



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**June 28, 2017
4:00-5:00 p.m.**

- 1. Consideration and action on an administrative application, final approval of Combe Subdivision No. 3. Applicant; Brent and Carol Hadley.**
- 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, final approval of Combe Subdivision No 3.
Type of Decision: Administrative
Agenda Date: Wednesday, June 28, 2017
Applicant: Brent and Carol Hadley, owner
File Number: LVC 040417

Property Information

Approximate Address: 2247 Combe Road, Uintah, UT
Project Area: .85 acres
Zoning: Residential Estates (RE-15) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 07-353-0004, 07-086-0063
Township, Range, Section: T5N, R1W, Section 23

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767
Report Reviewer: RK

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 3 (RE- 15 Zone)
- Title 106 (Subdivisions)
- Title 108 (Drinking Water Source Protection)

Background and Summary

The applicant has submitted a proposal for a two lot subdivision. The proposed subdivision includes an unsubdivided parcel identified as 07-086-0063 and all of Lot 2 of the Combe South Estate No. 1 Subdivision (see Exhibit A, B and C). This proposal is located in the Uintah Highlands and is in the Residential Estates (RE-15) zone. The proposed Lot 1 has access and frontage along Combe Road, a public right of way and Lot 2 has frontage and access from Jared Way, a public right of way.

The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC. The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The Combe Subdivision No. 3 is in harmony with the Western Weber General Plan by implementing residential development within the RE-15 Zone that allows for increased density.

Zoning: The property is located in the RE-15 Zone. The purpose of this zone is stated in the LUC §104-3-1 as follows:

"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."

This proposal meets the purpose and intent of the Weber County Land Use Code.”

Lot Area, Frontage Width and Yard Regulations: Lot 1 will contain 18,733 sq. ft. and is 147 ft. wide, lot 2 will contain 18,641 sq. ft. and is 137 ft. wide.

The site development standards for the RE-15 Zone are as follows:

Minimum Lot Area: 15,000 sq. ft.

Minimum Lot Width: 100 Feet

The Yard Regulations for the RE-15 zone are as follows:

Front: 20 feet

Sides: 8 feet

Rear: 20 feet

Small Subdivision: The Weber County Land Use Code (Title 101) defines a “small subdivision” as “An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.” This subdivision consists of two lots and no new streets are being created or realigned. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Culinary Water and Sanitary Water: A “Will Serve” letter from Uintah Highlands Improvement District has been submitted stating that culinary water and wastewater services are available for Lots 1 and 2 (see Exhibit D).

Additional design standards and requirements: There is an existing house on the proposed Lot 2. The proposed subdivision does not require the realignment of or the creation of a new street system.

This proposal lies within a Drinking Water Source Protection Zone 3. Due to the potential for ground water contamination Weber County land use code lists specific restrictions for this zone. The current residential uses do not violate the Drinking Water Source Protection Regulations.

With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Review Agencies: Applicable Weber County review agencies have approved this proposal.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

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 plat approval of Combe Subdivision No. 3 consisting of 2 lots. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all requirements of the Weber County reviewing agencies shall be met.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Combe Subdivision No. 3 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: _____

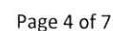
Rick Grover
Weber County Planning Director

Exhibits

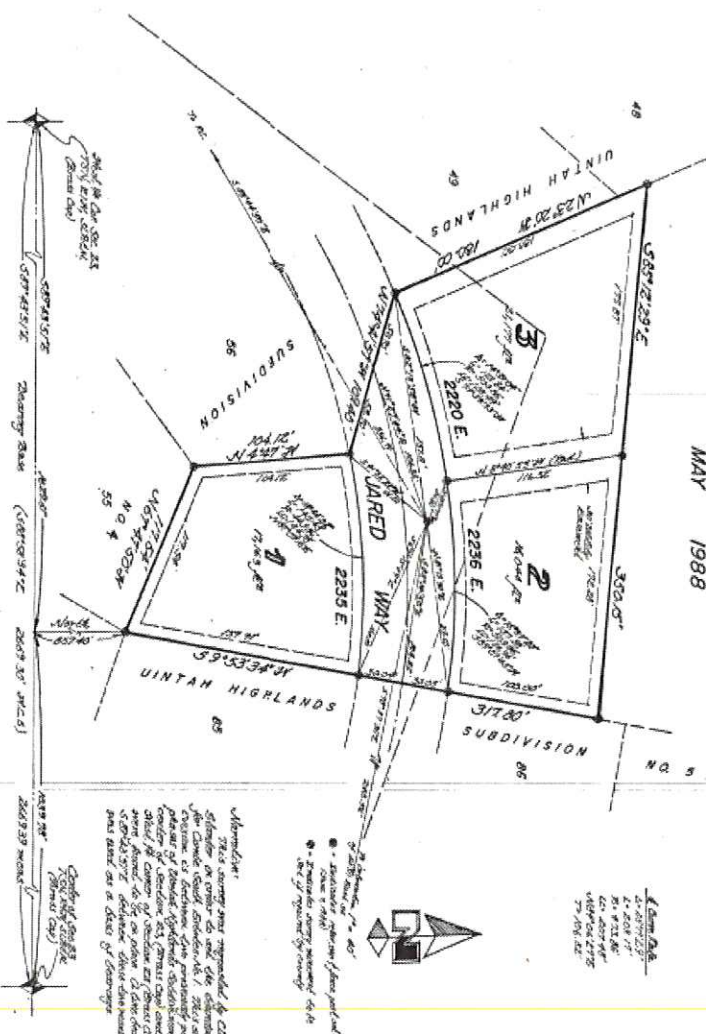
- A. Combe Subdivision No. 3
- B. Original Combe South Estates No. 2
- C. Current Recorders Plat
- D. Feasibility Letters

