



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Saddlebred Acres Subdivision, consisting of 2 lots and the dedication of a half width (33 feet) public street.
Type of Decision:	Administrative
Agenda Date:	Tuesday, September 12, 2017
Owner:	Kyle Hirschi
Authorized Representative:	Dave Whitaker
File Number:	LVS070317

Property Information

Approximate Address:	4000 W 2200 S
Project Area:	28.624 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-078-0006, 15-078-0120
Township, Range, Section:	Township 6 North, Range 2 West, Section 28

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions

Background

The applicant has submitted a request for final approval of Saddlebred Acres Subdivision, consisting of 2 lots, located at approximately 4000 W 2200 S, in the A-1 zone. Public roads will be created with this proposal to provide access to each lot. A 33 foot 'future road' is shown along the western property line to complete the half width road that is proposed with the adjacent subdivision to the west. The future road will be dedicated and developed by the applicant as Saddlebred Acres is amended to include additional lots.

The proposal has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the Agricultural (A-1) Zone. The purpose of the Agricultural (A-1) zone is identified in the LUC§ 104-5-1 as:

"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."

Single-family dwellings, in accordance with the Land Use Code, are permitted in the A-1 Zone.

The proposed Lot 1 in the Saddlebred Acres Subdivision is 6.004 acres and has approximately 189 feet of frontage. Lot 2 is 22.351 acres and has approximately 163 feet of frontage. Both lots will gain access from the extension of Glenna Way, a public street (see Exhibit A). The proposed subdivision is in compliance with the minimum lot area requirement of 40,000 sq. feet and the minimum lot width requirement of 150 feet, as outlined in LUC§ 104-5-7.

Natural Hazards Areas: The proposed subdivision is located in Zone X as determined by FEMA to be outside of the 500-year floodplain. The proposed subdivision is not in a Natural Hazards Study area.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. Hooper Irrigation Company has also provided a Will Serve letter regarding secondary water (see Exhibit C).

Additional design standards and requirements: The proposed subdivision will have a 60' width dedicated county road to provide access and frontage to each lot. Improvement plans submitted with the application indicate that the 60' road will eventually extend through the property and connect to the adjacent parcels to the north and west as the subdivision is amended to include additional lots (see Exhibit B). The proposal will also include curb, gutter, and sidewalk along both sides of the dedicated road.

Review Agencies: A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Surveyor's Office, Engineering Division and the Fire District, will be addressed prior to receiving final approval from the County Commission.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

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 subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of Saddlebred Acres Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A guarantee of Improvements will be required, as outlined in LUC § 106-4-3.

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.

Exhibits

- A. Final subdivision plat
- B. Improvement drawings
- C. Will serve letters

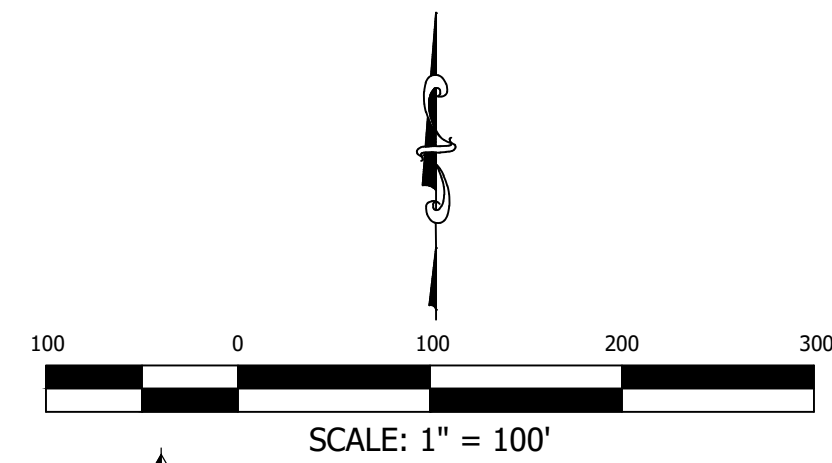
Map 1



Exhibit A

SADDLEBRED ACRES SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
TAYLOR CITY, WEBER COUNTY, UTAH
AUGUST 2017

NORTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN, U.S. SURVEY.
FOUND WEBER COUNTY SURVEY BRASS CAP
MONUMENT DATED 1963.



