

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

March 18, 2015
4:00-5:00 p.m.

1. Consideration and action on an administrative application for final plat approval of the Shaye Estates Subdivision, LVS121814, located at approximately 174-198 South 3600 West, Carly S. Satterthwaite Thomas, Trustee of the CSB Trust
2. Consideration and action on an administrative application for DR 2015-02, Design Review approval, of a Private Park to be located at 5629 East 2200 North in Eden, David Martin. Applicant
3. Consideration and action on an administrative application, to amend Sheep Creek Cluster Subdivision Phase 3, UVS013015, Lots 89 and 90 including a recommendation for a deferral of curb, gutter, and sidewalk, Stephanie Mangum, Applicant
4. Adjournment

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final plat approval of the Shaye Estates Subdivision
Agenda Date: Wednesday, March 18, 2015
Applicant: Carly S. Satterthwaite Thomas, Trustee of the CSB Trust
File Number: LVS121814

Property Information

Approximate Address: 174-198 South 3600 West
Project Area: 5 Acres
Zoning: A-2
Existing Land Use: Residential/Agricultural
Proposed Land Use: Residential
Parcel ID: 15-044-0017
Township, Range, Section: Township 6 North, Range 2 West, Section 16

Adjacent Land Use

North:	Residential/Agricultural	South:	Residential/Agricultural
East:	Residential/Agricultural	West:	Residential/Agricultural

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768
Report Reviewer: JG

Applicable Ordinances

- Title 101, General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 7, Agricultural (A-2) Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable and amended by Title 26, Filing of Preliminary and Final Plans (amended by Ordinance 2012-14)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant has submitted a request for final plat approval of Shaye Estates, a small subdivision consisting of two lots. The proposed subdivision is located at approximately 174-198 South 3600 West Ogden, UT and is in the A-2 zone. The proposed subdivision conforms to both the zoning and subdivision requirements including adequate frontage and access along a dedicated county road, adequate lot width, lot area and adequate setbacks for the existing home and structures located on the future Lot 1 of the proposed Shaye Estates, as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating larger lots which will preserve the openness of the area and maintain the rural atmosphere.

Zoning: The subject property is located in an Agricultural Zone more particularly described as the A-2 zone. The purpose of the Agricultural (A-2) zone is identified in the LUC §104-7-1 as:

The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved.

The existing home, is located on the proposed Lot 1, was constructed on the five acre parcel in 1960, which was prior to the adoption of the subdivision ordinance in Weber County. The applicant is desirous to subdivide the property to allow for the construction of a new home on the proposed Lot 2. The proposed subdivision consists of two lots and will not create or realign any streets; therefore meeting the definition of a "Small Subdivision" per LUC §26-1-4 (see Exhibit A). Upon recording the final subdivision plat, approximately 0.11 acres will be dedicated to Weber County to ensure an adequate right of way along 3600 West.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 as amended by Ordinance 2012-14 (Title 26, Filing of Preliminary and Final Plans), and the standards in the A-2 zone in LUC §104-7. Small subdivisions can be administratively approved per LUC §26-1-9(E) and the proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-2 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'. The proposed subdivision is a two lot subdivision that fronts a county road identified as 3600 West. The current configuration of the subject property is primarily residential with an accessory use of agricultural. Each proposed lot has over 40,000 sq. ft. in the A-2 zone.

The proposed Lot 1, located at 198 South 3600 West, has been improved by the construction of a single family dwelling as well as multiple outbuildings. The proposed Lot 2, to be located at 174 South 3600 West, is currently vacant; upon construction of a single family dwelling on the lot, the minimum yard setbacks in the A-2 zone will be required.

Currently there is a small shed located on the future rear property line of Lot 1. The applicant has opted to remove the shed from the property prior to recording the final Mylar instead of modifying the proposed location of the rear property line to meet the required setbacks. A condition of approval for the removal of the small shed has been added to ensure that the minimum yard setbacks are adhered to. With the recommended condition, it appears that both parcels conform with the lot area, frontage/width and yard setback regulations of the A-2 zone as found in LUC §104-7-6.

Flood Plain: Historically there has been surface flooding in this area; however, the proposed subdivision is not located in a FEMA Flood Plain and the site elevation is above 4218'. A note has been placed on the plat to provide adequate notice to future property owners of the potential for flooding and the need to maintain all final grading at least one foot above natural ground elevation, draining away from any newly constructed structures.

