



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Prevedel Farms Subdivision (2 lots).
Type of Decision: Administrative
Agenda Date: Wednesday, September 02, 2015
Applicant: Dennie and Gerrie Prevedel
File Number: LVR0729

Property Information

Approximate Address: 3393 South 3500 West
Project Area: 2 acres
Zoning: Agricultural (A-2)
Existing Land Use: Residential/Agricultural
Proposed Land Use: Residential
Parcel ID: 08-035-0040, 0041, and 08-035-30
Township, Range, Section: T5N, R2W, Section 4

Adjacent Land Use

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

Staff Information

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

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 Zone)

Background

The applicant is requesting preliminary approval of Prevedel Farms Subdivision (2 lots), located at approximately 3393 South 3500 West in the A-2 Zone. The subdivision meets the area and lot width requirements of this zone. Each parcel will be from 40,000 square feet in size. The parcels will be split because of the different taxing entities. The Weber County Subdivision code states "Parcels that are split by a taxing district shall have the entire parcel annexed into that taxing district prior to the recording of the subdivision". As part of the 3500 West project curb, gutter, and sidewalk is being installed.

Engineering is doing the project on 3500 West and they no concerns.

Taylor-West Weber Water gave preliminary approval with the condition that secondary water is provided by Weber Basin. Weber Basin will need to approve the secondary water plan. A final approval letter from Taylor-West Weber Water is required prior to recording the subdivision plat. Capacity Assessment letter on the water system is required from the state prior to recording.

Central Weber Sewer will provide service with the condition that the property is annex into the sewer district. All plans need to be approved by the district and West Haven Special Service District.

Summary of Administrative Considerations

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

The subdivision does meet the area and frontage requirements of the Land Use Code.

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 Center Weber Sewer District
 - Annexation into the sewer district
 - District impact fees
- Requirements of Taylor West Weber Water
 - Connect to Weber Basin pressurized irrigation system
 - Irrigation plans need to be approved by Weber Basin
 - Impact fees
- Requirements of the Weber Fire District
 - Fire District Impact fees
- Capacity Assessment letter on the water system
- Parcels that are split by a taxing district shall have the entire parcel annexed into that taxing district prior to the recording of the subdivision.

Administrative Approval

Administrative approval of Prevedel Farm Subdivision, 2 lots, is hereby granted approval 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.

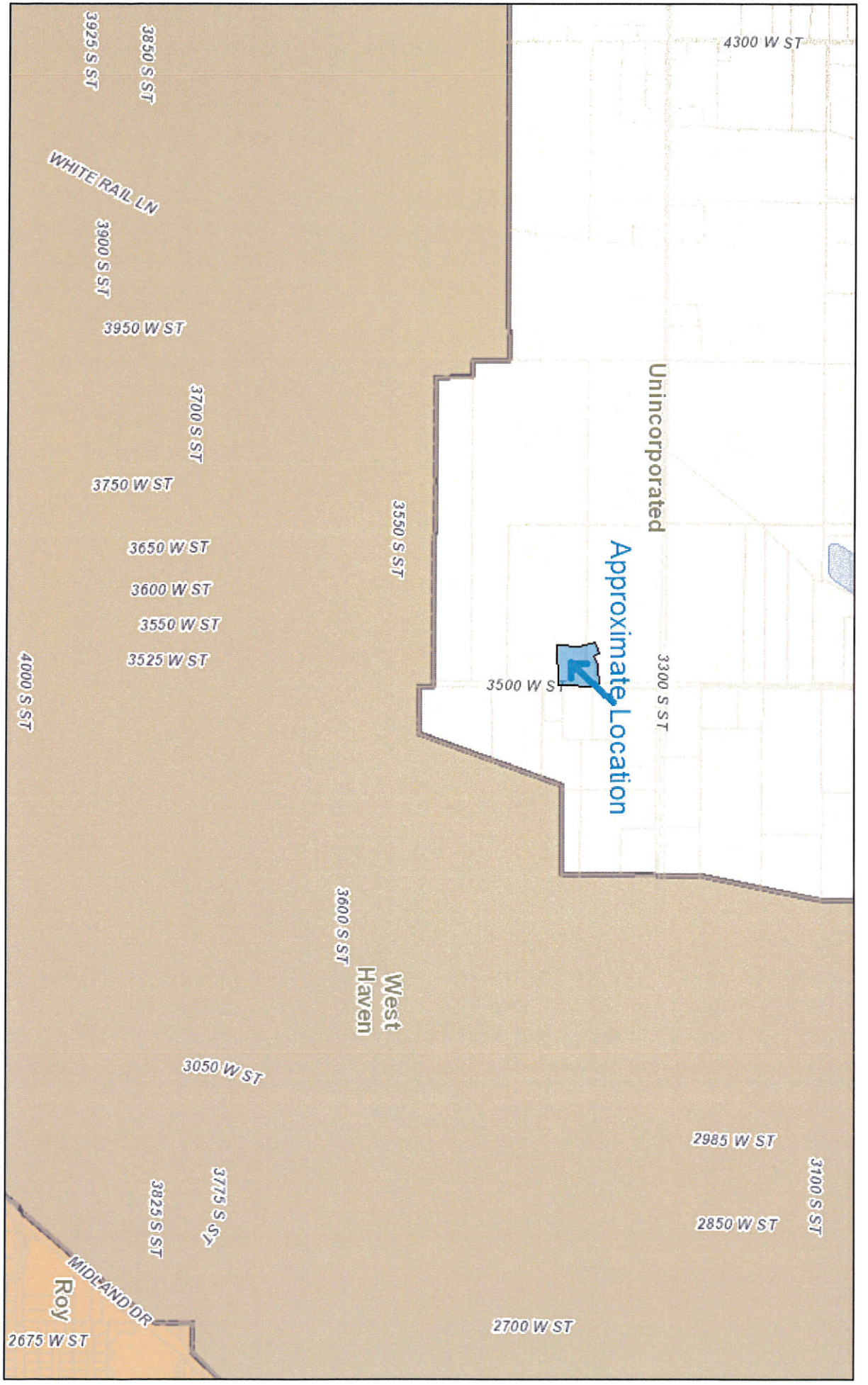
Date of Administrative Approval: September 3, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Location map
- B. Subdivision plat
- C. Will serve letters

