

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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May 11, 2018  
12:00pm-1:00  
p.m.

1. Consideration and action on a request for approval of Ivy Springs Subdivision with a request to create a private road for access to two additional lots.
2. Consideration and action on final plat approval of Hucknall Torkard Villas Subdivision, a three lot subdivision consisting of approximately 4.59 acres.
3. Consideration and action on final plat approval of Bud's Place Subdivision, a two lot subdivision consisting of approximately 5.53 acres.
4. Consideration and action on final plat approval of John Porter Subdivision, a one lot subdivision consisting of approximately 3.25 acres.
5. *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 to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for approval of Ivy Spring Subdivision with a request to create a private road for access to two additional lots.

**Agenda Date:** Thursday, May 10, 2018

**Applicant:** Jerold Ivie, owner

**File Number:** LVI 031918, AAE 2018-03

### Property Information

**Approximate Address:** 6340 Borg Circle, Uintah Highlands

**Project Area:** 1.38 Acres

**Zoning:** Residential Estates (RE-15)

**Existing Land Use:** Residential/Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 07-094-0006, 07-094-0007

**Township, Range, Section:** T5N, R1W, Sections 23

### Adjacent Land Use

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

### Staff Information

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

**Report Reviewer:** RG

## Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates RE-15)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

## Background and Summary

The applicant is requesting approval of a three-lot subdivision with an alternative access that will create a private drive on the south side of lot 7 of the Eastwood Subdivision. The 12-foot access easement will provide access to two newly created residential lots to the rear of Lot 7 of the Eastwood Subdivision. The private drive will access from an existing public County road called Borg Circle. The property is located in the Residential Estates (RE-15) Zone at approximately 6340 Borg Circle.

This proposal has been reviewed against the current Land Use Code of Weber County Utah (LUC), the standards of the RE-15 zone found in LUC §104-3, and the provisions for a private road found in LUC §108-7-29 through 32. The following section is a brief analysis of this project against current land use regulations.

## Analysis

General Plan: This proposal is in conformity with Western Weber General Plan by allowing managed growth within the Residential Estates Zone. (see page 1-7).

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

*“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.”*

Small Subdivision: “The planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f).” This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Natural Hazards: A Geotechnical and Geologic Hazard Investigation has been prepared by Charles Peyton P.G., C.E.G. Professional Engineering Geologist Dated February 20<sup>th</sup>, 2018, with the Project Number 01-18. On Page 3 of the report, within the Conclusions and Recommendations portion, it is stated that “The western portion of the property within the nearly flat area where the soils are mapped as Lake Bonneville deposits (Qs3) is suitable for additional residential development. However, the eastern portion of the property, which is scrub oak covered slope down to Combe Road, should not be planned for any development.”

Alternative Access: The site conditions within Ivy Spring Subdivision have been found to meet the criteria for approval of an alternative access. The areas in which it qualifies are outlined in §108-7-32 (1):

*“The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.”*

Flood Zone: This parcel is within a Zone X flood area, and determined to be outside the 500-year flood level.

Sanitary System and Culinary Water: Uintah Highlands Improvement District has provided a letter stating that water and sanitary services are available each lot within this proposed subdivision.

Taxing District Annexation: The applicant is currently working with the County Surveyor to finalize an annexation plat that will bring the entire property into taxing district 159.

Sewer District Annexation: The applicant is currently working with Central Weber Sewer Improvement District and the County Surveying Department to finalize an annexation plat.

Review Agencies: The Weber County Fire District has conditionally approved this proposal contingent upon compliance with the Weber Fire Plan Review. Weber County Surveying has submitted reviews that will need to be addressed by a revised subdivision plat. Weber County Engineering has approved this proposal with a condition that the owner enters into a deferral agreement.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

## Staff Recommendation

Staff recommends final plat approval of Ivy Spring Subdivision, consisting of 3 lots. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. A minimum 12-foot wide private road shall be in compliance with provisions stated in Sec. 108-7-29. (private right-of-way standards) and Weber County Fire Department requirements.
3. The owner must enter into a deferral agreement for curb gutter and sidewalk.

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 Ivy Spring Subdivision, consisting of 3 lots, 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.

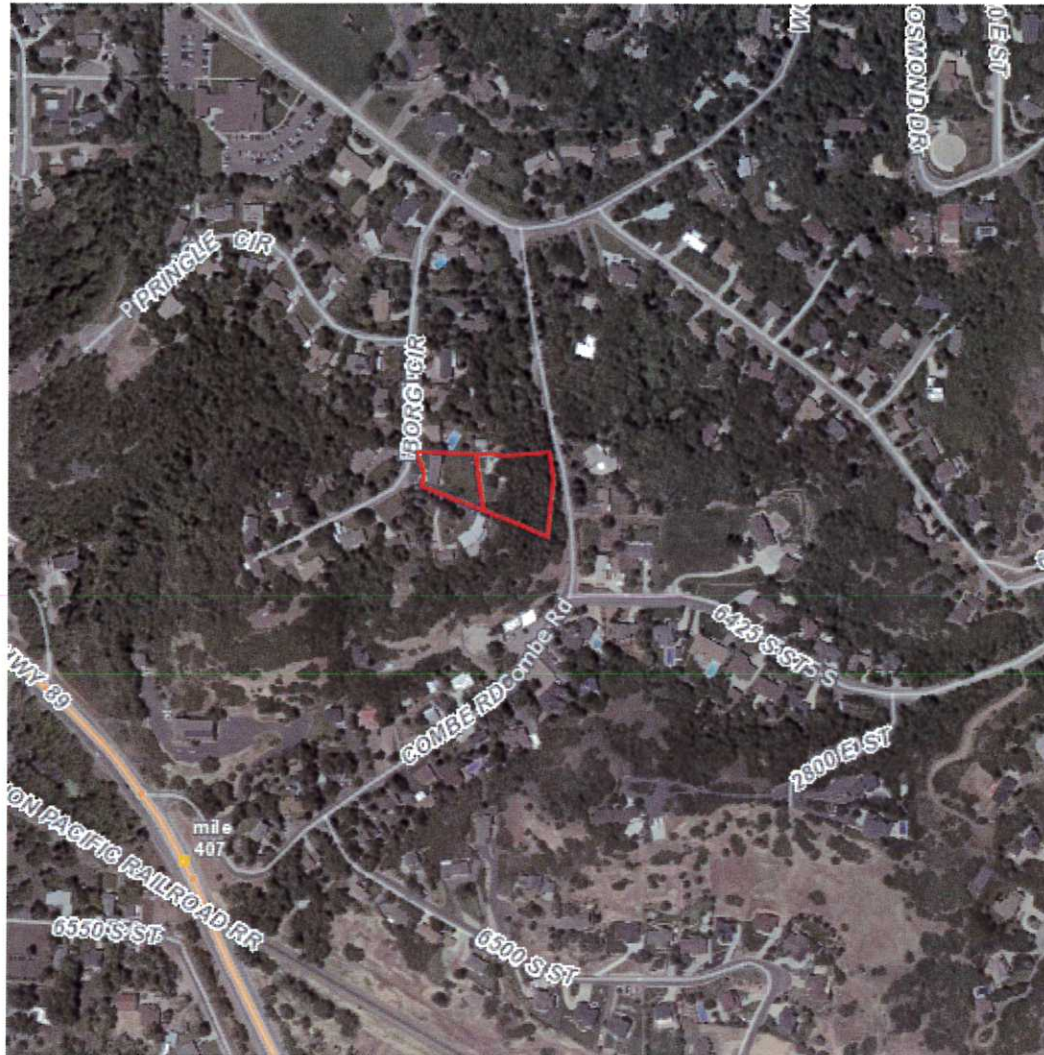
Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

## Exhibits

- A. Ivy Spring Subdivision Plat
- B. Current Recorders Plat
- C. Will serve letter from Uintah Highlands Improvement District
- D. Geologic Hazard Study

