



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final approval of the Diamond H Subdivision 1st amendment, a two lot subdivision.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, October 05, 2016

**Applicant:** Tom and Vivian Hadley, owner

**File Number:** LVD 062216

### Property Information

**Approximate Address:** 3973 North 2975 West, Ogden UT

**Project Area:** 4.7 acres

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

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential, Agriculture

**Parcel ID:** 19-168-0001

**Township, Range, Section:** T7N, R2W, Section 22

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Felix Lleverino  
 flleverino@co.weber.ut.us  
 801-399-8767

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background and Summary

The applicant is requesting approval of the Diamond H Subdivision 1st Amendment, a two lot subdivision located at approximately 3973 North 2975 West in the A-1 Zone. It is at the request of the applicant proposed that the 4.7 acre subdivision be subdivided in a way that created two parcels, one that is .998 acres and measures 150 feet wide. The other lot will have the area of 3.77 acres and have a width of 185 feet. Both of which will have frontage from a public right of way gravel road numbered 2975 West Street.

The purpose of this subdivision is for the owners; Tom and Vivian Hadley, to one day sell some land and reduce the burden of having to maintain all 4.7 acres.

Culinary water will be provided by Bona Vista Water Improvement District and wastewater will be controlled by individual septic systems. Electrical and gas utility lines are already in place to serve this subdivision.

## Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock uses.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. That land use requirements for this zone are stated in the LUC§ 104-5 as follows:

*The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone LUC 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-1 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'.

There is a structure that looks to be encroaching inside the 10 foot PUE of lot 3, but it is minimal. All other existing structures will conform to the minimum yard setback regulations of the A-1 zone as found in LUC §104-5-7.

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. The culinary water for the proposed subdivision will be provided by Bona Vista Water Improvement District. The Weber-Morgan Health Department has performed a percolation test and designated an exact location for a septic system to be installed.

Review Agencies: The proposed subdivision has been reviewed by Planning Engineering and Surveying Divisions. There remains to be several conditions that must be met prior to final approval.

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 Recommendations

Staff recommends final approval of the Diamond H Subdivision 1st Amendment, a two lot subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The surveyed boundary lines if the tract to be subdivided are to show lot numbers.
2. The plat is to show the location of percolation test holes on each lot.
3. Each lot is to show house numbers
4. On the plat, show Weber Morgan Health Department signature block
5. Contour map with 2 foot contour intervals. Unless specified otherwise by the county Engineer
6. On plat show the statement: "Agriculture is the preferred use in the agricultural zone."

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 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 Diamond H Subdivision 1st Amendment 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 October 5, 2016.

  
Rick Grover  
Weber County Planning Director

## Exhibits

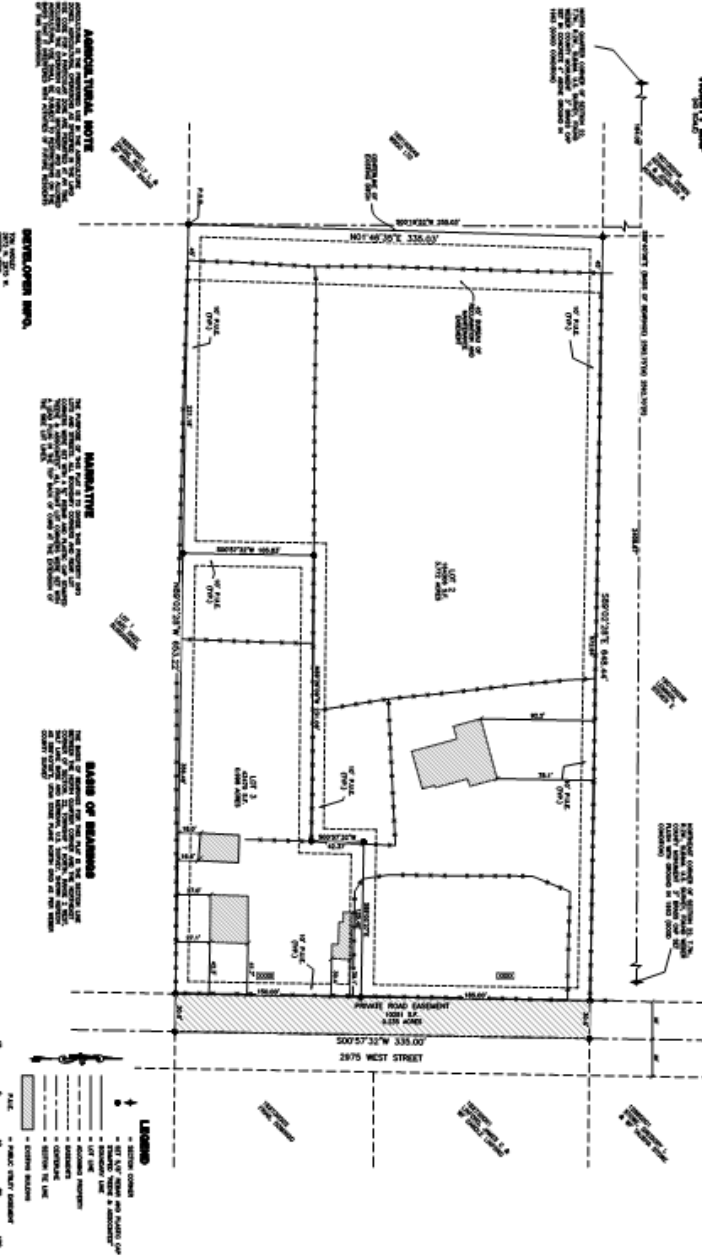
- A. Diamond H Subdivision 1st Amendment Plat
- B. Diamond H Subdivision Plat