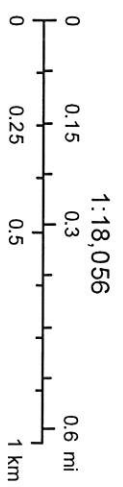
Location Map



August 17, 2015

Street Labels

City Labels





Central Weber Sewer Improvement District

August 5, 2015

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401-1473

Reference: Proposed Prevedel Subdivision
3393 South 3500 West (approximately)

We have been asked to review the possibility of providing sanitary sewer service for a proposed subdivision at approximately 3393 South 3500 West. Central Weber can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The entire parcel of property to be served will need to be annexed into the Central Weber Sewer Improvement District (District) prior to any connection to any sanitary sewer lines. An annexation petition is available from the District's Office.
2. The connection to sanitary sewer at this location would be to the line owned by the West Haven Special Service District. Approval would need to be obtained from them for service and connection.
3. Central Weber Sewer Improvement District Sanitary Sewer Impact Fees must be paid prior to any connection to the sanitary sewer.

If you have further questions or need additional information please do not hesitate to contact me.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Lance L. Wood, P. E.
General Manager

cc: Colt Prevedel

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

August 4, 2015

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 one lot for Colt Prevedel at the approximate address of 3393 South 3500 West in Taylor, Utah.

Requirements:

*Water rights fee = 1/4 share of Hooper or Wilson Irrigation (in District's name) or a Weber Basin contract (\$2,902 or current cost when paid)

*Secondary water = must hook up to pressurized secondary water provided by Weber Basin Water.

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

Final approval will be subject to meeting all of 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 02/04/16

**West Haven
Special Service District
4150 S. 3900 W.
West Haven, UT 84401
(801) 731-5819
Fax 801-731-1002**

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VADAWN KELLEY

August 3, 2015

Weber County Planning

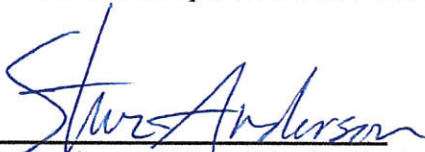
Re: Sewer Service to the Colt Prevedel Property –Approximately 3393 South 3500 West

To Whom It May Concern:

The WHSSD will serve this property with sewer. When a home is built the impact fees will be required to be paid to the WHSSD.

Please call if you have any questions

Sincerely,
The West Haven Special Service District


Steve Anderson P.E. – District Engineer