Culinary water and sanitary sewage disposal: Will serve and feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision (see Exhibit B). The culinary water for the proposed subdivision will be provided by Taylor West Weber Improvement District. Lot 1 currently utilizes a private septic system. Lot 2 will need to meet the requirements of the Weber Morgan Health Department for any onsite septic system improvements.

Review Agencies: The proposed subdivision has been reviewed and approved with conditions by the Weber Fire District and the Weber County Surveyor's Office. The Weber County Engineering Division has reviewed the proposal and has outstanding conditions that will need to be addressed prior to recording the final Mylar; a condition of approval has been added to ensure that all conditions of the Engineering Division will be met prior to recording.

Additional design standards and requirements: The proposed subdivision is relatively flat. Minor grading has been proposed for the site improvements of the proposed Lot 2 (see Exhibit C). There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. The applicant will be installing the required hydrant for fire protection prior to the recordation of the final plat and has been working diligently with the Weber County Engineering Division and the Weber County Fire District to ensure the required improvements meet the applicable standards and regulations. With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Tax clearance: The 2014 property taxes have been paid in full. The 2015 property taxes will be due in full on November 1, 2015.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §26-1-7.

Staff Recommendation

Staff recommends final plat approval of the Shaye Estates, a small subdivision consisting of two lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the final Mylar, proof that the small shed located along the rear property line of the future Lot 1 has been removed shall be provided to the Planning Division.
2. Requirements of the Weber County Engineering Division
3. Requirements of the Weber-Morgan Health Department
4. Requirements of the Weber Fire District
5. Requirements of the Weber County Surveyor's Office
6. Requirements of the Weber County Recorder

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of the Shaye Estates, a small subdivision consisting of two lots, 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, March 18, 2015

