



Staff Report to the Western Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on preliminary approval of Uintah View Estates Subdivision, an 8 lot subdivision.
Type of Decision:	Administrative
Agenda Date:	Tuesday, February 12, 2019
Applicant:	Jeremy Jaggi, Representative
File Number:	LVU111318

Property Information

Approximate Address:	2277 East 5950 South, Ogden, UT, 84403
Project Area:	2.799 acres
Zoning:	Residential (R-1-10)
Existing Land Use:	Residential/Vacant
Proposed Land Use:	Residential
Parcel ID:	07-783-0002, 07-340-0011, 07-086-0065
Township, Range, Section:	T5N, R1W, Section 23 SE

Adjacent Land Use

North:	Agricultural	South:	Eastwood Blvd
East:	Residential/5950 South St.	West:	Residential

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us
Report Reviewer:	SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 12 (R-1-10 Zone)

Background and Summary

The applicant is requesting preliminary approval of Uintah View Estates Subdivision, consisting of 8 lots, located at approximately 2277 East 5950 South, Ogden, 84403 in the R-1-10 Zone. The proposal includes amending the Stratford Highlands Subdivision, to the north. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: The proposal conforms to the 1970 South East Planning Area Master Plan, by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Geologic Hazards: The proposed development is located in a geologic hazard study area. The submitted report indicates no hazards located within the development site. Attached is a letter from the Geologist who performed the study, stating that no imminent hazards exist on or near the development site.

Zoning: The subject property is located in the R-1-10 Zone. Single-family dwellings are a permitted use in the R-1-10 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-12-4, the R-1-10 zone requires a minimum lot area of 10,000 square feet, as well as a minimum lot width of 80 feet. All lots in this proposed Uintah View Estates Subdivision meet this requirement.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the R-1-10 zone standards in LUC § 104-12. The proposed subdivision will create a new public street.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for culinary water and sanitary sewer services (Uintah Highlands). Feasibility for secondary water will be required prior to scheduling for final approval.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, Uintah Highlands Improvement District, the Surveyor's Office, and the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being forwarded for final approval.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2019 property taxes are not considered due at this time, but will become due in full on November 30, 2019.

Public Notice: A notice has been mailed not less than ten calendar days before preliminary 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.

Staff Recommendation

Staff recommends preliminary approval of Uintah View Estates Subdivision, an eight lot subdivision located at approximately 2277 East 5950 South, 84403. This recommendation is subject to all review agency requirements, including those of the Uintah Highlands Improvement District, and the following condition:

1. A paved, 6' wide walking path is required from E 5950 South to the proposed cul-de-sac shown on the subdivision plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the South East Planning Area Master Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Subdivision Application
- B. Subdivision plat
- C. Feasibility letters
- D. Letter from Geologist
- E. Review from Uintah Highlands Improvement District