Area Map



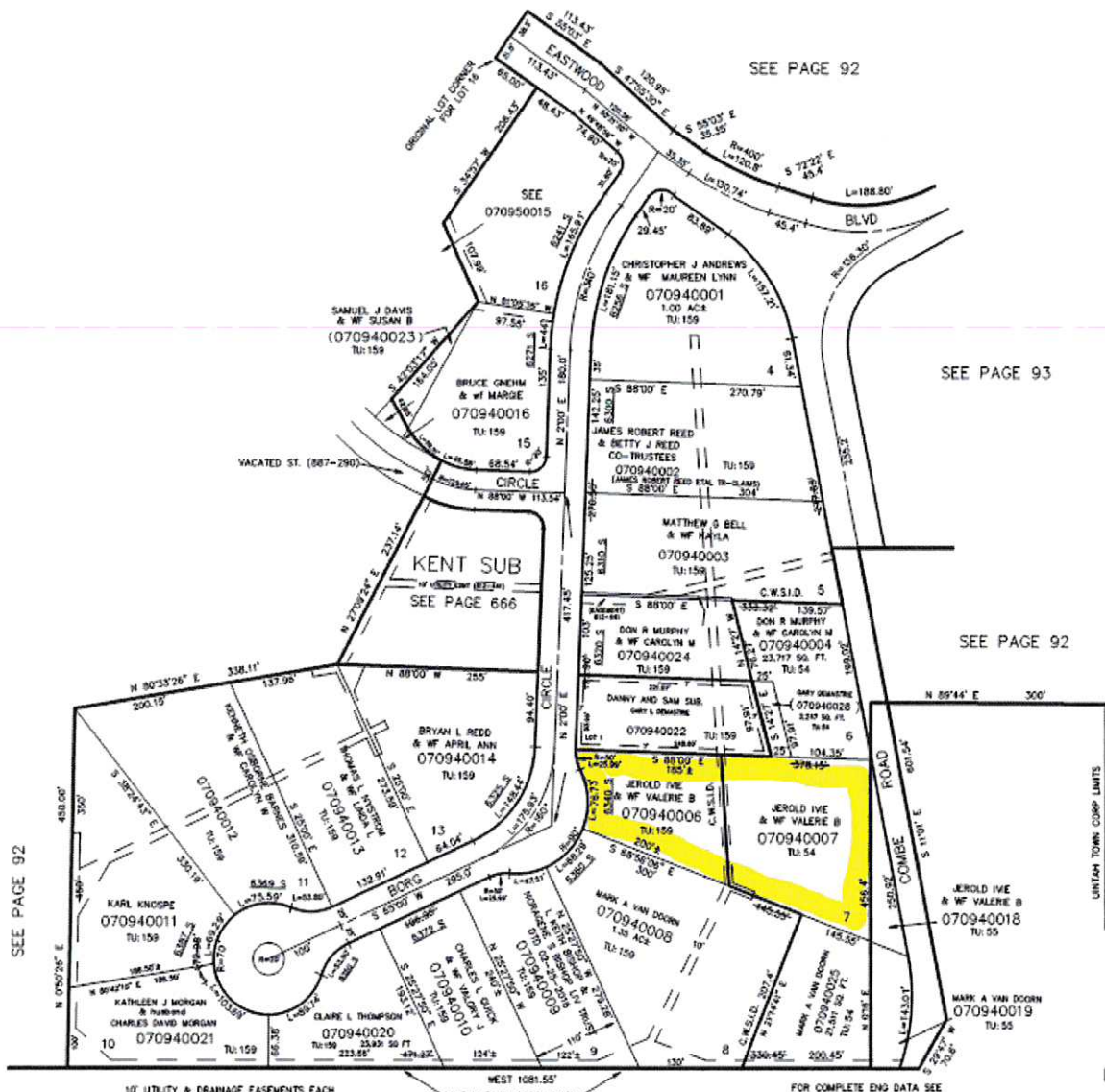


PART OF THE SE 1/4, SEC. 23, T.5N., R.1W., S.L.B. & M.  
EASTWOOD SUBDIVISION LOTS 4-16 AND  
DANNY AND SAM SUBDIVISION

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WEBER COUNTY  
UINTAH DISTRICT & TOWN OF UINTAH  
SCALE 1" = 100'

TAXING UNIT: 54, 55, 159



7

KST 8-89

*Uintah Highlands Improvement District*

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

March 9, 2018

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

Re: Availability of services for Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed Building Lot/Lots - Parcel 07-094-0007

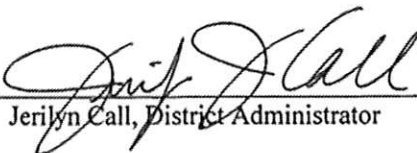
Officials of the Uintah Highlands Improvement District, have been contacted about the proposed building lot/lots for the property owned by Jerold and Valerie Ivie parcel 07-094-0007, which is located within the boundaries of the District. The plan is to divide this parcel into two lots. Based upon the information from the phone conversation with Mr. Ivie and under existing conditions, the District hereby states that municipal water and sanitary sewer collection services would be available for the proposed building lot/lots. When the lot is subdivided, the district does have the availability to provide services for each lot. The Developer would be responsible to make the 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 become the sole responsibility of the owner of the lateral. 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 building lot/lots 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 in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', obtain proper easements, 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 9th day of March, 2018.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: \_\_\_\_\_

  
 Jerilyn Call, District Administrator



**SURFACE GEOLOGIC HAZARD STUDY**

**EASTWOOD SUBDIVISION LOT 7**

**WEBER COUNTY, UTAH**

**PREPARED FOR:**

**JEROLD IVIE  
6340 BORG CIRCLE  
OGDEN, UTAH 84403**

**PROJECT NO. 01-18**

**FEBRUARY 20, 2018**

Jerold Ivie  
Property Owner  
6340 Borg Circle  
Ogden, Utah 84403

Mr. Jerold Ivie:

Re: Report  
Surface Geologic Hazard Study  
Eastwood Subdivision Lot 7  
Between Borg Circle and Combe Road  
Ogden, Utah

## **1. INTRODUCTION**

### **1.1 GENERAL**

Presented in this report are the results of a surface reconnaissance study which included the determination of potential geologic hazards present or adjacent to the property. The geologic hazards included landslides, active faults, debris flows, and flooding. The location of the site with respect to major topographic features and general conditions, as of 1998, is shown on Figure 1, Vicinity Map. A more detailed layout of the site showing property boundaries is shown on Figure 2, Lot 7 Site Plan.

### **1.2 OBJECTIVES AND SCOPE**

The objectives and scope of this study were planned during telephone discussions between Mr. Jerold Ivie and C. Charles Payton of Payton Geological Services, LLC

The objectives of this study were to:

1. Determine if there are any active landslides on site.
2. Determine if active faults exist within the site area.
3. Determine the general soil conditions present on the site.

In accomplishing these objectives the scope included the following:

1. An initial review of geologic and topographic maps of the site area.
2. A field program consisting of a general reconnaissance of the site.
3. Preparation of this summary report.

## 2. SITE DESCRIPTION

This report presents the results of a surface geologic hazard study for the planned further development of the site east of the existing home present at 6340 Borg Circle. The approximate elevation of the western portion of the property is 4,820 feet above sea level. The eastern portion of the property consists of an east facing slope ranging in a slope angle of between 25 degrees to approximately 40 degrees. The level portion of the property is approximately 300 feet wide in an east- west direction. The slope is approximately 250 feet in a horizontal direction but drops down eastward to an approximate surface elevation of 4,700 feet above sea level.

The western portion of the property is covered with a single story home and landscaping of small trees and lawn. The eastern portion of the property, which is the southeast facing slope is covered with a thick stand of scrub oak.

## 3. GEOLOGIC AND SEISMOTECTONIC SETTING

The property is located within the southeastern portion of Ogden, Utah and along the foothills of the Wasatch range and just north of Weber Canyon (Figure 1). The site is also on the eastern margin of the Great Salt Lake Basin which represents a deep, sediment filled structural basin of Cenozoic age between the Wasatch Range on the east and the Lakeside Mountains to the west (Hintze, 1980). The Wasatch Range is the eastern side of the Basin and Range Province which extends westward to the Sierra Mountains in California.