Sean Wilkinson
Weber County Planning Director

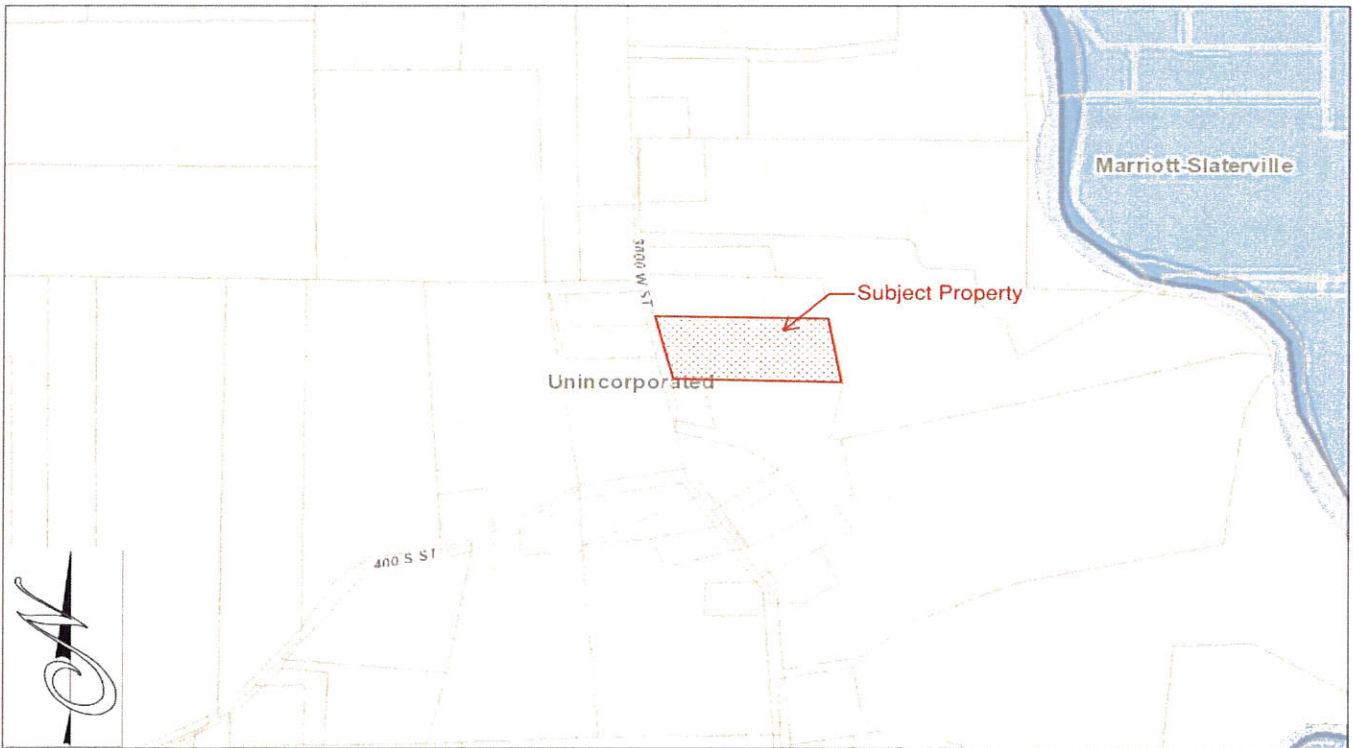
Exhibits

- A. Proposed Subdivision
- B. Will Serve/Feasibility Letters
- C. Improvement Plans

Map 1



Map 2



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

December 10, 2014

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 to provide culinary water only for one home on lot #2 of the Shaye Estates subdivision at the approximate address of 198 South 3600 West in West Weber, Utah. The District already provides water to the existing house on lot #1.

Requirements:

*Water rights fee = ¼ share of Hooper or Wilson Irrigation (in District's name) or a Weber Basin contract (\$2,902 or current cost when paid)

*Secondary water = ½ share of Hooper or Wilson Irrigation (in the District's name) - to be held by District for pressurized secondary water.

*Hookup/Impact fee = \$6,824 (or current cost when paid)

Final approval will be subject to meeting all the requirements of the District and all fees/shares being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.

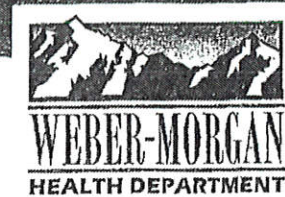


Val Surrage - Manager

VS/sph

Expires 06/10/15

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



November 14, 2014

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

RE: Noah Gibson/ Carly Thomas property
198 S 3600 W, Ogden
Parcel #15-044-0017
Soil log #14121

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on November 14, 2014. 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, 410606E 4568433N)
0-16" silty clay loam, granular structure
16-32" fine sandy loam, granular structure
32-49" fine sandy clay loam, blocky structure, mottling common
49-90" fine sandy loam, granular structure, mottling common
Documented percolation rate at a depth of 36 inches resulted in a 53.33 mpi rate

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 Taylor-West Weber Water District, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit.**

Lot#1:

Existing home, and approved septic system, alteration permit W95239 final date December 19,1995.

Proposed lot #2


Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.4 gal/sq. ft. /day as required for the fine sandy clay loam, blocky structure soil horizon. Due to non-permissible soils located at the front of the property **the location of original and replacement drainfield are to be located within 50 feet of the soil test pit.**

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 R317-501 through R317-513, 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.

Sincerely,


Summer Day, LEHS
Environmental Health Division
801-399-7160



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and or action on a request for Design Review approval of a Private Park to be located at 5629 East 2200 North in Eden.
Agenda Date: Wednesday, March 18, 2015
Applicant: David Martin
File Number: DR 2015-02

Property Information

Approximate Address: 5629 East 2200 North in Eden
Project Area: 1 acre
Zoning: Agricultural Valley (AV-3)
Existing Land Use: Vacant
Proposed Land Use: pavilion and solar panel array
Parcel ID: 22-051-0026
Township, Range, Section: T7N R1E Section 35 SW1/4