Area Map

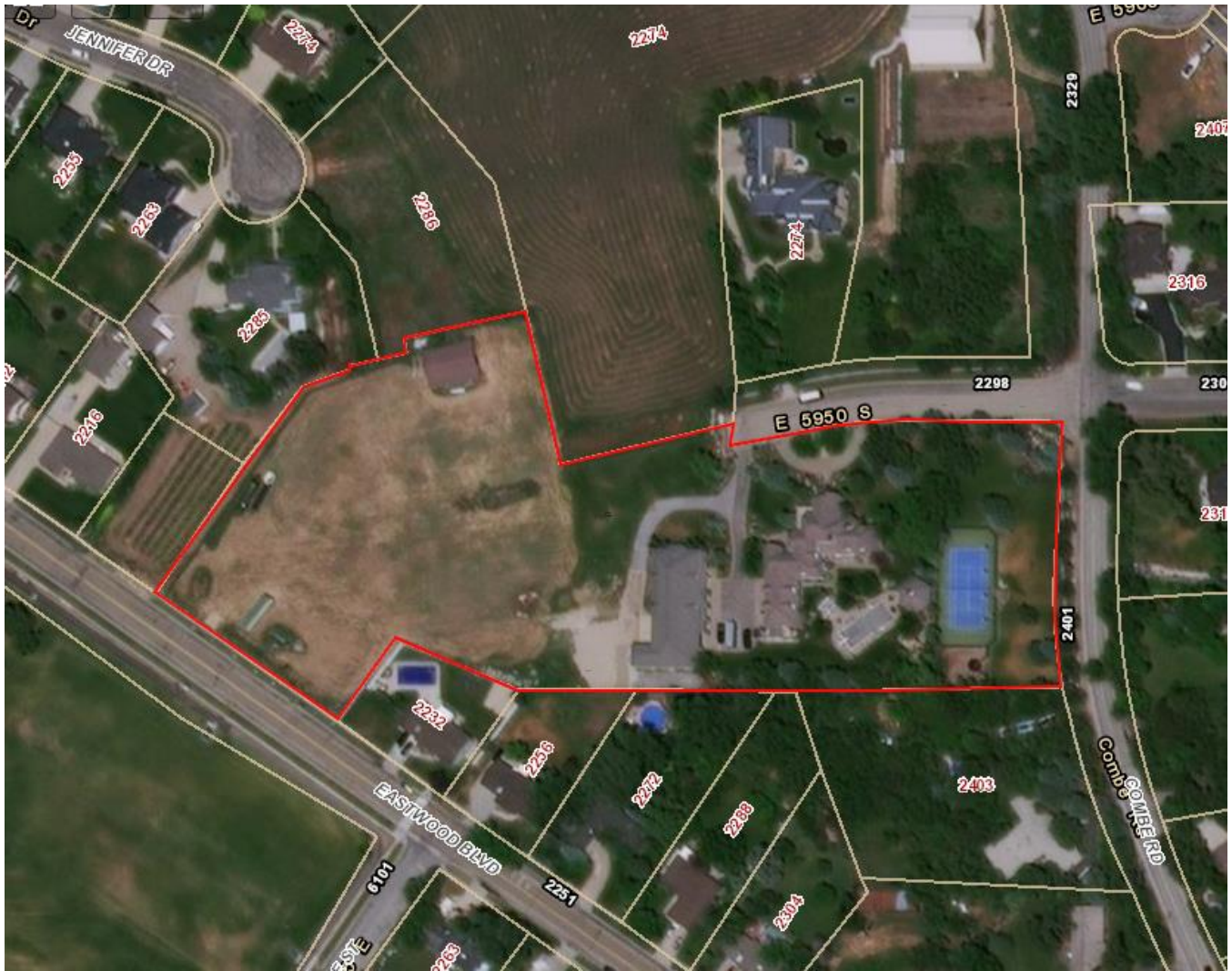




Exhibit A – Subdivision Application

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)
11/13/2018			
Subdivision and Property Information			
Subdivision Name		Number of Lots	
Uintah View Estates		8	
Approximate Address		Land Serial Number(s)	
2297 E. 5950 S. Ogden, 84403		187081 (west portion) 07-026-0065	
Current Zoning	Total Acreage		
R-1-10	2.4		
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment	
Weber Basin	Uintah Highlands	Uintah Highlands	
Property Owner Contact Information			
Name of Property Owner(s)		Mailing Address of Property Owner(s)	
Brenda Burton Trust		2297 E. 5950 S. Ogden, Utah 84403	
Phone	Fax		
801-726-2605	-		
Email Address		Preferred Method of Written Correspondence	
orbit1962@armormax.com		<input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Jeremy R. Jaggi		4287 Harrison Blvd #135 Ogden, UT 84403	
Phone	Fax		
805-559-0197	-		
Email Address		Preferred Method of Written Correspondence	
jeremy.jaggi@hcainvestments.com		<input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer		Mailing Address of Surveyor/Engineer	
Reeves Engineering (Chris Cave)		5160 S. 1500 W. Riverdale, UT 84405	
Phone	Fax		
801-458-0947	-		
Email Address		Preferred Method of Written Correspondence	
ccave@reeve-assoc.com		<input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
<p>I (We), <u>Mark F. Burton</u>, 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.</p>			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this <u>13th</u> day of <u>November</u> , 20 <u>18</u>			
		_____ (Notary)	
NOTARY PUBLIC YVONNE M HILL Commission No. 683038 Commission Expires APRIL 24, 2019 STATE OF UTAH			

Authorized Representative Affidavit

I (We) Mark F. Burton, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s) Jeremy R. Jaggi, 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.