The surface soils, within the western portion of the property ( the flat area), are primarily sediments which were deposited by Lake Bonneville within the last 30,000 years (Yonkee and Lowe, 2004). The lacustrine or deltaic deposits (Qd3) as shown on the geologic map (Figure 3) are fine to medium sand and silt with rounded pebble and cobble gravel and gravelly sand. This deposit locally could have a total thickness as much as 100 feet.

The surface soils on the slope portion of the property are older landslide deposits (Qms2) which are unsorted and unstratified mixtures of mostly sand, silt and clay redeposited by single to multiple slides, slumps, and flows. Deposits display hummocky topography but lack fresh scarps and are mostly inactive.

The property site is located approximately 2,000 feet west of the Weber segment of the Wasatch Fault Zone as can be seen on Figure 3. The Wasatch Fault is considered to be made up of several segments, each segment acting relatively independently (Machette and Others, 1987). The Weber segment is one of the longest and most active segments within the Wasatch Fault Zone. The segments extends from north of Ogden to the north end of Salt Lake City, Utah. Nelson and others (2006) report four surface rupturing seismic events since the middle Holocene (about 5,000 years ago) with the most recent event being about 500 years ago with a surface rupture of 1.6 feet. The Weber Segment of the Wasatch Fault may be capable of producing earthquakes with a magnitude as large as 7.5 (Ms). Vertical displacements of 3 to 15 feet have been considered possible during a major earthquake on the Weber segment of the Wasatch Fault (Hecker, 1993).

#### 4. FIELD INVESTIGATION

The field investigation consisted of a reconnaissance of the property. The near level portion of the property was covered primarily with lawn grass. Some small exposures of soil were observed and the soil was composed of fine to medium grained sand, silt, and small rounded gravel up to 2 inches in diameter. The soil was not plastic at natural moisture. This soil is considered to be a portion of the Lake Bonneville deltaic deposits (Qd3). They may have been deposited more than 15,000 years ago.

The southeast facing slope is vegetated with a thick stand of scrub oak. The slope varies slightly in slope angle. No active slumps were noted throughout the slope area. The soils encountered are a mixture of sand, silt, and gravel to small boulder sized rock fragments. Some of the rock fragments are rounded but some of the small boulder sized fragments are irregular shaped weathered fine-grained sandstone. It was concluded that the soils exposed on the slope are older landslide deposits (Qms2) as shown on the geologic map presented in Figure 3.

#### 5. CONCLUSIONS AND RECOMMENDATIONS

Based on field observations and reviews of available geologic literature there is no evidence of any active landslide movement on the property. Geologic hazards considered during this study also included slope stability, alluvial fan flooding/debris flow, stream flooding, rock fall, and fault rupture during earthquakes along the Wasatch Fault Zone. A slope stability analysis was not performed during this geologic hazard assessment. The geologic hazards which were considered likely to not effect the property are alluvial fan flooding or debris flow, stream flooding, and rock fall. However, during a major earthquake on the Wasatch Fault located approximately 2,000 feet east of the property it is likely that ground shaking could be at a moderate intensity.

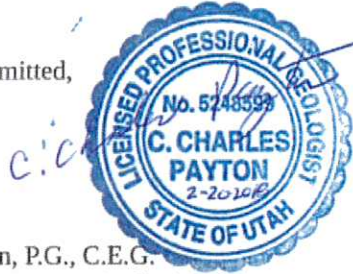
It is concluded based upon this geologic hazards study that the western portion of the property within the nearly flat area where the soils are mapped as Lake Bonneville deposits (Qd3) is suitable for additional residential development. However, the eastern portion of the property, which is the scrub oak covered slope down to Combe Road, should not be planned for any development.

#### 6. LIMITATIONS

The analysis and report findings are based upon published geologic maps and reports, a reconnaissance of the property. The conclusions are based on currently accepted geologic interpretation of this information. The surface reconnaissance does not necessarily reflect geologic conditions at a greater depth. During construction of basements and foundations for any future homes on the property the geologic conditions at depth can be observed. It is therefore recommended that a geologic review be made of the excavations to be certain that geologic features observed are not detrimental to home construction. No attempt has been made to predict earthquake ground motions or to determine the magnitude of earthquakes associated with the Wasatch Fault Zone located a short distance east of the project area.

I appreciate the opportunity to be of service in relation to potential geologic hazards that may effect the further development of the property. Should you have any questions regarding this report or wish to discuss additional services, please do not hesitate to contact me at your convenience. My cell phone number is (80 1) 631-1613. Also you may reach me by email at [c2payton.egs@gmail.com](mailto:c2payton.egs@gmail.com).

Respectfully submitted,

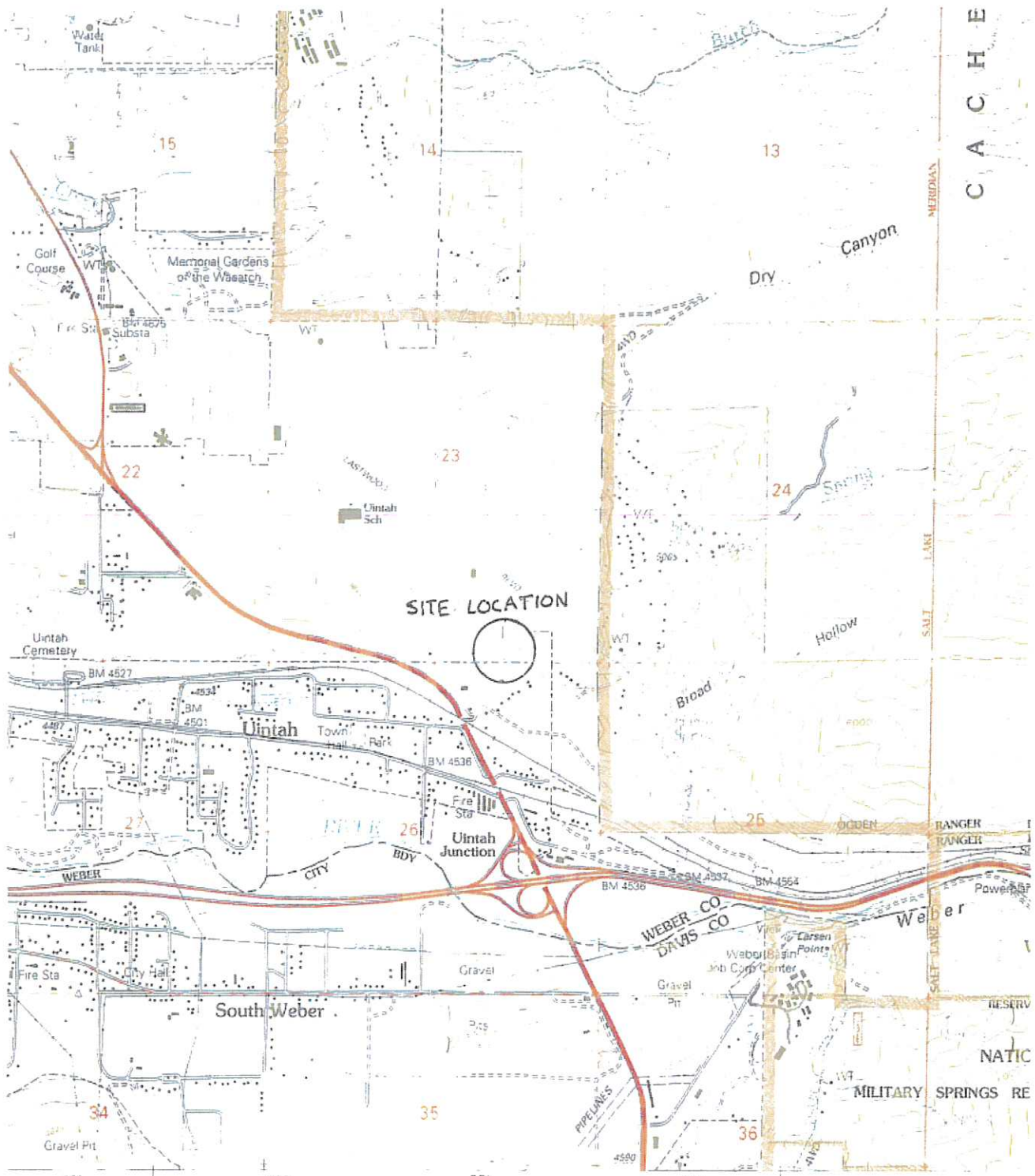


C. Charles Payton, P.G., C.E.G.  
Professional Engineering Geologist  
1474 North 1930 West  
Provo, Utah 84604-2247

Enclosures: Figure 1, Vicinity Plan  
Figure 2, Lot 7 Site Plan  
Figure 3, Geologic Map