Adjacent Land Use

North: Commercial/Residential
East: Vacant
South: Vacant
West: Eden Park

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (Agricultural Valley-3 Zone)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Standards Chapter 8 (Parking and Loading space, Vehicle Traffic, and Access Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 7 (Supplement and Qualifying Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 16 (Ogden Valley Lighting)
- Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of a Private Park with 18 foot by 30 foot (540 square feet) pavilion and a solar panel array. The site is located at 5629 East 2200 North in Eden. The property is 1 acre in size and is located in the Agricultural (AV-3) Zone, which list Private Parks as a permitted use. **Section 108-7-27: Solar energy systems.** "Solar energy systems located on individual parcels/lots, which are used to supply energy to a principal use or structure on the parcel/lot, shall be allowed in any zone as an accessory use to a principal use or structure. Solar energy systems shall meet the setback and height requirements for an accessory building in the zone in which the system is located. Setbacks shall be measured to the outermost edge of the system nearest the property line". The applicant I will incorporate some lighting inside the picnic

pavilion. Rocky Mountain Power will supply electrical service to the meter and service will be run from the meter to the pavilion. The solar panel array is designed to be a net meter system; generating and returning electricity directly back to the grid. The amount of electricity supplied to the grid from the solar panel array will be offset by what Rocky Mountain Power charges for the pavilion lighting.

- **Architecture and Design:** Sec. 108-2-4. - Minimum standards; architectural: Exposed fronts and street sides of buildings. Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered acceptable materials unless it is specially colored and textured. Vinyl and/or aluminum siding shall not be acceptable.
The building that is being proposed is a wood structure which meets the above standard.
- **Parking/Access:** Parking is available within 500 feet at the Hearthside and along the side of the roads.
- **Setbacks:** The proposed arrangement of buildings on this site does meet the minimum setbacks for the AV-3 zone.
- **Landscaping:** No new landscaping is proposed as part of this plan.
- **Lighting:** Two light fixtures will be installed in the pavilion, on the inside of both closed gable ends there by shielding their direct view and light emissions. The fixtures will not be visible to vehicle or pedestrian traffic and will only illuminate interior pavilion floor space. Fixtures will not exceed 300w.
- **Signs:** No signs are being proposed at this time. Any signs will have to meet the Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs).
- **Water and Wastewater:** There will be no restrooms or water as part of the Pavilion.

Summary of Administrative Considerations

- Is the project layout and building design consistent with applicable Weber County Ordinances?
- Solar energy systems located on individual parcels/lots, which are used to supply energy to a principal use or structure on the parcel/lot.

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located; all of the applicable requirements of Land Use Codes have been met.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department

Staff Recommendation

Administrative approval of the site plan for the Private Park and solar panel array 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: March 18, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Applicant's narrative describing the Private Park
- B. Rendering of the proposed buildings and solar energy system
- C. Site Plan

Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) <i>Benjamin Martin</i>	Mailing Address of Property Owner(s) <i>5612 E 2200 N Eden, UT 84310</i>
Phone <i>801-706-5713</i>	Fax
Email Address <i>daveineden@gmail.com</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>David Martin</i>	Mailing Address of Authorized Person <i>5612 E 2200 N Eden, UT 84310</i>
Phone <i>801-706-5713</i>	Fax
Email Address <i>daveineden@gmail.com</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name <i>Martin Private Park</i>	Current Zoning <i>Agriculture Valley A-3</i>
Approximate Address <i>5629 E 2200 N Eden, UT 84310</i>	Land Serial Number(s) <i>22-051-0026</i>
Proposed Use <i>private park</i>	