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED
UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE
OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED
HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE
KNOWN AS SADDLEBRED ACRES SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND
STAKED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. UT #166385 DATE

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE
BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT 20 OF ALLEN ESTATES SUBDIVISION
PHASE 2, SAID POINT BEING N89°15'08"W 840.44 FEET AND S00°32'11"W 1322.22 FEET FROM THE
NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE WEST BOUNDARY LINE OF ALLEN
ESTATES SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) S44°55'30"W 162.04 FEET,
(2) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.81 FEET, A RADIUS OF
719.98 FEET, A CHORD BEARING OF S49°08'07"W, AND A CHORD LENGTH OF 105.71 FEET, (3)
S53°20'43"W 281.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF GLENNA WAY; THENCE S32°03'10"E
ALONG THE SAID EAST RIGHT-OF-WAY LINE 18.06 FEET; THENCE S53°20'43"W 60.19 FEET TO THE
WEST RIGHT-OF-WAY LINE OF GLENNA WAY; THENCE N32°03'10"W ALONG SAID WEST RIGHT-OF-WAY
LINE 18.06 FEET TO THE WEST BOUNDARY LINE OF ALLEN ESTATES SUBDIVISION PHASE 1 AND PHASE
2 FOLLOWING SIX (6) COURSES: (1) S53°20'43"W 150.49 FEET, (2) S53°04'16"W 93.25 FEET, (3)
THENCE S55°09'32"W 32.12 FEET, (4) S57°20'38"W 57.02 FEET, (5) S57°58'47"W 1181.15 FEET, (6)
S56°49'23"W 65.68 FEET; THENCE S48°45'37"W 37.99 FEET TO THE CENTERLINE OF FUTURE 3900
WEST STREET; THENCE N00°42'57"E ALONG SAID CENTERLINE, 1300.06 FEET; THENCE S88°58'51"E
661.24 FEET; THENCE S89°08'49"E 817.97 FEET; THENCE S88°59'30" 328.09 FEET TO THE POINT OF
BEGINNING.

CONTAINING 28.624 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED
TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE
KNOWN AS SADDLEBRED ACRES SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE
PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, INCLUDING
STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST
ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE,
MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____
20__.

ACKNOWLEDGEMENT

ON THIS ____ DAY OF ____, 20__, THERE APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, _____, WHO DULY ACKNOWLEDGED TO ME
THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