#### REFERENCES CITED

- Hecker, S., 1993: Quaternary Tectonics of Utah with Emphasis on Earthquake-Hazard Characterization, Utah Geological Survey, Bulletin 127. 1
- Hintze, L.F., 1998: Geologic Map of Utah: Utah Geological and Mineral Survey Map-A-1, scale 1:500,000.
- Machette, M.N. and Personius, S.F. and Nelson, A.R., 19987: Quaternary geology along the Wasatch Fault Zone; segmentation, recent investigations and preliminary conclusions; U.S. Geological Survey open file report 87-585 p. B-1 – B-124.
- Nelson, A.R., Lowe, M., Personius, S.F., Bradley, L., Forman, S.L., Izlask, R., and Garr, J., 2006: Holocene earthquake history of the northern Weber segment of the Wasatch Fault Zone, Utah, Paleoseismology of Utah, Volume 13: Utah Geological Survey Miscellaneous Publication 05-8, 39p. )
- Yonkee, A., and Lowe, M., 2004: Geologic Map of the Ogden 7.5' quadrangle, Weber and Davis Counties, Utah: Utah Geological Survey Map 200. )



SCALE 1:24 000  
 1" = 2,000'



EASTWOOD SUBDIVISION LOT 7



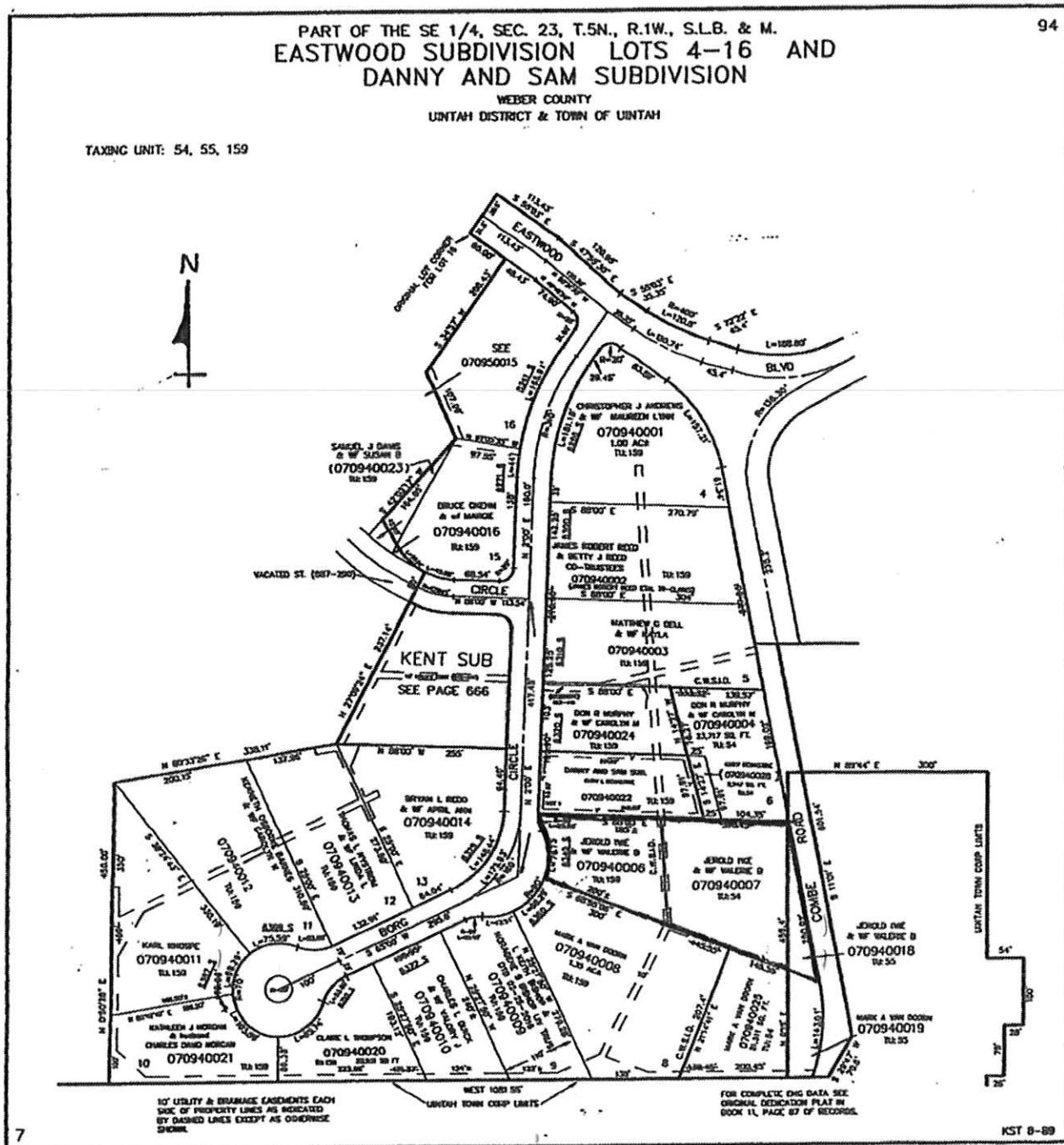
VICINITY PLAN  
 FIGURE 1

PART OF THE SE 1/4, SEC. 23, T.5N., R.1W., S.L.B. & M.  
**EASTWOOD SUBDIVISION LOTS 4-16 AND**  
**DANNY AND SAM SUBDIVISION**

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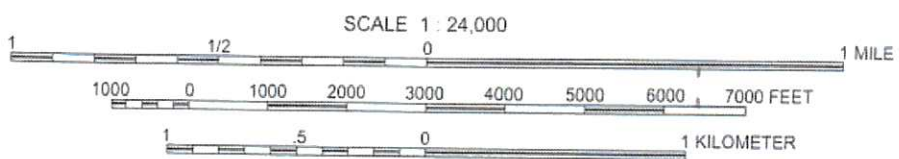
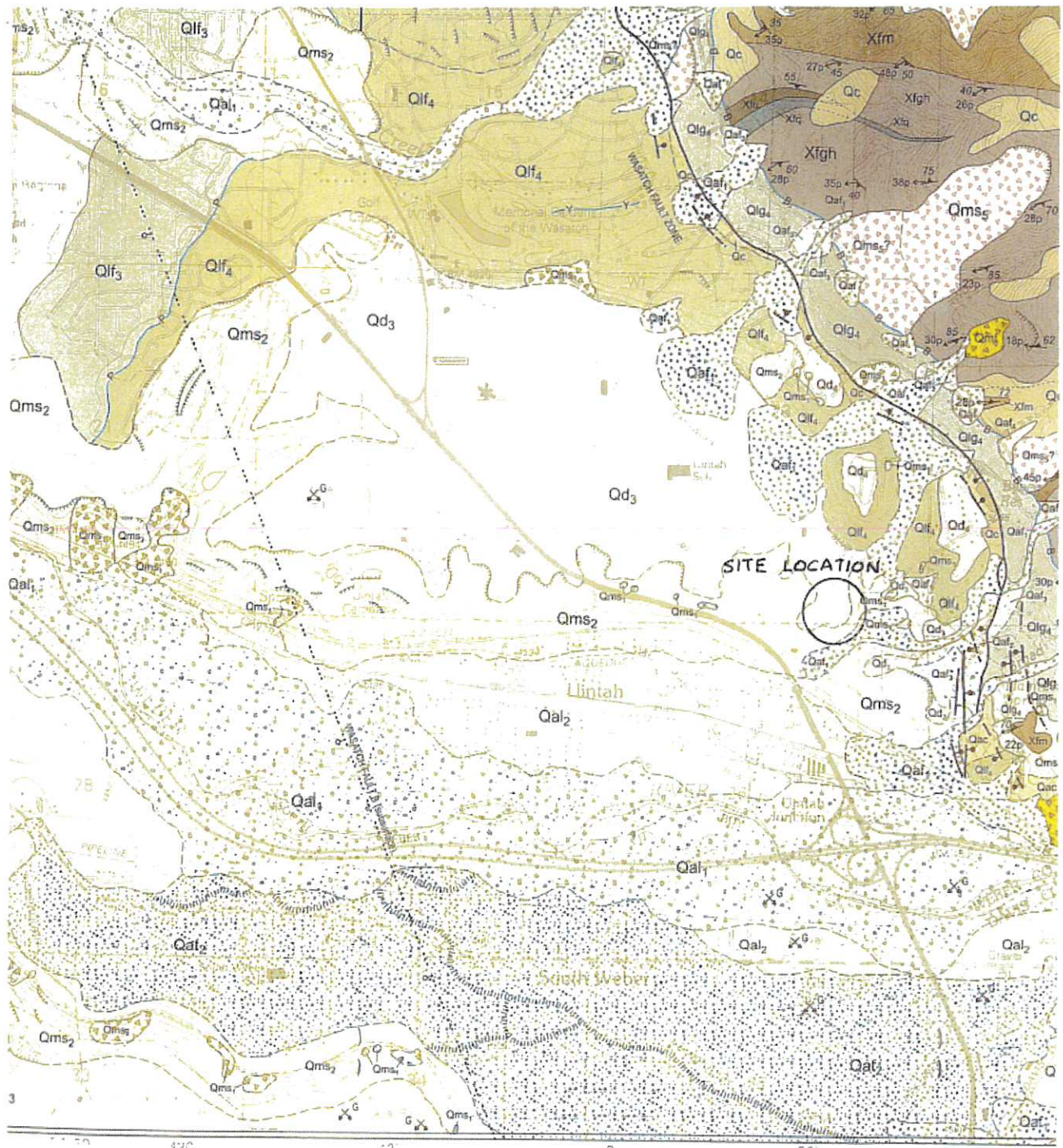
WEBER COUNTY  
 UTAH DISTRICT & TOWN OF UTAH

