



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Reconsideration and action on an administrative application for final approval of the Davis Meats Subdivision, a one lot subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, March 22, 2017

Applicant: Emerald Marketing, owner

Authorized Representative: Joann Balay

File Number: LVD 071916

Property Information

Approximate Address: 1959 South 7500 West, West Warren-Reese UT

Project Area: 17.23 acres

Zoning: Agriculture (A-3) Zone

Existing Land Use: Agriculture

Proposed Land Use: Commercial

Parcel ID: 10-048-0026

Township, Range, Section: T6N, R3W, Section 27

Adjacent Land Use

North: Agriculture	South: Residential/Agriculture
East: Agriculture	West: Agriculture

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Title 101 (General Provisions)
- Title 104 (Zones) Chapter 8 (A-3 Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection) Section 2 (Definitions)

Background and Summary

The applicant is requesting reconsideration for approval of the Davis Meats Subdivision, a one lot subdivision located at approximately 2069 South 7500 West in the A-3 Zone. The proposed subdivision is 2 acres with 150 feet of frontage along 7500 West (see Exhibit A). There will be a remnant agricultural parcel of approximately 15.23 acres that has not been approved for development.

Culinary water will be provided by West Warren Water District and wastewater will be controlled by an individual septic system. A feasibility letter and an onsite wastewater treatment system for the property has been provided by the Weber Morgan Health Department (see Exhibit B). A "Will Serve" letter from West Warren Water District has been included in this report as Exhibit C showing that the full balance has been paid for the installation of one fire hydrant and two water main connections.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

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 related uses.

Zoning: The subject property is located in an Agricultural Zone A-3 zone. The preferred use of the A-3 zone as stated in the LUC§ 104-8-2 as follows:

"Agriculture is the preferred use in Agriculture Zone A-3. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agriculture use shall be subject to restriction because it interferes with other uses permitted in the zone."

Small Subdivision: 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-3 zone LUC 104-8-7. The proposed subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-8-6, the A-3 zone requires a minimum lot area of 2 acres and a minimum lot width of 150 feet. The proposed subdivision is a one lot subdivision with 2 acres and has 150 feet of frontage along the county road identified as 7500 West Street. The lot will dedicate a 10' P.U.E. along the interior of the lot lines.

The proposed subdivision will create a remainder parcel that is 15.23 acres which has been deemed to be a "bona fide agricultural division" and is allowed per LUC §106-1-8(3) which states:

"When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information will be shown, on the subdivision plat with the note: "Remaining Agricultural Parcel, Not Approved For Development." The remaining parcel boundary need not be labeled with bearings or distances nor is a description of the remainder parcel required. Remaining parcels are not part of the subdivision".

The remaining parcel has been identified on the final plat with a note that states "*Remaining Agricultural Parcel, Not Approved For Development*"

Culinary water and sanitary sewage disposal: A letter from West Warren Water District has been provided showing that fees have been paid for the proposed subdivision. Sanitary sewage disposal will be handled by an individual waste water treatment system; specifications are stated as part of the onsite wastewater treatment system construction permit issued by the Weber Morgan Health Department, dated May 11, 2016 (See exhibit B). The applicant has performed the required percolation and soils testing and has received approval for an onsite wastewater treatment system to be installed for the Davis Meats Subdivision; however based on the dates of the feasibility letter and the permit to construct the onsite wastewater treatment system, it appears that the Weber Morgan Health Department has not received the revised location of the proposed subdivision. The location of the perc test has not been identified on the lot; prior to the Weber Morgan Health Department signing off on the final Mylar, the location of the perc test must be shown on the plat per LUC §106-1-5(a)(10). The Weber Morgan Health Department also requires that all exploration pits as well as the documented soil horizons and percolation rates are shown on the final Mylar. If this information is not provided on the final Mylar, it will be returned unsigned to the applicant for the information to be added. A condition of approval has been added to staff's recommendation to ensure that the Weber Morgan Health Department has reviewed and approved the new location of the proposed subdivision prior to submitting the final Mylar for signatures.