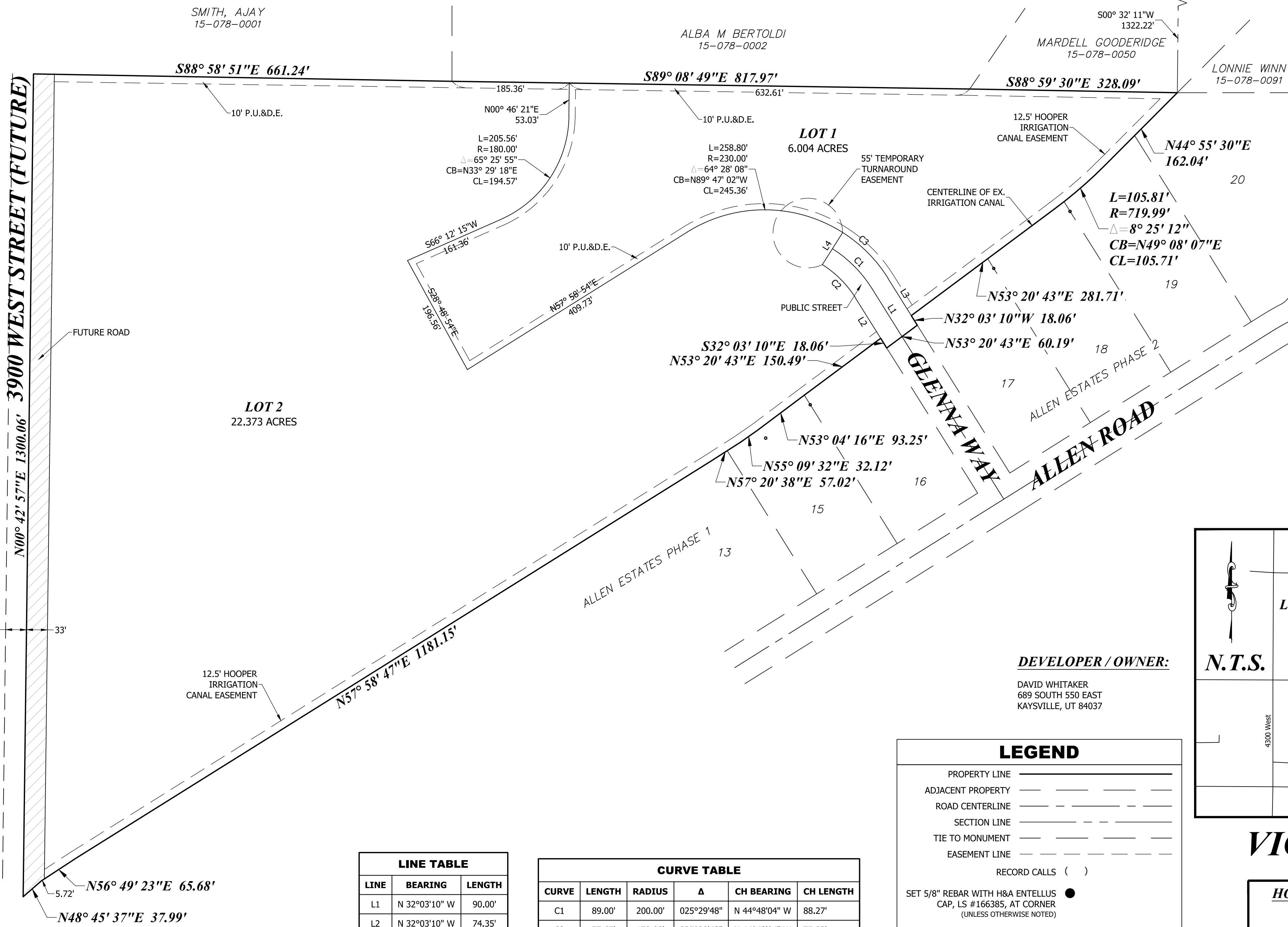
SADDLEBRED ACRES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
TAYLOR CITY, WEBER COUNTY, UTAH
AUGUST 2017