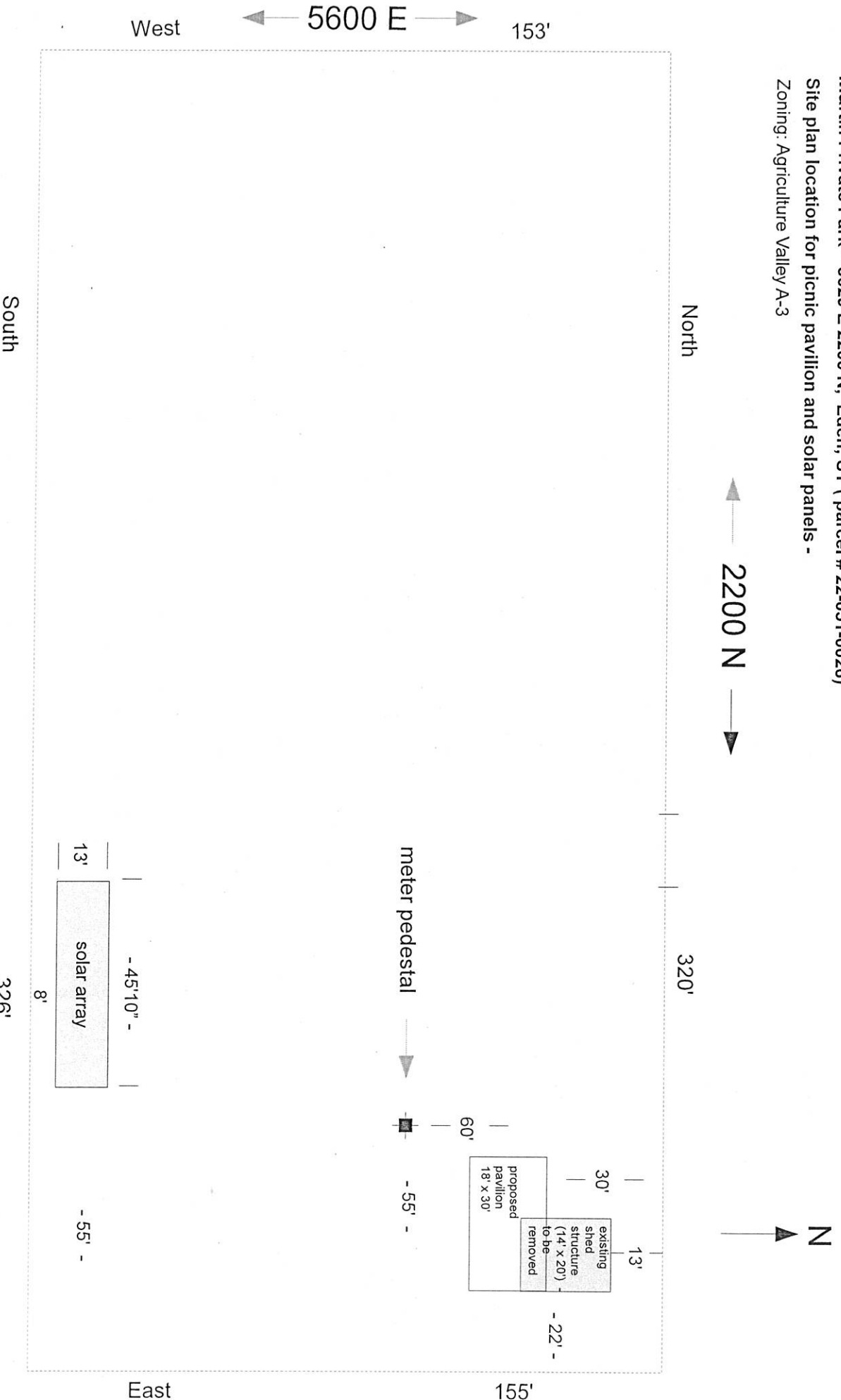
Project Narrative

Establish and maintain a minimally developed open space, park type area. Provide complimentary aesthetic & economic value to surrounding property. Showcase & demonstrate the use of energy efficient technology in a park like setting.

