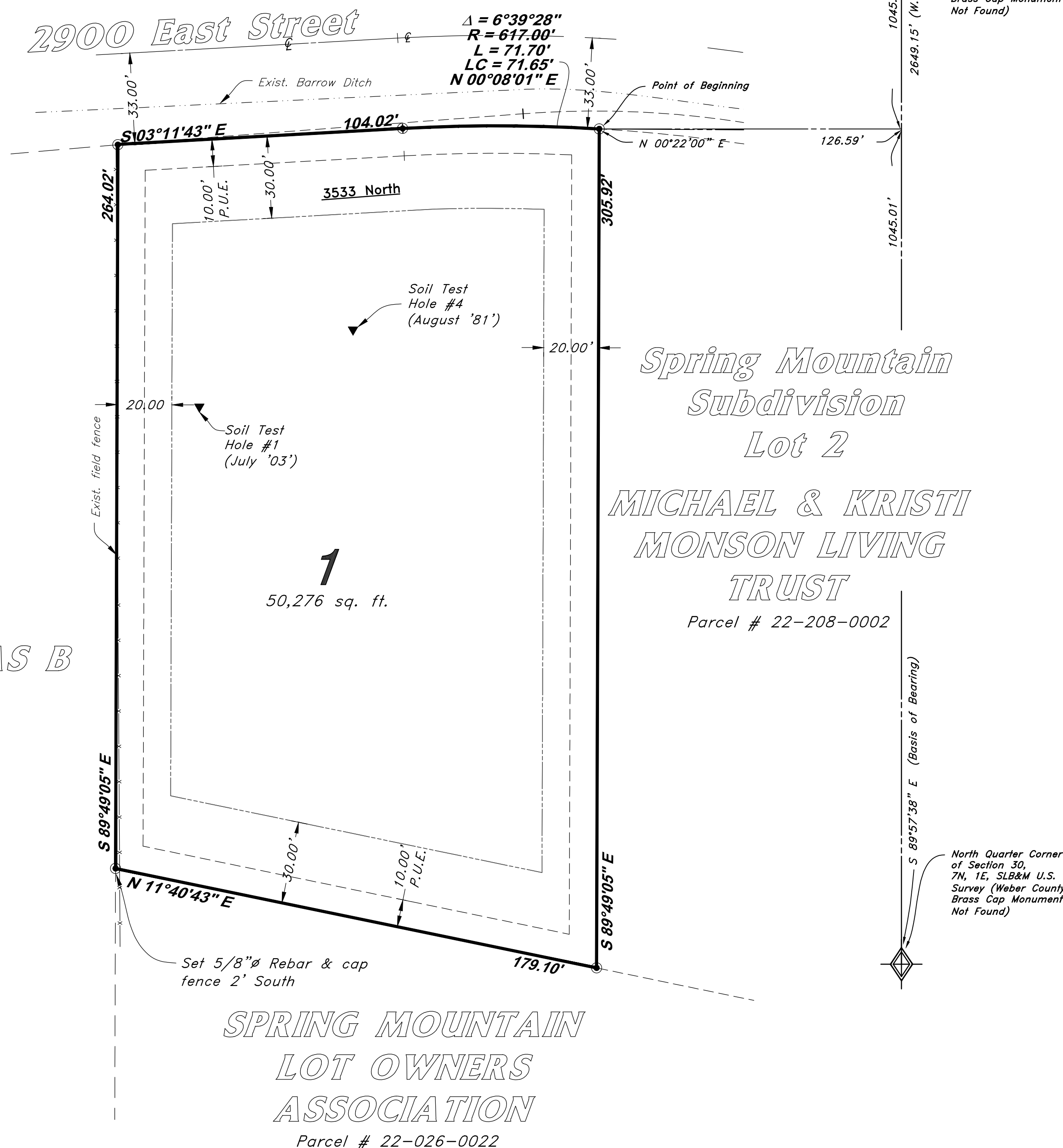
- Found Public Land Monument
- Calculated Section Position
- (Rec) Record
- (WCS) Weber County Surveyor
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Lot Line
- Boundary Line
- Set Back Lines
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Soil Test Hole (August 1981)  
0"-36": Loam with small rock  
36"-72": Clay Loam with small to medium rock