181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236

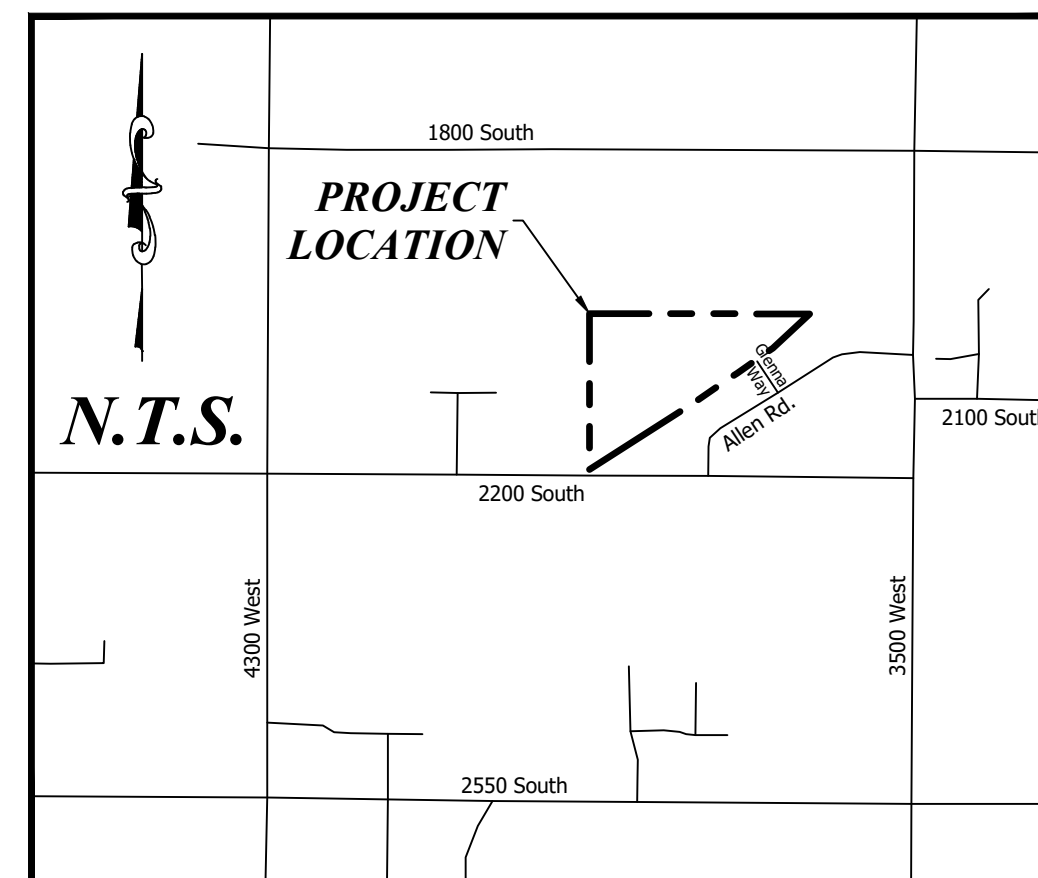
PROJECT # 1034014 08/23/2017, JKS



LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L4.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, Δ, CH BEARING, CH LENGTH. Rows C1 through C3.

LEGEND defining symbols for PROPERTY LINE, ADJACENT PROPERTY, ROAD CENTERLINE, SECTION LINE, TIE TO MONUMENT, EASEMENT LINE, RECORD CALLS, and FOUND PROPERTY MARKER.



VICINITY MAP

DEVELOPER / OWNER:

DAVID WHITAKER
689 SOUTH 550 EAST
KAYSVILLE, UT 84037

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS ____ DAY OF ____, 20__.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS
AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY
STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS
SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC
WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION,
THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS ____ DAY OF ____, 20__.

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS
PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY
WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS
PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND
SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES
ASSOCIATED THEREWITH. SIGNED THIS ____ DAY OF ____, 20__.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS
ASSOCIATED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY
CONFORM WITH THE COUNTY ORDINANCE THERETO AND NOW IN FORCE
AND AFFECT.
SIGNED THIS ____ DAY OF ____, 20__.

WEBER COUNTY RECORDER
ENTRY NO. ____ FEE PAID ____
FILED FOR RECORD AND RECORDED THIS ____ DAY OF ____, 20__
AT ____ IN BOOK ____ OF ____
COUNTY RECORDER: ____
BY: DEPUTY

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

July 3, 2017

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 for two lots for Saddlebred Acres at the approximate address of 2105 South Glenna Way in Taylor, Utah.

Requirements:

- *Plan review fee = \$50 (\$25 per lot)
- *Water rights fee = \$8,726 (\$4,363 per lot)
- *Secondary water = must hook up to the pressurized secondary water system provided by Hooper Irrigation
- *Hookup/Impact fee = will need to be paid by each lot owner (5,638 or current cost when paid) before building permit is issued by Weber County

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 1/3/18



Central Weber Sewer Improvement District

July 5, 2017

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

Reference: Proposed Saddlebred Acres Subdivision
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for a proposed 2 Lot Saddlebred Acres Subdivision at approximately 3700 West and 2200 South. 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 and prior to the selling of lots. An annexation petition is available from the District's Office.
2. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
3. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the review of the design of the collection system for the subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

July 5, 2017

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: AVAILABILITY LETTER – Saddlebred Acres Subdivision

The development is located at approximately 4000 W 2200 S in Taylor consisting of two lots.

This letter is ONLY to state that the above named project is in the boundaries of the Hooper Irrigation Company and pressurized irrigation water will ONLY be available under the following conditions:

- * The subdivision utility plan is reviewed and approved by Hooper Irrigation.
- * Plan Review fees are paid to Hooper Irrigation.
- * Proof of Water Shares is signed over to Hooper Irrigation Company.
- * Access Fees are paid.

The non- refundable fees are as follows: The plan review is \$300 plus \$55 per lot and the application fee is \$200. We consider these fees to be minimal and are only to cover the costs of review by the administration, inspectors, and the Engineer. The plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, Hooper Irrigation's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by Hooper Irrigation.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions, Hooper Irrigation will issue the "Will Serve" letter.

If you have any questions please call 801-985-8429.

Sincerely,



Michelle Pinkston
Office Manager

Weber County Planning Commission
July 5, 2017
Page -2-

5. Impact Fees must be paid prior to any connection to the sanitary sewer. As of the date of this letter the current sanitary sewer impact fee for a residential unit is \$2,333.

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: J. D. Whitaker, PJF Corporation