Area Map





COMBIE SOUTH ESTATES NO. 1
A PART OF THE NW 1/4 OF SECTION 23, T5N, R1W, SLB8M, U.S. SURVEY
WEBER COUNTY, UTAH
MAY 1988



WEBER COUNTY ATTORNEY

I have returned this "Infectious" gift and the my opinion of my former wife the "Young" Drunkard's appetite (dread and now in favor and affect).
Signed this 11th day of July 1888.

Carol M. White

NOTE: I actually read *Overnight Success* over
weeks of property lease, as indicated by several
cross streets otherwise shown.

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS & ARCHITECTS
ODDEN & BALT LAKE CITY, UTAH

WEBER COUNTY ENGINEER

I hope to verify that I have transcribed the data as accurately as the foregoing point and legal description of the tract transferred, and that there is no error and no dispute with the title and boundaries as shown on this certificate and as shown on the plat and as shown on the map of the tract transferred, and that the amount of the interest guaranteed by the certificate is correct.

signed this 15th day of Sept

Signature of SGT of DPT
[Signature]
OFFICE OF THE
COUNTY
CLERK
STATE OF OHIO

PLANNING COMMISSION APPROVAL

This is to certify that this subscription will most
kindly approved by the Foster County Farmers'
Congress on the 28th day of June, 1905.

James A. Spillman
Deputy State Engineer (Planning Commission)

education and the physical training of public employees abroad are largely irrelevant to

11th day of July 1861
 Col. James A. Smith

Admiral D. D. Porter
Secretary, British Consulate, Hong Kong

Attest: Sharon Jones Sec. Richard P. Givens
Wagon County Clerk

DATE RECEIVED _____
BY _____
CITY _____
STATE _____
ZIP _____
NAME _____
ADDRESS _____
CITY _____
STATE _____
ZIP _____
NAME _____
ADDRESS _____
CITY _____
STATE _____
ZIP _____

SURVEYORS CERTIFICATE

As every engineer, I am sure, will take exception to the statement, "anybody can do it," I am glad to find that the author of *Shelter Country* took the pains to consult the experts, and that he has given some very valuable hints to the beginner. The book has some interesting chapters on the history and development of the United States, and on the various different types of houses, and on the different kinds of materials used in the construction of houses. The book is well illustrated with many photographs and drawings, and is a very useful and interesting book for the beginner.

OWNER'S DEDICATION

[illegible]

live T. standard
cure T. standard

ACKNOWLEDGEMENT

which is "about
the size of a
the 2nd of Aug. 1876, previously appeared. Right here
with regard to Henry's father, the names of the above three
names, in number, and being acknowledged to me they stated
possibly and positively and so the matter seems established.

9-15-90

Chas. Wm. Rogers
Henry's father
Dwight's father
on the day of
that they are, and that said endorsement was issued in Henry's
and Corporation, by a resolution of its Board of Directors, a
endorsement, extended the same:

John P. Brown,
Dwight's father

BOUNDARY DESCRIPTION

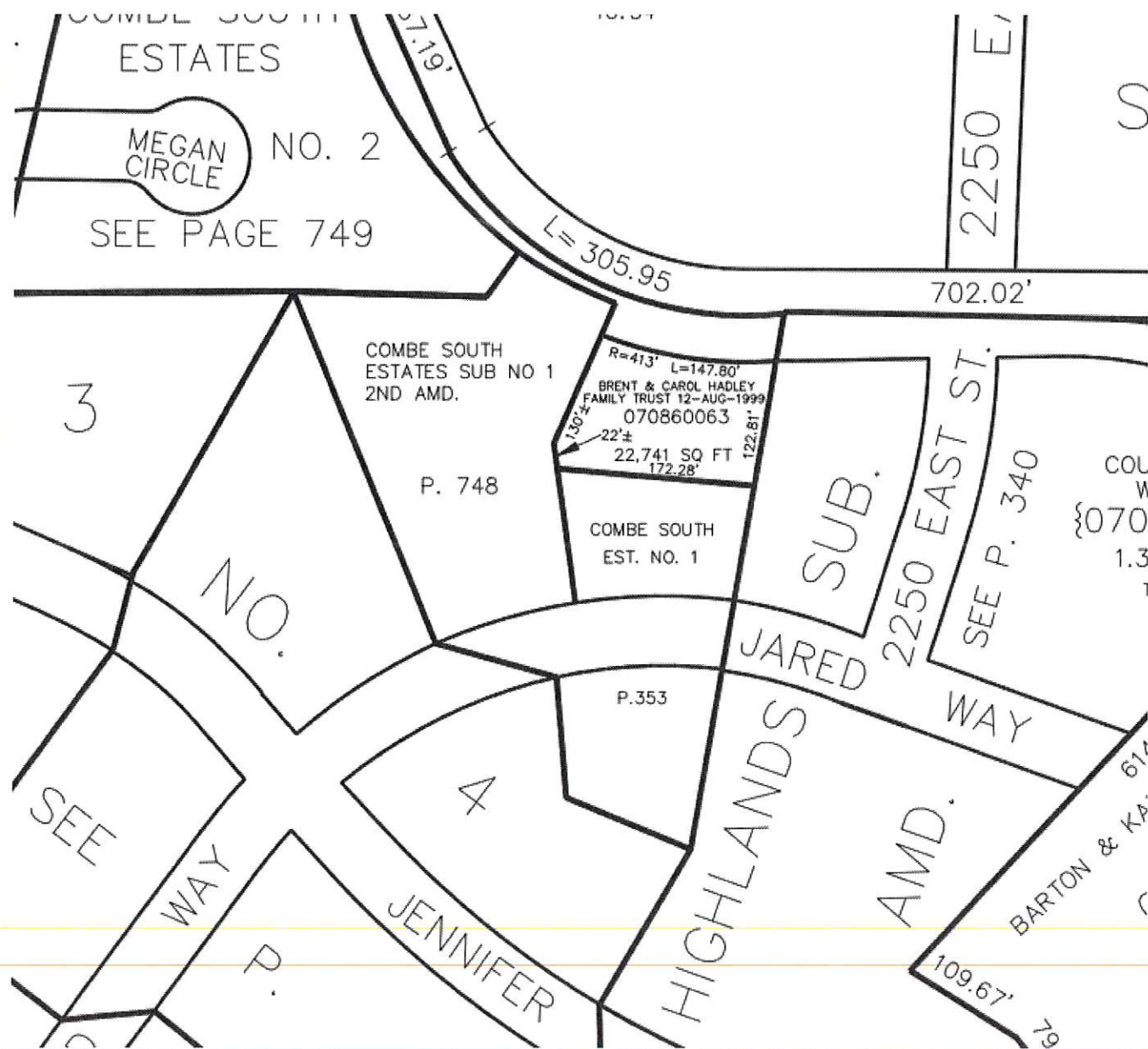
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Conclusions / 535

DATE: NO. DISTRICT:
COUNTY: NAME FOR ADDRESS:
ADDRESS: STREET, R.F.D.,
R. THE POST OFFICE BOX
ATTENTION: AND NO.
FROM: MR. VANCE TITUS

DONALDSON COUNTY, N.C.

By _____
JULIE E. BARNETT
SHERIFF



Uintah Highlands Improvement District

2401 East 6175 South
Ogden, UT 84403-5344
Phone: 801-476-0945
Fax: 801-476-2012
uhid1@qwestoffice.net

March 21, 2017

Subdivision Planner
Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401

Re: Availability of services for Water and Sanitary Sewer by Uintah Highlands Improvement District for the: Proposed Subdivision for Brent Hadley

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed subdivision of the property owned by Brent Hadley for (Parcel No. 07-061-0063 & 07-353-0004), which is located inside of the boundaries of the Uintah Highlands Improvement District. Based upon the information from the owner of the property and under existing conditions, the District hereby states that municipal water services and sanitary sewer would be available for the proposed subdivision. The Developer would be responsible to make the water and sewer connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then be the sole responsibility of the owner. Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the Developer of the Subdivision shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements (*where applicable*) within the Subdivision in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 21st day of March, 2017.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By:


Jerilyn J. Call, District Administrator