TAXING UNIT: 54, 55, 159



SCALE 1" = 200'

LOT 7  
 SITE PLAN  
 FIGURE 2



CONTOUR INTERVAL 40 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

MODIFIED FROM YONKEE & LOWE (2004)

GEOLOGIC MAP

FIGURE 3





# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final plat approval of Hucknall Torkard Villas Subdivision, a three lot subdivision consisting of approximately 4.59 acres.

**Type of Decision:** Administrative

**Agenda Date:** Friday, May 11, 2018

**Applicant:** Don J. East Family Trust

**File Number:** LVH121217

### Property Information

**Approximate Address:** 221 North 4700 West, Ogden, UT, 84404

**Project Area:** 4.59 Acres

**Zoning:** A-1 Zones

**Existing Land Use:** Residential/Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-048-0017

**Township, Range, Section:** Township 6 North, Range 2 West, Section 17

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Residential/Agricultural
<b>East:</b> 4700 West	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@co.weber.ut.us  
801-399-8794

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 Zone)
- Weber County Land Use Code Title 108, Flag Lot Access, Chapter 7

## Development History

- Received application for Hucknall Torkard Villas Subdivision 12/12/2017, a three lot subdivision consisting of 4.59 acres.

## Background and Summary

The Planning Division recommends final approval of the Hucknall Torkard Villas Subdivision, a small subdivision consisting of three lots (see Exhibit A). The proposed subdivision is located at approximately 221 North 4700 West Ogden, and is in the A-1 zone.

The proposed amendment will consist of 4.59 acres. With the recommended conditions the proposed subdivision and lot configuration meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

## 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 Zone more particularly described as the A-1 zone. The purpose and intent of the A-1 zone is identified in the LUC §104-7-1 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.”*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the A-1 zone in LUC §104-5. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to.

Lot area, frontage/width and yard regulations: The A-1 Zone has a minimum lot area or a minimum lot width requirement per LUC §104-5-7 for a single family residential dwelling. The following development standards will be reviewed upon submittal for a building permit:

- Minimum lot area: 40,000 square feet
- Minimum lot width: 150 feet
- Front yard setback: 30 feet
- Side yard setback: **10 feet with total width of 2 side yards not less than 24 feet**
- Rear yard setback: **30 feet**
- Maximum building height: 35 feet

The proposed lot configuration meets the area and width standards in the A-1 Zone.

Review Agencies: The Weber Fire District has reviewed and approved the proposed subdivision. To date, Weber County Engineering and the Weber County Surveyor's offices, as well as Environmental Health, have reviewed, but not yet approved the proposed subdivision. Prior to the Mylar being released for signatures, all review agencies will need to approve the proposal. A condition of approval has been made part of staff's recommendation to ensure that this requirement is met.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 30, 2018.

Public Notice: The required noticing for the final subdivision plat approval has been mailed 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(c).

### Staff Recommendation

Staff recommends final plat approval of Hucknall Torkard Villas Subdivision, a 3 lot subdivision consisting of approximately 4.59 acres. This recommendation for approval is subject to all applicable review agency requirements and 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 all previous approvals and the applicable County ordinances.

### Administrative Approval

Administrative final plat approval of Hucknall Torkard Villas Subdivision, a three lot subdivision consisting of approximately 4.59 acres, 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 is based on the findings listed in this staff report.

Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

Exhibits:

1. Subdivision Application
2. Feasibility Letters
3. Proposed Plat

Map 1



# Exhibit 1 Subdivision Application

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Subdivision and Property Information</b>			
Subdivision Name <b>Hucknall Torkard Villas</b>			Number of Lots <b>3</b>
Approximate Address <b>221 North 4700 West Ogden, UT 84404</b>		Land Serial Number(s) <b>15-048-0017</b>	
Current Zoning <b>A1</b>	Total Acreage <b>4.59 AC±</b>		
Culinary Water Provider <b>Taylor-West Weber Water</b>	Secondary Water Provider <b>Hooper Irrigation Co</b>	Wastewater Treatment <b>Septic</b>	
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <b>Don J East Family Trust</b>		Mailing Address of Property Owner(s) <b>221 North 4700 West Ogden Utah 84404 - 9570</b>	
Phone <b>801-731-1771</b>	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Email Address			
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <b>MATTHEW NORTON</b>		Mailing Address of Authorized Person <b>3330 Midland Drive #103- N104 West Haven UT 84401</b>	
Phone <b>801-389-3897</b>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <b>Mattandwendy4ever@gmail.com</b>			
<b>Surveyor/Engineer Contact Information</b>			
Name or Company of Surveyor/Engineer <b>C.L.S., Inc.</b>		Mailing Address of Surveyor/Engineer <b>810 Canyon Road Ogden Utah 84404</b>	
Phone <b>801-399-4935</b>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <b>CIS@CISsurveying.net</b>			

**Property Owner Affidavit**

I (We) Don J. East Family Trust depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

Jody Eggleston  
(Property Owner)

Cheryl Rae  
(Property Owner)

Subscribed and sworn to me this 2 day of Aug 2017



Michelle Campbell

**Authorized Representative Affidavit**

(We, Don J. East Family Trust, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s) Matthew Norton to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Cheylin Rae  
(Property Owner)

Jody Eggleston  
(Property Owner)

Dated this 2 day of Aug, 2017, personally appeared before me Michelle Campbell, a Not. Pub. the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Michelle Campbell  
[Notary]

**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT**  
2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401

November 28, 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 one lot at the approximate address of 201 North 4700 West in West Weber, Utah.