Construct/install two concurrent property improvements

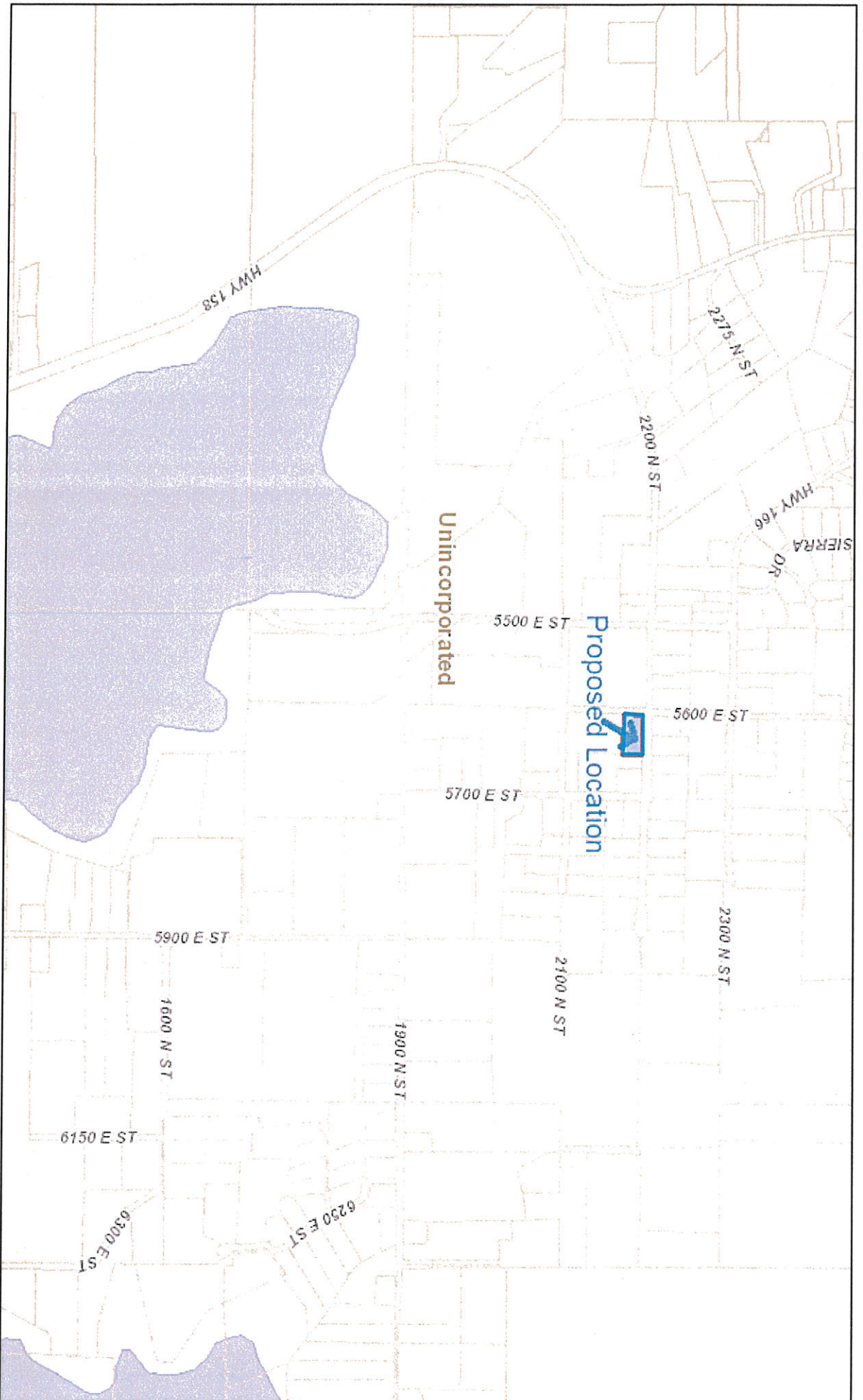
- construction of small picnic pavillion*
- installation & activation of net metered solar panel array.*

Martin Private Park – 5629 E 2200 N, Eden, UT (parcel # 22-051-0026)
Site plan location for picnic pavilion and solar panels -
Zoning: Agriculture Valley A-3



Scale 1" = 30'

Proposed Location



March 5, 2015

Street Labels

City Labels

Sample of picnic pavilion light fixture -





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, to amend Sheep Creek Cluster Subdivision Phase 3, Lots 89 and 90 including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Wednesday, March 18, 2015

Applicant: Stephanie Mangum

Representative: Alan Cox

File Number: UVS013015

Property Information

Approximate Address: 4055 East 4600 North)

Project Area: 31,667 square feet

Zoning: Forest Valley (FV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-243-0002 and 22-243-0003

Township, Range, Section: T7N, R1E, Section 16

Adjacent Land Use

North: Residential	South: Open Space
East: Residential	West: Residential

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8768

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of Sheep Creek Cluster Subdivision Phase 3 Lot 145, located at 4055 East 4600 in the Forest Valley (FV-3) Zone. The subdivision consists of an amendment to Lots 89 and 90 which are part of Sheep Creek Cluster Subdivision Phase 3. The applicant is combining these two lots into one lot.

Culinary water service will be provided by Liberty Pipeline Company. Wastewater treatment will be provided by Powder Mountain Water & Sewer. No additional fire hydrants are required for this amendment. All review agency requirements must be completed prior to this subdivision being recorded.

There is currently no existing curb, gutter or sidewalk along the east side of 4150 East.

Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The Weber County Land Use Code Title 101 defines "small subdivision" as "A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of only one lot and no streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section the Planning Director, for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyor's office

Administrative Approval

Administrative approval to amend Sheep Creek Cluster Subdivision Phase 3, combining Lots 89 and 90 into one lot (145) 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, including, deferment of curb, gutter, and sidewalk.

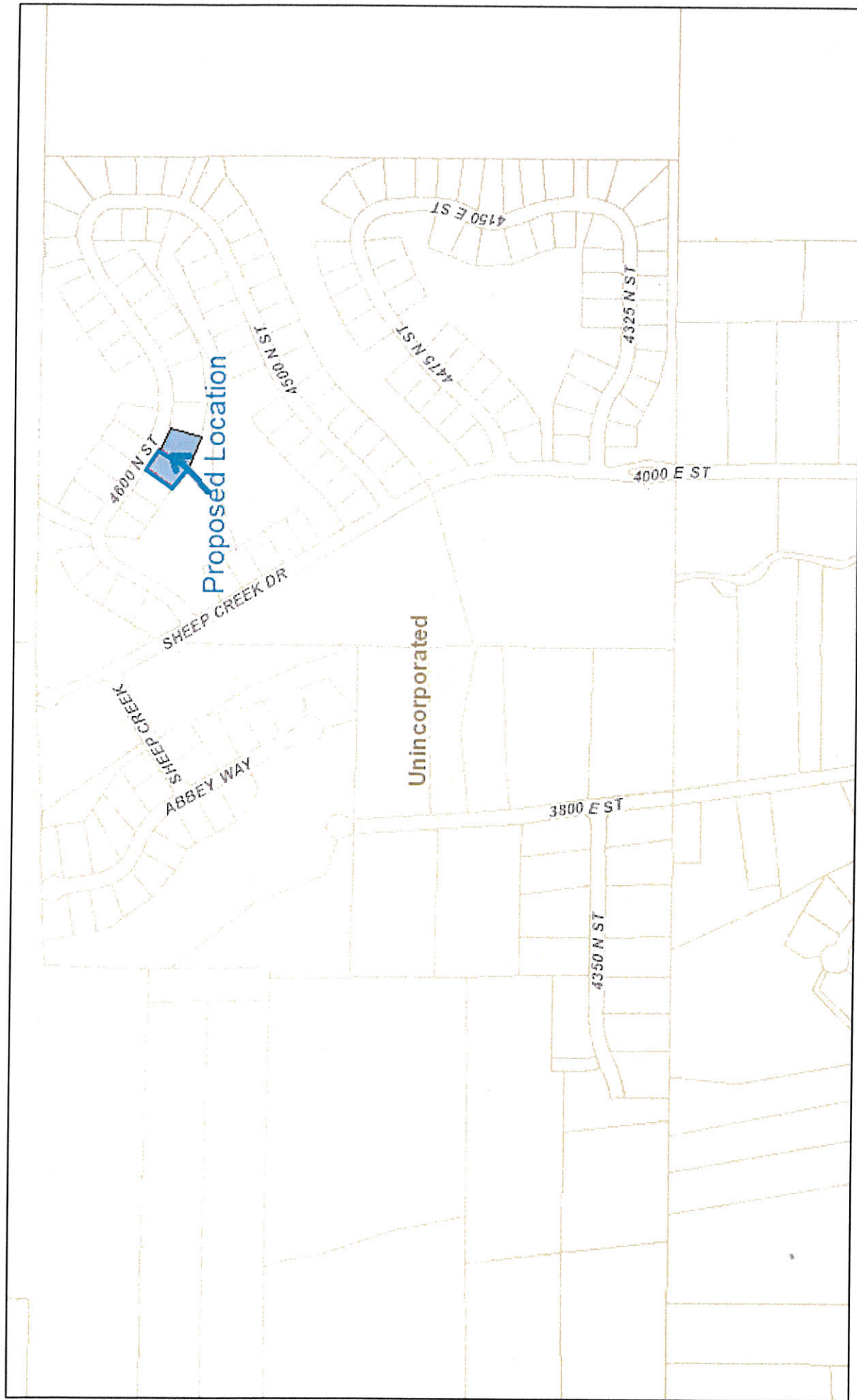
Date of Administrative Approval: March 18, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision

Location Map



February 24, 2015

Street Labels

City Labels

1:9,028