## Map 1



# DIAMOND H SUBDIVISION 1st AMENDMENT

PART OF THE NORTHEAST QUARTER OF SECTION 22, T.7N., R.2W., S.88W., U.S. SURVEY  
WEBER COUNTY, UTAH  
JULY, 2018



**ADDITIONAL NOTES:**  
THE BOUNDARIES OF THE LOTS IN THIS SUBDIVISION ARE BASED UPON THE CORNER OF SECTION 22, T.7N., R.2W., S.88W., U.S. SURVEY. THE BEARING AND DISTANCE FROM THE CORNER OF SECTION 22 TO THE CORNER OF THE NE 1/4 OF SECTION 22 IS N 48° 00' 00\"/>

**NECESSARY DISPOSITION:**  
ALL OF THE RIGHTS AND INTERESTS OF THE LANDS SHOWN HEREON ARE HEREBY RELEASED TO THE PUBLIC TO BE USED FOR THE PURPOSES SET FORTH IN THE SUBDIVISION PLAN AND TO BE SUBJECT TO THE RESTRICTIONS AND EASEMENTS THEREON.

**RETRACED NOTES:**  
THE CORNER OF SECTION 22, T.7N., R.2W., S.88W., U.S. SURVEY IS BEING RE-ESTABLISHED BY THIS AMENDMENT. THE BEARING AND DISTANCE FROM THE CORNER OF SECTION 22 TO THE CORNER OF THE NE 1/4 OF SECTION 22 IS N 48° 00' 00\"/>

**REMARKS OF SURVEYOR:**  
THE CORNER OF SECTION 22, T.7N., R.2W., S.88W., U.S. SURVEY IS BEING RE-ESTABLISHED BY THIS AMENDMENT. THE BEARING AND DISTANCE FROM THE CORNER OF SECTION 22 TO THE CORNER OF THE NE 1/4 OF SECTION 22 IS N 48° 00' 00\"/>

**LEGEND:**  
+ - SECTION CORNER  
● - 1/4 AC. CORNER  
○ - 1/4 AC. CORNER  
○ - 1/4 AC. CORNER  
○ - 1/4 AC. CORNER  
○ - 1/4 AC. CORNER

**DEVELOPER'S CERTIFICATE**  
I, **DAVID L. HAYES**, of the County of **WEBER**, State of **UTAH**, being a resident of the State of Utah, do hereby certify that the above and foregoing is a true and correct copy of the original plan of subdivision and the same conform to the laws of the State of Utah relating to the subdivision of land. Witness my hand and seal of office at **SALT LAKE CITY, UTAH**, this **20th** day of **July**, 2018.

**OWNER'S SIGNATURE AND CERTIFICATION:**  
I, **DAVID L. HAYES**, of the County of **WEBER**, State of **UTAH**, being a resident of the State of Utah, do hereby certify that the above and foregoing is a true and correct copy of the original plan of subdivision and the same conform to the laws of the State of Utah relating to the subdivision of land. Witness my hand and seal of office at **SALT LAKE CITY, UTAH**, this **20th** day of **July**, 2018.

**ACKNOWLEDGMENT:**  
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**Reve & Associates, Inc.**

Professional Surveyors  
1111 S. 1400 E., Suite 200  
Salt Lake City, UT 84143  
Phone: 313-1001  
Fax: 313-1002  
www.reve-surveyors.com

**WEBER COUNTY PLANNING:**  
This is to certify that the above and foregoing is a true and correct copy of the original plan of subdivision and the same conform to the laws of the State of Utah relating to the subdivision of land. Witness my hand and seal of office at **SALT LAKE CITY, UTAH**, this **20th** day of **July**, 2018.

**WEBER COUNTY ENGINEER:**  
I, **DAVID L. HAYES**, of the County of **WEBER**, State of **UTAH**, being a resident of the State of Utah, do hereby certify that the above and foregoing is a true and correct copy of the original plan of subdivision and the same conform to the laws of the State of Utah relating to the subdivision of land. Witness my hand and seal of office at **SALT LAKE CITY, UTAH**, this **20th** day of **July**, 2018.

**WEBER COUNTY COMMISSIONER:**  
I, **DAVID L. HAYES**, of the County of **WEBER**, State of **UTAH**, being a resident of the State of Utah, do hereby certify that the above and foregoing is a true and correct copy of the original plan of subdivision and the same conform to the laws of the State of Utah relating to the subdivision of land. Witness my hand and seal of office at **SALT LAKE CITY, UTAH**, this **20th** day of **July**, 2018.

**WEBER COUNTY ATTORNEY:**  
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