Water Table 10+

**PERCOLATION RATE**  
Hole #1 24" deep - 12 min per inch (July '03')  
Hole #4 24" deep - 12 min per inch (Aug '81')

**SHUPE, THOMAS B  
ETAL**  
Parcel # 22-009-0022



**SPRING MOUNTAIN  
LOT OWNERS  
ASSOCIATION**  
Parcel # 22-026-0022

**SURVEYOR'S CERTIFICATE**  
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat of Tarrant Subdivision in Oakley City, Summit County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Summit County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

TENTATIVE FINAL

6242920  
License No. \_\_\_\_\_  
Andy Hubbard

**OWNER'S DEDICATION**

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract Spring Mountain Subdivision No. 1, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals, or for the perpetual preservation of water channels in their natural state, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Kathleen Shaw Gambles, Trustees

**ACKNOWLEDGMENT**

State of Utah  
County of \_\_\_\_\_ ss  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, ( ) in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.  
Residing at: \_\_\_\_\_  
A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

**BOUNDARY DESCRIPTION**

All of Lot 1, Spring Mountain Subdivision being a part of the Southeast Quarter of Section 19 T7N, R1E, SLB&M, U.S. Survey:  
Beginning at a Northeast Corner of Lot 2 of said Subdivision; and running thence South 89°49'05" East 305.92 feet; thence North 11°40'43" East 179.10 feet; thence South 89°49'05" East 264.02 feet; thence South 3°11'43" East 104.02 feet to a point of curvature; thence Northeasterly along the arc of a 617.00 foot radius curve to the right a distance of 71.70 feet (Central Angle equals 6°39'28" and Long Chord bears North 00°08'01" East) to the point of beginning.  
Contains 50,276 sqft.

**NARRATIVE:**  
This survey and subdivision was requested by ?????? for the purpose of adjusting Lot the parcel shown hereon.  
A line bearing S 89°57'38" E between North Quarter and the Northeast Corner of Section 30 was used as the basis of bearings. Corners were monumented as depicted on this drawing.

- NOTE:**
- Each lot to have an individual sewage disposal facility.
  - All lot grading to be handled by lot owner.
  - All homes built will require a approved fire sprinkler system.
  - All lots will be required to have a 18" reinforced concrete pipe culvert at any drive approaches crossing the drainage channel. All culverts will be required to be in place prior to final approval of any planned buildings which require a building permit.
  - Drainfield Setback can be reduced from 100' to a 10' Setback if the ditch is piped.
  - A Structure built in a Well Protection Easement must meet State Requirements.
  - 10' Public Utility and Drainage Easements each side of property line as indicated by dashed lines, or as otherwise shown.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chair, Weber County Commission

**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 effect.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Signature

**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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Signature

**WEBER-MORGAN HEALTH DEPARTMENT**

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Director Weber-Morgan Health Department

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chair, Weber County Planning Commission

**WEBER COUNTY SURVEYOR**

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in the county offices. 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Signature

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED FOR  
\_\_\_\_\_  
WEBER COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY

LPC



Liberty Pipeline Company  
PO Box 1200, Eden Ut 84310  
801-745-2088

[Jodi@LibertyPipelineCompany.com](mailto:Jodi@LibertyPipelineCompany.com)  
[www.LibertyPipelineCompany.com](http://www.LibertyPipelineCompany.com)

February 6, 2023

RE: Will serve letter: Expires February 6, 2024

To whom it may concern;

This letter is to act as verification that culinary water is available from Liberty Pipeline Company for Parcel ID 22-208-0001, 3533 N 2900 E, Eden Ut 84310 and owned by Brian Randall. Due to current drought conditions, this approval is for construction and indoor water use until conditions improve.

This Will Serve letter is contingent on contracting with Weber Basin for the necessary acre feet of water required for your lot. Weber Basin has recently updated water restrictions and is in the process of implementing additional fees. Also, it is contingent on an approved Exchange application from Utah Division of water rights.

This Will serve letter has an expiration date of 1 year from the date of issue.

Currently there is a Liberty Pipeline Company monthly usage base fee of \$35.00. This rate can change at any time and increases substantially if more water is used than the base entitlement covered by the \$35.00 charge.

If further information or verification is needed, please call Jodi Davis at 801-745-2088.

