



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**August 7, 2019
4:00 to 5:00 p.m.**

1. LVB070519 - Consideration and action on an administrative application for final approval of Babilis Subdivision, consisting of one lot with a request to defer curb, gutter, and sidewalk.
2. LVD070519 - Consideration and action on a request for approval of Diamond Ranch Subdivision, a 5.05-acre residential lot.
3. LVT061119 - Consideration and action on a request for approval of Taylor Anderson Subdivision, a 2.01-acre residential lot.
4. Adjournment

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st 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 Taylor Anderson Subdivision, a 2.01-acre residential lot.
Agenda Date: Wednesday, August 07, 2019
Applicant: Douglass Harbertson, Owner
File Number: LVT 061119

Property Information

Approximate Address: 2230 North 6700 West
Project Area: 2.01 Acres
Zoning: Agricultural (A-2)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 19-057-0006
Township, Range, Section: T7N, R3W, Section 36

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@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 7 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a 2.01-acre residential lot. Access to the property will be via a public right-of-way called 6700 West Street, a public right-of-way.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-7. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-7-1.

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

Site Development Standards: The Weber County Zoning Ordinance requires that this subdivided lot conform to site developments standards of the A-2 zone. This proposal exceeds the minimum standards with regard to lot area and width.

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.

Road Dedication: Following approval from the Planning Director, this proposal will go before the County Commission for approval of the area dedicated to the public right-of-way 6700 West Street.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: West Warren Improvement District has provided letters for each lot stating that it will serve the needs for a culinary residential connection.

Irrigation Water: The will-serve letter for West Warren Improvement District states that "the secondary water conditions have previously been met".

Sewer Services: Weber-Morgan Health Department has provided a feasibility letter stating that water table monitoring and soil evaluations are complete.

Review Agencies: The Weber County Fire District has approved this proposal. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions.

Public Notice: Notice by mail to all property owners of record within 500 feet of the subject property is complete.

Staff Recommendation

Staff recommends final plat approval of Taylor Anderson Subdivision, a proposal to create a 2.01-acre residential lot. This recommendation is based on the following conditions:

1. The area dedicated to the public right of way shall be approved by the County Commission.
2. The final Mylar must be signed by the County Commission prior to recording.
3. A deferral agreement must be entered into by the owner and recorded with the final Mylar.

The following findings are the basis for the staff's recommendation:

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 Taylor Anderson Subdivision, consisting of one lot, 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: 8/8/19

Rick Grover
Weber County Planning Director

Exhibits

- A. Taylor Anderson Subdivision Dedication plat
- B. Current Recorders Plat
- C. West Warren Water Will-serve Letter for lots 1 and 2
- D. Health Department Feasibility Letter for lots 1 and 2

Area Map



SECTION 36, T.7N.,R3W., S.L.B.&M.