[Signature]
(Property Owner)

(Property Owner)

Dated this 13th day of November, 2018, personally appeared before me Mark F. Burton, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

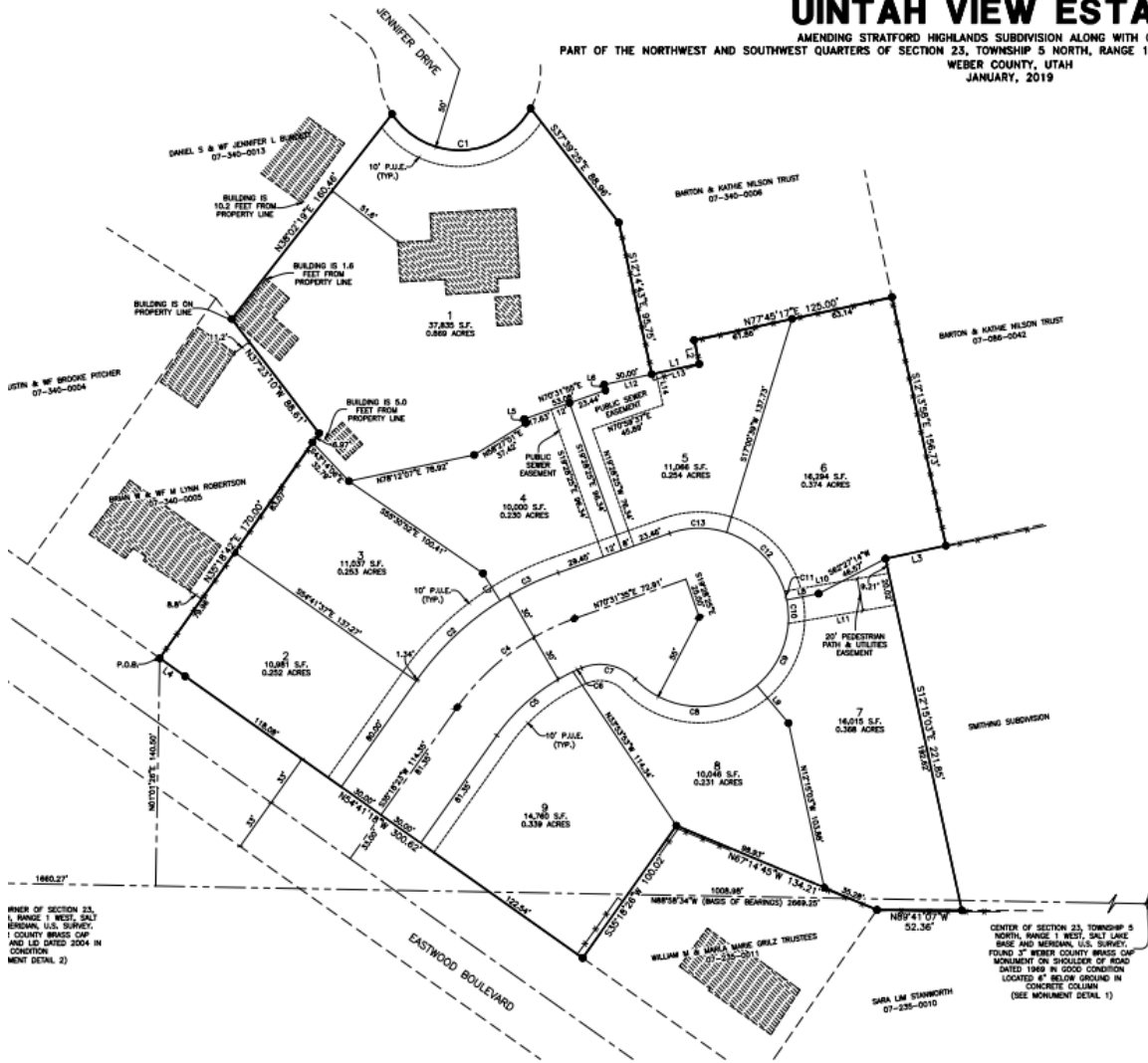


[Signature] (Notary)

Exhibit B – Subdivision Plat

UINTAH VIEW ESTATES

AMENDING STRATFORD HIGHLANDS SUBDIVISION ALONG WITH OTHER LANDS
 PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MER
 WEBER COUNTY, UTAH
 JANUARY, 2019



OWNER OF SECTION 23,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE
 BASE AND MERIDIAN, U.S. SURVEY,
 1 COUNTY BRASS CAP
 AND LID DATED 2004 IN
 CONDITION
 (SEE DETAIL 2)