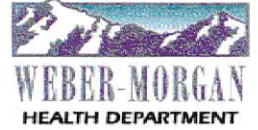
Thank you,

A handwritten signature in black ink that reads "Jodi Davis".

Jodi Davis  
Secretary



**PERMIT TO CONSTRUCT AN ONSITE WASTEWATER TREATMENT SYSTEM**  
**Exhibit C** ISSUED BY THE WEBER-MORGAN HEALTH DEPARTMENT  
477 23rd Street, OGDEN, UTAH 84401



Permit No.: **W102217**

Issued: **September 27, 2024**

Expires: **September 27, 2025**

This is to certify that **BRIAN RANDALL** is hereby issued a permit to install an onsite wastewater treatment system for the property with the Property Identification Number **22-080-0001** with the following specifications and provisions:

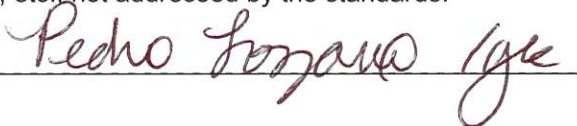
Approximate construction site address: **3533 N 2900 E, LIBERTY**  
Lot: **1** of the **SPRING MOUNTAIN** subdivision in **Weber** county Utah.  
Water supply will be provided by: **LIBERTY PIPELINE COMPANY**.  
Type of System will be **ABSORPTION FIELD** with an absorption area of **1333** Sq. Ft.  
Septic tank capacity must be at least **1250** gallons. System is designed for a **4** bedroom home.  
Maximum depth of trench bottoms must be limited to **18** inches from original ground surface.

**\*\*\* IMPORTANT - PLEASE READ CAREFULLY \*\*\***

SIZED FOR MAXIMUM WATER USAGE OF 600 GPD.  
MAXIMUM DEPTH TO BOTTOM OF TRENCH FROM ORIGINAL GROUND SURFACE IS 18".  
THREE FOOT MAXIMUM BACKFILL OVER SEPTIC TANK.  
MAINTAIN 100 FOOT SEPARATION FROM DITCHES AND WELL HEAD.  
INSTALL IN DESIGNATED LOCATION.  
INSTALL ACCORDING TO CONSTRUCTION PLANS REVIEWED BY THIS OFFICE.  
WASHED 3/4 TO 2 1/2 INCH GRAVEL MUST BE USED. 1 INCH MINUS WILL NOT ACCEPTED.  
WATER TIGHTNESS TEST REQUIRED. TANK MUST BE FULL AT TIME OF INSPECTION.  
\*\*\*\*SEPTIC PERMIT RENEWAL APPROVED 09/27/2024-PL PAID \$90.00 09/27/2024-GK\*\*\*\*

**Please provide the permit number and address when requesting the final inspection or any additional information regarding this system.**  
**Final inspection to be completed prior to any backfilling of installed system.**

This permit may be revoked or altered if the site is found to be in a flood hazard or other geologic hazard area. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the installed system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards.



December 4, 2024

Michael Monson

RE: Release of all interest in easement for well and well protection zone

This letter is for the purposes of documenting acknowledgment by all interested parties of the release of easement for a well location and the well protection zone as drawn in Spring Mountain Subdivision No. 1 plat (lots 1 & 2, parcels 22-208-0001 & 22-208-0002), Weber County Recorder Entry No. 1971763. The changes with well location and well protection zone removal is documented in Development Project Spring Mountain Subdivision Amendment 1 and the resulting plat amendment.

Parcel 22-208-0002 Representative Signature:

Michael Monson

Email: [mnkmonson@msn.com](mailto:mnkmonson@msn.com)

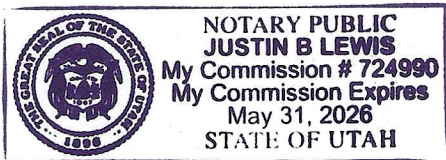
Phone: 435-232-3895

SIGN HERE *Michael Monson*  
Parcel 22-208-0002 Landowner or Representative

On the 5<sup>TH</sup> day of DECEMBER, 20 24, before me, *JUSTIN LEWIS*  
date month year notary public name  
a notary public, personally appeared *MICHAEL EARL MONSON*, proved on the basis  
name of document signer(s)

of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,  
and acknowledged (he/she/they) executed the same.