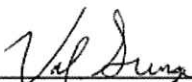
Requirements:

- \*Water rights fee = \$4,363 (or current cost when paid)
- \*Secondary water = 1/2 share of Hooper Irrigation (in District's name) to be held by District for a pressurized system
- \*Hookup/Impact fee = \$6,824 (or current cost when paid)

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



Matt and Wendy Norton  
3330 Midland Dr Apt A-103  
West Haven, UT 84401

RE: Wastewater Site and Soils Evaluation #14504  
Approximately 159-221 N 4700 W, Ogden  
Parcel # 15-048-0017

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 10, 2017. The exploration pit is located on the enclosed plat developed during the site evaluation along with the assigned numerical code for each exploration pit. The soil horizons, required percolation depths, actual and anticipated maximum ground water tables have been logged as follows:

Exploration Pit #1 (UTM Zone 12 Nad 83 0408427 E 4568511 N)  
0-6" Sandy loam, granular structure  
6-32" Sandy loam, compact massive structure  
32-60" Loamy sand, single grain structure  
Ground water encountered at 60".

Exploration pits should be backfilled immediately upon completion of percolation testing to prevent a hazardous environment that may cause death or injury to people or animals.


Conduct the required percolation test so that the bottom of the percolation test holes are at **44 inches** deep from the original grade.

Percolation tests may be completed by any individual on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application of maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible. Each group of monitoring wells can be for an area not exceeding 600 feet or approximately a 3 acre area.

If you have any further questions, contact this office at your convenience.

Sincerely,

  
Brett Bunderson, LEHS  
Environmental Health Division  
801-399-7160

BB/gk



# Carl R. Shupe

DOPL Licensed Environmental Health Scientist 5630685-2001  
DWQ Certified Onsite Wastewater Level 3 00464-OSP-3

Mailing Address: P. O. Box 199, Huntsville, Utah 84317  
Electronic Contact Information: cshupe001@gmail.com, 801-814-3036

## PERCOLATION TEST CERTIFICATE

### PROPERTY INFORMATION

159-221 N 4700 West St 15-048-0017  
SITUS ADDRESS OF PROPERTY PARCEL ID NUMBER (TAX NUMBER)

Ogden Utah 84404 4.59 acres  
CITY STATE ZIP LOT SIZE

Unsubdivided  
ADDITIONAL INFORMATION (SUBDIVISION NAME, LOT #, ETC.)

### VERIFICATION NOTIFICATION

Contacted Health Department Prior to Testing

Brett Bunderson -->  
NAME OF PERSON CONTACTED

### PERCOLATION TEST

44 inches Within Soil Test Pit  
DEPTH FROM EXISTING GRADE LOCATION

2017-10-31 1400-1800 hours 2017-11-01  
DATE AND TIME OF SATURATION AND SWELLING PERIOD DATE OF PERCOLATION TEST

The time of the percolation test must start within sixteen to thirty hours after the saturation and swelling period.

	Start Time	Reference Point	End Time	End Point	Amount Dropped	Elapsed Time	Percolation MPI	Other Factors Affecting Test Results
Start	1625	0	1641	6	6	16	2.7	
1	1643	0	1657	6	6	14	2.3	
2	1657	0	1702	1 7/8	1 7/8	5	2.7	
3	1705	0	1710	1 1/2	1 1/2	5	3.3	
4	1711	0	1716	1 7/16	1 7/16	5	3.5	
5								
6								

By signing below, I certify that the above test was conducted in accordance with UAC § R317-4-14 Appendix D.

### CERTIFIED TESTER

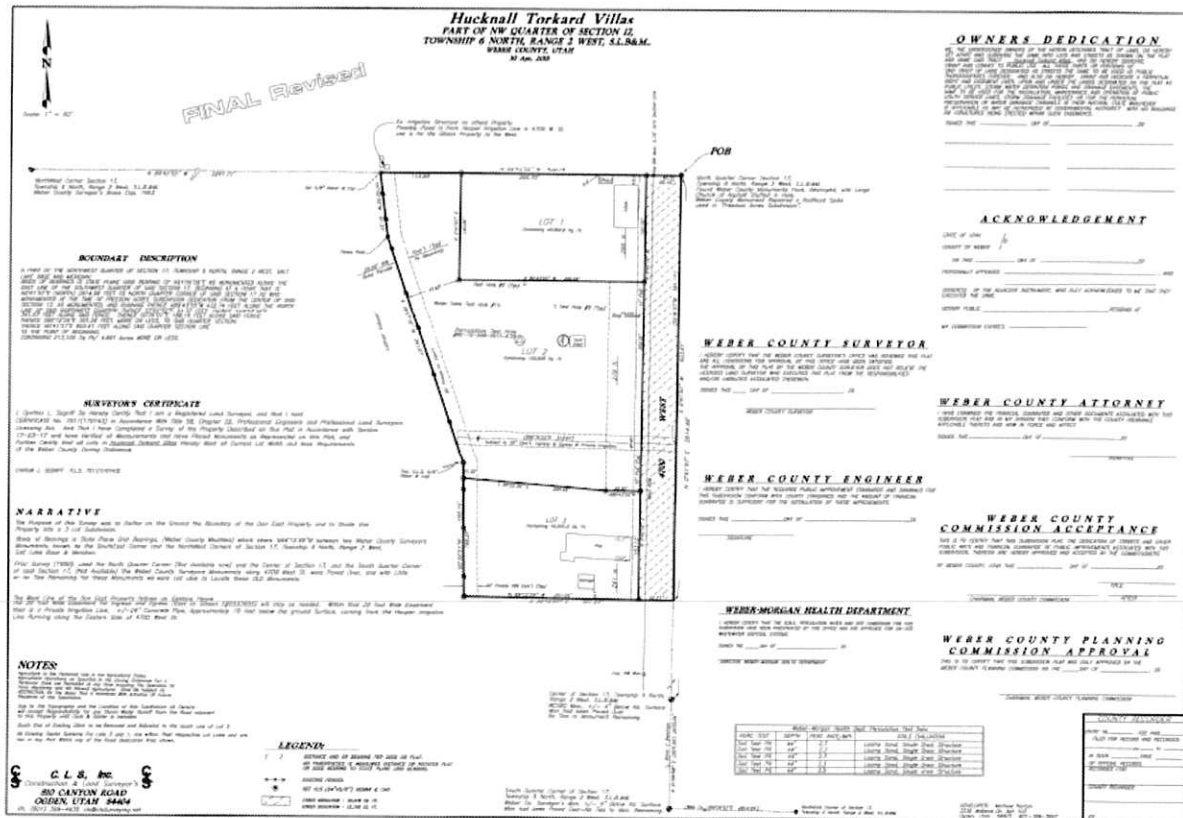
Carl Shupe 801-814-3036 cshupe001@gmail.com  
NAME PHONE NUMBER AND EMAIL

00464-OSP-3 2018-12-31  
CERTIFICATION NUMBER EXPIRATION DATE

  
SIGNATURE OF CERTIFIED TESTER 2017 Nov 1  
DATE OF SIGNATURE



Exhibit 3 Proposed Plat





# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final plat approval of Bud's Place Subdivision, a two lot subdivision consisting of 5.53 acres.

**Type of Decision:** Administrative

**Agenda Date:** TBD

**Applicant:** John & Linda Turnbow

**File Number:** LVB020118

### Property Information

**Approximate Address:** 3018 S 3500 W, Taylor, UT 84401

**Project Area:** 4.77 Acres

**Zoning:** A-2 Zones

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 15-087-0032

**Township, Range, Section:** Township 6 North, Range 2 West, Section 33

### Adjacent Land Use

<b>North:</b> Residential/Agricultural	<b>South:</b> Residential/Agricultural
<b>East:</b> 3500 West	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@co.weber.ut.us  
801-399-8794

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 Zone)
- Weber County Land Use Code Title 108, Flag Lot Access, Chapter 7

## Development History

- Received application for Bud's Place Subdivision 2/1/2018, a two lot subdivision consisting of 4.77 acres.

## Background and Summary

The Planning Division recommends final approval of the Bud's Place Subdivision, a small subdivision consisting of two lots (see Exhibit A). The proposed subdivision is located at approximately 3018 S 3500 W, Taylor, and is in the A-2 zone.

The proposed amendment will consist of 4.77 acres. The proposed subdivision and lot configuration meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by encouraging development within the existing areas.