Review Agencies: The proposed subdivision has been reviewed by the Weber Fire District, Weber County Engineering Division and Weber County Surveyor's office. The Engineering Division and the Surveyor's office have conditions that need to be addressed on the plat map that include existing easements on the site as outlined in the title report. The Surveyor's office will need to assign an address to the subdivision lot and the address must be shown on the final Mylar prior to recording. The Weber Fire District has not reviewed the most recent proposed subdivision configuration. Prior to printing the final Mylar, the applicant will need to address each one of the

review agencies concerns and gain approval from each department including Weber Fire District and Weber Morgan Health Department.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Staff Recommendations

Staff recommends final approval of the Davis Meats Subdivision, a one lot subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb gutter and sidewalk shall be entered into and be recorded with the final Mylar.
2. The location of the perc test including the location of exploration pits as well as the documented soil horizons and percolation rates must be shown on the subdivision plat prior to the Weber Morgan Health Department signing the final Mylar per the feasibility letter dated April 25, 2016.
3. All easements located on the property as identified in the title report must be shown on the final Mylar.
4. The Weber Fire District must review and approve the new location of the proposed subdivision prior to submitting the final Mylar for signatures.
5. An updated feasibility letter from the Weber Morgan Health Department must be provided to ensure that the new location has been reviewed and approved prior to submitting the final Mylar for signatures.
6. An address must be assigned and printed on the final Mylar prior to recording.

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.

Administrative Approval

Administrative final approval of the Davis Meats Subdivision, a one lot subdivision 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: 3/22/17



Rick Grover
Weber County Planning Director

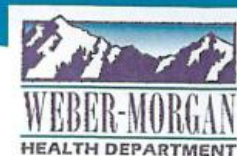
Exhibits

- A. Proposed Davis Meats Subdivision Plat
- B. Septic System Feasibility Letter
- C. Proof of Payment for Culinary Water Connection

Area Map



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



April 25, 2016

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

RE: Brent Davis
Parcel #10-048-0026
Soil log #14169

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Warren-West Warren 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.**

DESIGN REQUIREMENTS

Documentation ground water tables not to exceed 36 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 12 inches. The absorption system is to be designed using a maximum loading rate of 0.4 gal/sq. ft. /day as required for a fine sandy loam, massive structure soil horizon.

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.

All subdivisions plats submitted for review are to show the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, 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

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phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



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



Permit No.: W101258

Issued: May 11, 2016

Expires: May 11, 2017

This is to certify that **BRET DAVIS** is hereby issued a permit to install an onsite wastewater treatment system for the property with the Property Identification Number **10-048-0026** with the following specifications and provisions:

Approximate construction site address: **2069 S 7500 W, WEST WARREN**

Lot: **N/A of the MEAT PACKING** subdivision in **Weber county Utah.**

Water supply will be provided by: **WEST WARREN-WARREN I.D..**

Type of System will be **ABSORPTION FIELD** with an absorption area of **1500 Sq. Ft.**

Septic tank capacity must be at least **1000** gallons. System is designed for a **0** bedroom home.

Maximum depth of trench bottoms must be limited to **12** 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 12".

MAINTAIN 100 FOOT SEPARATION FROM DITCHES.

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 BE ACCEPTED.

WATER TIGHTNESS TEST REQUIRED. TANK MUST BE FULL AT TIME OF INSPECTION.

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.

Brian Covert / JPC

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT
5783 W 950 N
WARREN, UTAH 84404
801-731-1702
www.westwarrenwtr@gmail.com

On Behalf of Brent Davis

July 12, 2016

Payment received from Mr. Davis in the amount of \$14,400.00.00.

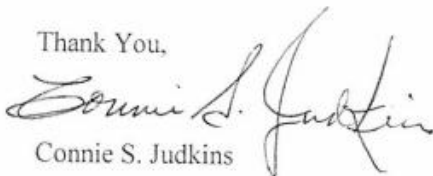
Two connection/impact fees totaling \$7,400.00.

One fire hydrant totaling \$7,000.00.

Total received: \$14,400.00

Should you have questions or comments please contact the district clerk at the above listed number.

Thank You,



Connie S. Judkins

District Clerk

RECEIPT

DATE 7/12/16 No. 450160

RECEIVED FROM Brent Davis \$14,400

2 Connection Fees - 1 Fire Hydrant DOLLARS

FOR RENT
 FOR

ACCOUNT		<input type="radio"/> CASH	FROM	TO
PAYMENT		<input type="radio"/> MONEY ORDER	<u>Levi</u>	<u>10/16</u>
BAL. DUE		<input type="radio"/> CHECK		
		<input type="radio"/> CREDIT		