

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**June 21, 2017**  
**4:00-5:00 p.m.**

- 1. Consideration and action on an administrative application for final approval of Emerson Landing Subdivision, consisting of 1 Lot. Applicant; Fisher Family Holdings LLC, Owner**
- 2. *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 approval of Emerson Landing Subdivision, consisting of 1 lot.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 21, 2017

**Applicant:** Fisher Family Holdings LLC, Owner

**Authorized Representative:** Brandi Hammon, Agent

**File Number:** UVE 021617

### Property Information

**Approximate Address:** 6510 North Fork Rd, Liberty, UT 84310

**Project Area:** 5.23 acres

**Zoning:** Forest (F-5) Zone

**Existing Land Use:** Forest

**Proposed Land Use:** Residential

**Parcel ID:** 16-001-0022, 16-001-0023

**Township, Range, Section:** T7N, R1W, Section 01

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background and Summary

The applicant is requesting final approval of Emerson Landing Subdivision consisting of one lot, located at approximately 6510 North Fork Road in the F-5 Zone. The subdivision meets the area and lot width requirements of the F-5 Zone. The 5.23 acre subdivision will consolidate two smaller parcels and create one buildable lot which will be considered a restricted lot and will be required to undergo the hillside review process prior to receiving a land use permit. Culinary water will be provided by Liberty Pipeline Water District and wastewater will be controlled by an individual septic system.

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 request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

**Zoning:** The subject property is located in the Forest (F-5) Zone. Single-family dwellings are a permitted use in the F-5 Zone.

**Lot area, frontage/width and yard regulations:** In the LUC §104-9-4, the F-5 zone requires a minimum lot area of 5 acres and a minimum lot width of 300'. Lot 1 maintains adequate lot area at 5.23 acres and has approximately 310' of frontage along North Fork Road.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1, and the F-5 zone standards in LUC §104-9. The proposed subdivision will not create any new public streets. The

proposal meets the criteria for "Small Subdivisions", as defined in LUC §101-7, and can be administratively approved per LUC §106-1-5(b)(1).

Culinary water and sanitary sewage disposal: 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 Liberty Pipeline Water District. The sanitary sewage disposal will be an individual waste water treatment system.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning, Engineering, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: As stated in LUC §108-14-3, "All parcels, subdivision lots, roads and accesses, where the natural terrain has average slopes at or exceeding 25 percent shall be reviewed by the Hillside Development Review Board as part of an application request for land use and building permits."

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

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 §106-1-6.

## Staff Recommendations

Staff recommends final approval of Emerson Landing Subdivision, a one lot subdivision located at approximately 6510 North Fork Road. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. An approved Hillside Review application will be required to be submitted with the building permit application.
2. A deferral for curb, gutter, and sidewalk will be required to be recorded with the final Mylar per LUC §106-4-2 (e) and (f).

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley 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 Emerson Landing 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: Wednesday, June 21, 2017.

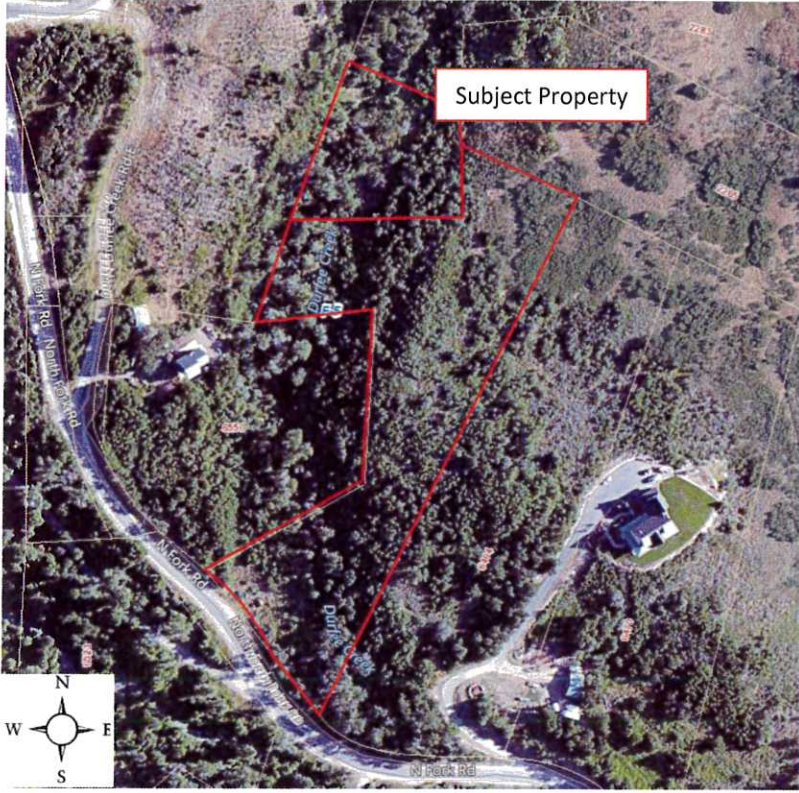
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Rick Grover  
Weber County Planning Director