**Zoning:** The subject property is located in the Western Weber Agricultural Zone more particularly described as the A-2 zone. The purpose and intent of the A-2 zone is identified in the LUC §104-7-1 as:

*"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the A-2 zone in LUC §104-7. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision

ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The A-2 Zone has a minimum lot area or a minimum lot width requirement per LUC §104-7-6 for a single family residential dwelling. The following development standards will be reviewed upon submittal for a building permit:

- Minimum lot area: 40,000 square feet
- Minimum lot width: 150 feet
- Front yard setback: 30 feet
- Side yard setback: 10 feet with total width of 2 side yards not less than 24 feet
- Rear yard setback: 30 feet
- Maximum building height: 35 feet

The proposed lot configuration meets the area and width standards in the A-2 Zone.

Review Agencies: The Weber Fire District has reviewed and approved the proposed subdivision amendment. To date, Weber County Engineering and the Weber County Surveyor's offices have not yet approved the proposed subdivision.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 30, 2018.

Public Notice: The required noticing for the final subdivision plat approval has been mailed 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(c).

## Staff Recommendation

Staff recommends final plat approval of Bud's Place Subdivision, a 2 lot subdivision consisting of approximately 4.77 acres, including an alternative access. This recommendation for approval is subject to all applicable review agency requirements and 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 all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the 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 plat approval of Freedom Knoll, removing the southern ½ portion of parcel # 20-054-0005 to be replatted as Lot 1, Freedom Knoll 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 is based on the findings listed in this staff report.

Date of Administrative Approval: \_\_\_\_\_

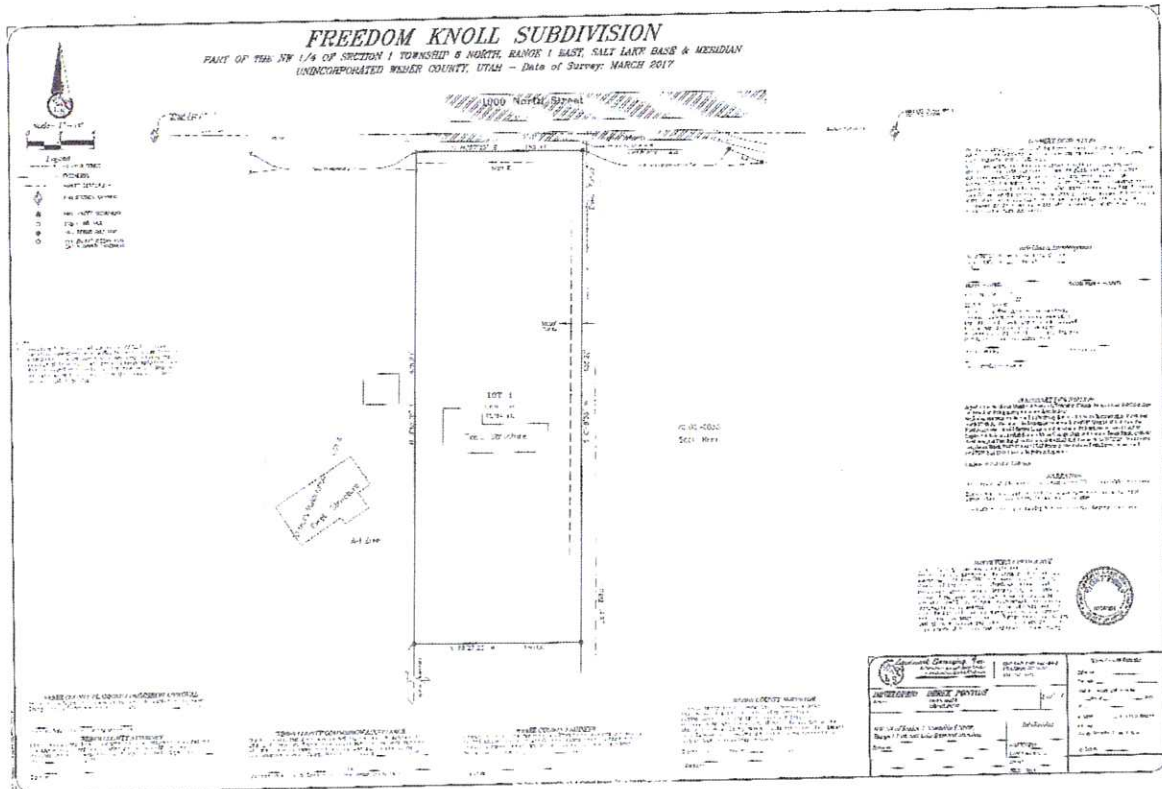
\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

## Map 1



**Exhibit 1**

**Plat of Proposed Freedom Knoll Subdivision**





## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on an alternative access request to use a private right-of-way as the primary access for the John Porter Subdivision.

**Agenda Date:** Wednesday, March 28, 2018

**Applicant:** John Porter

**File Number:** UVJ100417

#### Property Information

**Approximate Address:** 4794 E 2925 N, Eden, UT, 84310

**Project Area:** 3.206 Acres

**Zoning:** Agricultural Valley Zone (AV-3)

**Existing Land Use:** Vacant

**Proposed Land Use:** Vacant/Residential

**Parcel ID:** 22-021-0042

**Township, Range, Section:** T7N, R1E, Section 27 SE

#### Adjacent Land Use

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

#### Staff Information

**Report Presenter:** Tammy Aydelotte  
[taydelotte@co.weber.ut.us](mailto:taydelotte@co.weber.ut.us)  
801-399-8794

**Report Reviewer:** RK

### Applicable Land Use Codes

- Title 101 General Provisions, Section 7, Definitions
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 104 (Zones) Chapter 6 (Agricultural Valley AV-3 Zone)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 Flag lot access strip, private right-of-way, and access easement standards
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 Access to a lot/parcel using a private right-of-way or access easement

### Background

The planning Division recommends approval of John Porter Subdivision, a one lot subdivision consisting of 3.206 acres and including the concurrent consideration and action of the John Porter Subdivision access via a private right of way request for lot 1. The proposed subdivision is located at approximately 4794 E 2925 N, Eden, UT and is in the AV-3 zone. The description of this lot is currently includes 3.206 acres. The lot will have access off of 2875 North, through an access easement. The proposal meets the criteria for consideration of access by a private right of way, and the lot has adequate width, area, and setbacks, as required in the Uniform Land Use Code of Weber County (LUC). The requests for an alternative access and the preliminary subdivision process have been thoroughly vetted and have received comments and/or approvals from all the applicable review agencies.

### Analysis

**General Plan:** The proposed subdivision adheres to the general plan by utilizing "subdivision tools that provide design and regulations that decrease the required subdivision infrastructure, such as a decreased right-of-way or road cross section, in exchange for meaningful voluntary reductions of development units. Such decreased infrastructure should be privately owned". (See page 15 in the 2016 Ogden Valley General Plan)

**Zoning:** The subject property is located in the Agricultural Valley (AV-3) Zone. The purposed of the agricultural zones in the LUC § 104-6-1 is:

*"The purpose of the AV-3 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."*

Lot area, width, and yard regulations: The site development standards for the AV-3 zone require a minimum lot area of 3 acres and a minimum lot width of 150 feet. The proposal meets the minimum area and width per LUC § 104-6-6. The property is currently vacant; upon construction of the single family dwelling, the following minimum yard setbacks will be required:

Front yard: 30'

Side yard: 10 feet with total width of 2 side yards not less than 24 feet

Rear yard: 30'

Culinary and Sanitary sewage disposal: A feasibility letter from the Weber Morgan Health Department has been provided for the wastewater disposal systems and a water allotment has been granted by Weber Basin Water Conservancy District for the proposed subdivision. A test pit needs to be included on the final plat. The feasibility letter is dated July 13, 2017; this letter has an 18 month expiration date from the date it was issued.