*Justin Lewis*





Parcel 22-208-0001 Representative Signature:

Brian L. Randall

Email: [BrianLRandall@gmail.com](mailto:BrianLRandall@gmail.com)

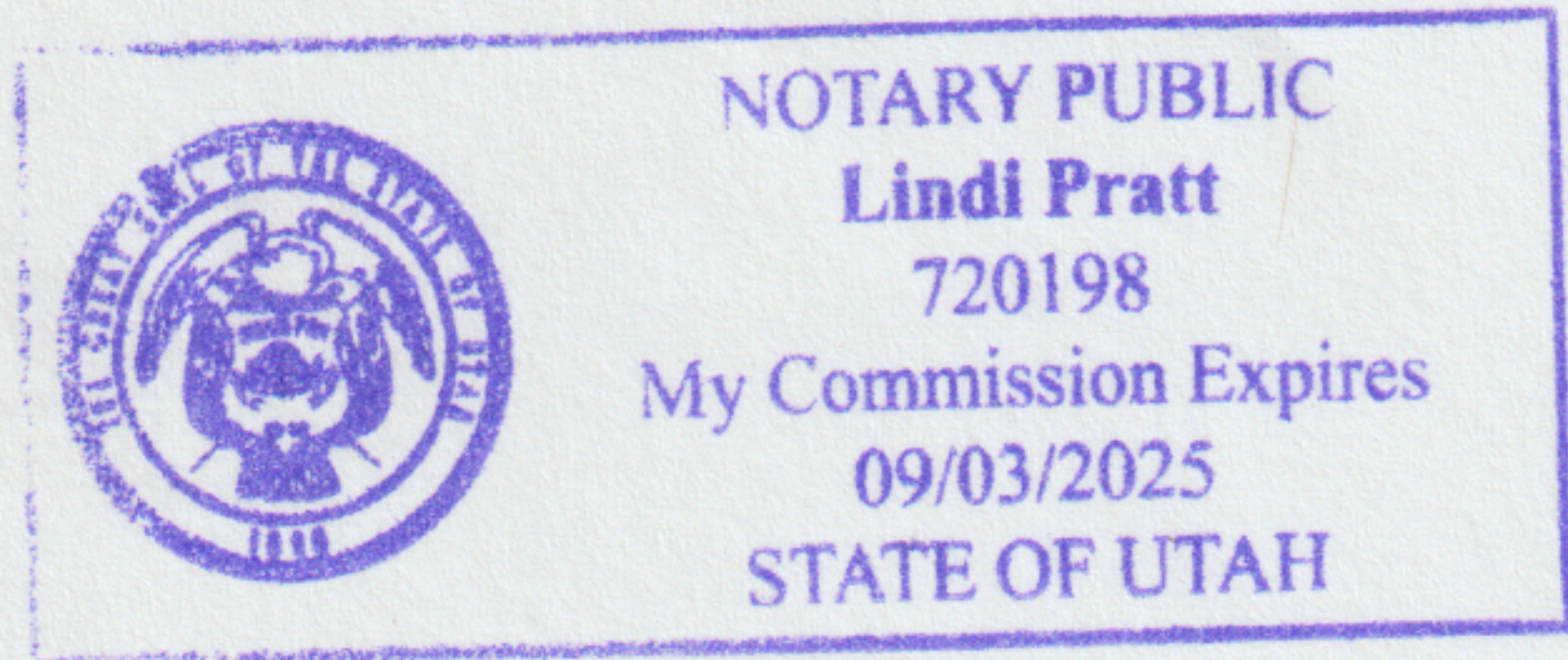
Phone: 801-792-8495

SIGN HERE Brian L. Randall 9 DEC 2024  
Parcel 22-208-0001 Landowner or Representative

On the 9 day of December, 2024, before me, Lindi Pratt  
date month year notary public name

a notary public, personally appeared Brian L. Randall, proved on the basis  
name of document signer(s)

of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,  
and acknowledged (he/she/they) executed the same.



STATE OF UTAH  
COUNTY OF: Weber  
ON THE 9 DAY OF December 2024  
PERSONALLY APPEARED BEFORE ME  
Brian L. Randall SIGNER(S) OF THE ABOVE  
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT  
HE/SHE/THEY EXECUTED THE SAME

[Signature]  
NOTARY PUBLIC