CENTER OF SECTION 23, TOWNSHIP 5
 NORTH, RANGE 1 WEST, SALT LAKE
 BASE AND MERIDIAN, U.S. SURVEY,
 FOUND 3" WEBER COUNTY BRASS CAP
 MONUMENT ON SHOULDER OF ROAD
 DATED 1969 IN GOOD CONDITION
 LOCATED 6" BELOW GROUND IN
 CONCRETE COLUMN
 (SEE MONUMENT DETAIL 1)

LEGEND

- = SECTION 00
- = SET 5/8" x 8 STAMPED
- = SET CENTER
- = BOUNDARY
- = LOT LINE
- = ROAD CENTR
- = EASEMENT
- = EXISTING FE
- = ADJOINING I
- = EXISTING SI

Scale: 1" = 30'



PROJECT INFO.	
Surveyor:	R. ANDERSON
Design Date:	1-18-19
Project Name:	UINTAH VIEW ESTATES
Number:	2019-01
Revision:	
Scale:	1"=30'

Uintah Highlands Improvement District

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

September 5, 2018

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

Re: Availability of services for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed 10 Lot Development - Parcel 07-086-0065

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed development of 10 lots on the property owned by Brenda Burton Trust parcel 07-086-0065, which is located within the boundaries of the District. The proposal is to divide this parcel into a 10 lot subdivision. Based upon the information from the phone conversation with Mr. Jeremy Jaggi, a representative for the proposed development, and under existing conditions, the District hereby states that culinary water and sanitary sewer collection services would be available for the proposed 10 lot development. When the existing lot is subdivided, the district does have the availability to provide services for each of the proposed 10 lots. 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.

Please note that:

Secondary Water for the area is provided by Weber Basin and is NOT part of this Commitment to Serve - District Rules and regulations (section 4.1.4) states, Use of District water for secondary Irrigation purposes on lawns and gardens or outside use is strictly prohibited. (See complete Rules and Regulations for full explanation.)

A separate source for secondary water is required and must be approved and provided for.

This commitment is made expressly subject to the condition that the Developer of the proposed 10 lot 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 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 5th day of September, 2018.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
Blaine E. Brough, District Manager

Exhibit D – Letter from Geologist

From: Frank Namdar <FNamdar@earthteceng.com>
Date: December 17, 2018 at 5:12:56 PM MST
To: Jeremy Jaggi <jeremy.jaggi@hcainvestments.com>
Subject: RE: 187081 3 Acre Lot, 2277 E 5950 S., Ogden (HCA Investments)

Jeremy,

I did not see any geologic hazard on the site after looking at the geologic maps and other sources as described in my reconnaissance letter. There are mapped debris flows and a landslide further to the east that are mapped to the north-northeast of the site but do not seem to have reached or impacted the subject site. Most of these areas are developed. The geologic reconnaissance letter has provided a geologic map that shows the location of these mapped features and our evaluation.

Sincerely,

Frank F. Namdar, P.G., E.I.T.
Project Manager



Earthtec Engineering
1596 West 2650 South, Suite 108
Ogden, Utah 84401
Phone: (801) 399-9516
Fax: (801) 399-9842
fnamdar@earthteceng.com

"This message may contain confidential and/or proprietary information and is intended for the person/entity to who it was originally addressed. Any use by others is strictly prohibited."

Below are initial review comments from Matt Robertson, Engineer for Uintah Highlands, for this subdivision based off of the plans received last week: (Matt included a PDF in email with red line drawings to reflect comments – Not included here)

1. Note #17 under Utility Notes on Sheet 2 should state that the culinary water line should be installed 48" below finished grade.

2. I believe that the Weber Basin Aqueduct line runs on the east side of Eastwood Blvd and is a 42" dia. pipe. This is not shown anywhere on the plans and will make utility crossings difficult. They need to find out the location and elevation of this line and determine whether the water line will need to be looped underneath it.

3. Old plans show that there may already be a culinary water line stub into the property. The maps show that the stub would be located in between the two valves on Eastwood and should have a valve on the line. The valve needs to be found and the water should tie into this location if possible.

4. The new 8" water line needs to be looped/connected to the existing dead end lines on 5950 South and Jennifer Drive instead of creating another dead end at the fire hydrant as currently shown. The water line could be installed within the same utility easements as the sewer as long as the 10' separation is maintained.

5. With the looping of the water lines, one of the fire hydrants shown on the plans could be eliminated and just one hydrant installed in a more central location on the new cul-de-sac.

6. New water and sewer easements should be shown on the plat and dedicated to the Uintah Highlands Improvement District where these lines will be installed between lots. The plat should include a signature block for the District for these easements.