Review Agencies: The proposed preliminary subdivision, including the concurrent consideration and action of the access via a private right of way, has been reviewed, but not yet approved, by the County Engineer and County Surveyor. Weber Fire District has reviewed and approved this subdivision with the following conditions:

*"1. Fire Hydrant(s): If there is a waterline in the area that will support a hydrant, there must be a hydrant provided within 400 feet of the furthest most portion of a building or facility (see IFC 507.5.1). The maximum spacing between hydrants in a residential area is 500 ft.*

*2. Fire Flow: Fire flow for the subdivision shall be 1000 GPM.*

*3. Fire Suppression Systems: As per the Utah Fire Code Act, "R" occupancies built in accordance with the International Residential Code may require fire suppression systems if any of the following apply:*

*R Occupancy Built Under IRC Requirements*

*Structure is located in Urban-Wildland Interface Area May Require Fire Suppression*

*Public Water Distribution System With Hydrants Does Not Exist May Require Fire Suppression*

*Single Access Road With Grade Greater Than 10% For More Than 500 Linear Feet May Require Fire Suppression*

*Structure Is Larger Than 10,000 Square Feet (Total Floor Area Of All Floor Levels Within Exterior Walls Of Dwelling Unit) May Require Fire Suppression*

*Structure Is Larger Than Double The Average Size Of The Un-sprinklered Homes In The Subdivision (Total Floor Area Of All Floor Levels Within Exterior Walls Of Dwelling Unit). May Require Fire Suppression*

*Weber Fire District strongly encourages the builder/owner to provide a fire suppression system to protect the lives and property of the occupants. These systems have been proven to provide effective lifesaving functions. You are encouraged to visit <http://homefiresprinkler.org/> to learn more. For more information, please contact the Fire Prevention Division at 801-782-3580.*

*4. Provide a temporary address marker at the building site during construction.*

*5. Fire Access via Driveways: Driveways serving no more than 5 residences shall have a minimum clear width of 16 feet with a minimum of 12 feet of drive-able surface (measured from face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Driveways in excess of 150 feet shall be provided with turn-arounds. Driveways exceeding 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. (See driveways- 2006 Wildland Urban Interface Code used as a reference for residential driveway requirements exceeding 150 feet in length). Roads and driveways shall also comply with City/County standards as applicable. In cases of differing requirements, contact the Fire Marshal for clarification.*

*6. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code."*

Tax Clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full November 30, 2018.

Public Notice: The required noticing for the preliminary subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements as outlined in LUC §106-1-6©.

## Staff Recommendation

Staff recommends final approval of the John Porter Subdivision, a one lot subdivision including the concurrent consideration and action of the John Porter Subdivision access via a private right of way. This recommendation for approval is subject to all review agency requirements as well as the following conditions:

1. The test pit for the John Porter subdivision as well as all soil test requirements set forth by the Weber Morgan Health Department must be shown on the final plat.
2. The Boundary Line Agreement be modified to allow for 16' of access off of 2875 North.

This recommendation is based on the following findings:

1. Based on substantial evidence, it has been found that it is unfeasible or impractical to extend a street to serve such lot/parcel at this time, based on topographic, and property boundary conditions which limits typical access requirements in a unique way.
- 2.

## Exhibits

- A. Map of Location and Current Parcel Arrangement
- B. Application and Narrative
- C. Proposed Revision of Parcel Boundaries and Location of Alternative Access

### Exhibit A-Location map and Current Parcel Arrangement



**Exhibit B - Subdivision Application**

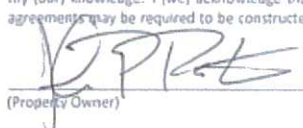
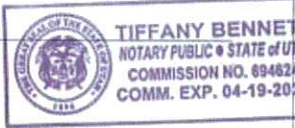

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Subdivision and Property Information</b>			
Subdivision Name <b>John Porter Subdivision</b>			Number of Lots <b>1</b>
Approximate Address <b>4794 E 2925 N Eden</b>		Land Serial Number(s) <b>220210042</b>	
Current Zoning <b>AV-3</b>	Total Acreage <b>3.25</b>		
Culinary Water Provider <b>Well</b>	Secondary Water Provider <b>Wolf Creek</b>	Wastewater Treatment <b>Septic</b>	
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <b>M<sup>c</sup>Kay Dev Perry LLC</b>		Mailing Address of Property Owner(s) <b>4102 S. 1900 W. Roy, Utah 84067</b>	
Phone <b>801-710-4501</b>	Fax		
EmailAddress <b>john@focusservices.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <b>John Porter</b>		Mailing Address of Authorized Person <b>3423 S. Hwy 66 Morgan UT 84050</b>	
Phone <b>801-710-4501</b>	Fax		
EmailAddress <b>john@focusservices.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Surveyor/Engineer Contact Information</b>			
Name or Company of Surveyor/Engineer <b>Jason Felt - Great Basin Eng.</b>		Mailing Address of Surveyor/Engineer <b>5746 S. 1475 E. Ogden, UT 84403</b>	
Phone <b>801-394-4515</b>	Fax		
EmailAddress <b>jasonf@greatbasineng.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Owner Affidavit</b>			
I, <u>John Porter</u> , do hereby depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this <u>03</u> day of <u>October</u> , 20 <u>17</u> .			
		  _____ (Notary)	



Exhibit C - John Porter Subdivision Plat

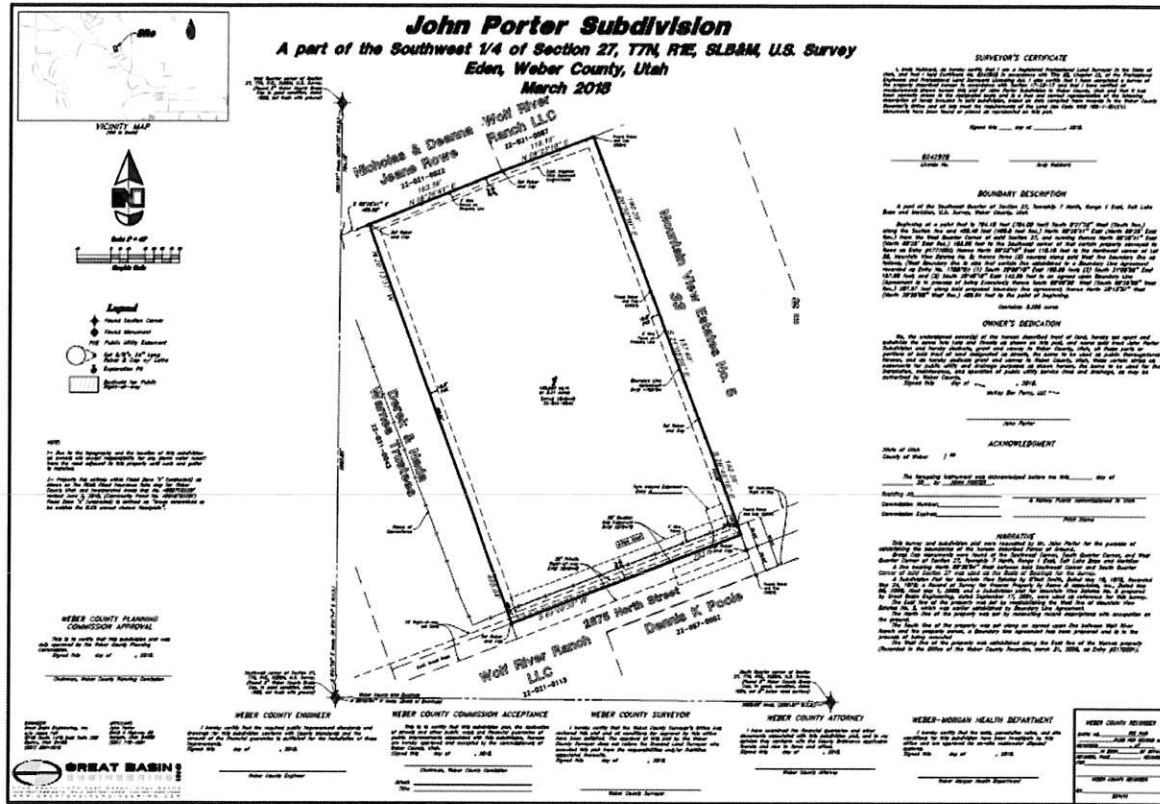


Exhibit D – Feasibility Letter

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



July 13, 2017

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

RE: Brack Thompson Property, 1 Lot  
4805 E. 2925 N., Eden  
Parcel #22-021-0042

Gentlemen:

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

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

Soil characteristics, percolation rates of 30 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.

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,

Craig Jorgensen, LEHS  
Wastewater Program Office

CJ/gk