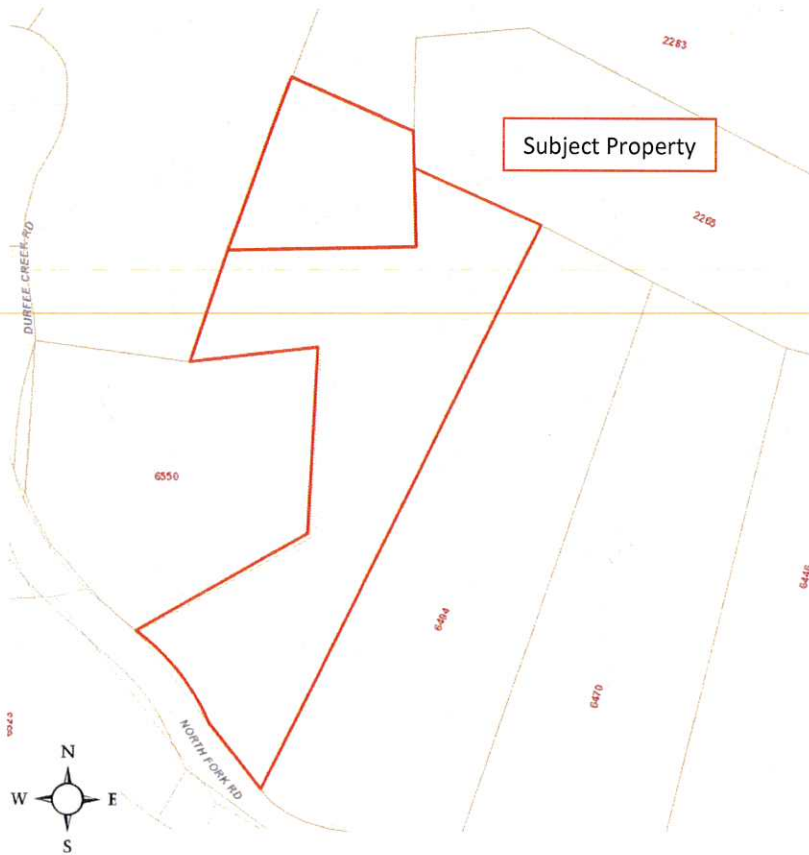
## Exhibits

- A. Final Subdivision Plat
- B. Feasibility letters

Area Map 1

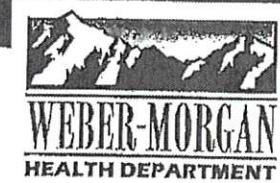


Area Map 2





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



August 3, 2016

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

RE: Fisher Family Holdings Property, 1 Lot  
6510 North Fork Rd.  
Parcel #16-001-0022

Gentlemen:

The plans and supporting information for the above-referenced subdivision have been reviewed.

Culinary water will be provided by the Liberty Pipeline Water District, an extension of an existing approved community water system. **A letter from the water supplier is required.**

Soil characteristics, percolation rates of 45 MPI, and anticipated ground water tables not to exceed 48 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.

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. Contour lines must be included on septic plans.

All subdivision plats submitted for review are to show the location of exploration pits and percolation tests. Key number or letter designation will be provided by this office along with logs of soil horizons and final 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 R317-501 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,

Brian Cowan, LEHS  
Environmental Health Division

BC/nm

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## Liberty Pipeline Company

PO Box 1200  
Liberty, Utah 84310

801-745-2088  
Jodi@Libertypipelinecompany.com

August 9 2016

Fisher Family Holdings LLC  
16-001-0022  
6510 N North Fork Rd  
Liberty, Utah 84310

It is the policy of Liberty Pipeline Company ("Liberty") that all water service requirements must be met before Liberty will provide a Will-Serve letter to Weber County guaranteeing water service. Before Liberty can provide culinary water service 6510 N North Fork Road Liberty, Utah 84310 Parcel ID 16-001-0022, the follow steps must be completed:

1. The Property owner must obtain a water right contract with Weber Basin Water Conservancy District for 1.25 acre feet of water. Liberty must be shown as a joint owner of the water right. The Property owner must authorize Weber County to collect the annual assessment for the Weber Basin Water Conservancy District share through its taxing authority.
2. The Property owner must obtain an approved Exchange Application from the Utah State Engineer approving the diversion of the water available under the Weber Basin Water Conservancy District contact from the Liberty well for use on the Property. Liberty must be shown as a joint owner of the Exchange Application.
3. The Property owner must pay Liberty's connection fee of \$3,613.68, an impact fee of \$14,400.00 and pay for a radio-read water meter (currently about \$350). Upon payment of the connection fee, the Property owner will be granted one book entry share of Liberty Pipeline Company stock and will be a member of Liberty subject to all of the Company rules and regulations and will have one right to vote.

When these steps have been completed and the Property owner provides the appropriate documentation to Liberty, Liberty will prepare a Will-Serve letter to be submitted to Weber County.

At no time will the Property owner, contractor, plumber, or any other person use a "direct-connect" or "jumper" to gain access to Liberty water without fully satisfying the foregoing requirements. Such action constitutes theft and will be reported.

It is the understanding of Liberty that all water mains and laterals required to serve the Property have been constructed and dedicated to Liberty. Liberty will not install water mains or laterals to the Property nor will it install the service line from the water meter to the point of use. [If the connection requires water line to be installed and dedicated to the Company this should be included in the steps to be completed].

The Property owner remains solely responsible for meeting Weber County requirements for fire hydrants and other fire protection measures.