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IN WEBER COUNTY

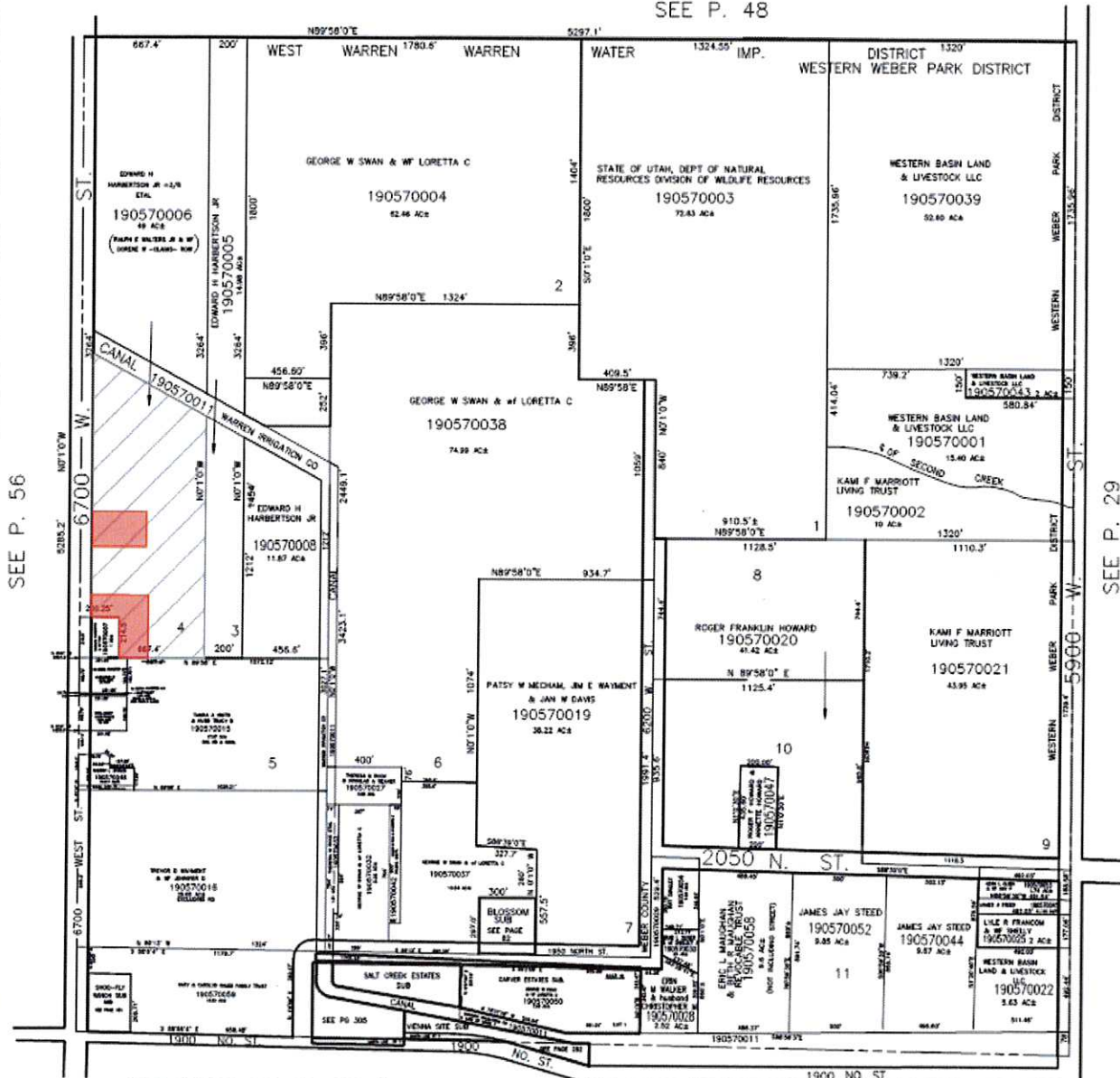
SCALE 1" = 400'

TAXING UNIT: 108

SEE P. 48

SEE P. 56

SEE P. 29



SEE BOOK 10, P. 28-3

SEE BOOK 10, P. 28

NOTE: SEE ORIGINAL PLAT IN BOOK 6, P. 71 FOR COMPLETE DATA

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RB 11-72

**WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT
WATER USERS AGREEMENT**

This agreement entered into between the West Warren and Warren Water Improvement District a nonprofit corporation, hereinafter called the "District" and member (s) of the District, hereinafter called "member".

WITNESSETH

Whereas, the Member desires to purchase water from the District and to enter into a water users agreement as required by the Bylaws of the District.

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, it is hereby understood and agreed by the parties hereto as follows:

The District shall furnish, subject to the limitation set out in its Bylaws and Rules and Regulations now in force or as hereafter amended, such quantity of water as Member may desire in connections with Member's occupancy of the property at:

Service Located at 2230 North 6700 West - Warren
(Address) (Area)

The mailing address of the member being 3489 W Pioneer Rd
Ogden Utah 84404
(City and State) (Zip Code)

The Member shall install and maintain at the Members expense a service line, which shall begin at the 5/8 X 3/4 meter, installed by the District in the street and extend to the dwelling or place of use. The meter shall be connected with the distribution system by the District with 3/4 or 1-inch pipe at the nearest place of desired use by the Member. The use of a larger meter and service line may be permitted when so authorized by the District.

The Member agrees to comply with and be bound by the Articles, Bylaws, Rules and Regulations of the District, now in force, or as hereafter duly and legally supplemented, amended or changed. The member also agrees to pay for and agrees to the imposition of such penalties for noncompliance as are now set in the District's Bylaws and Rules and Regulations, or Which may be hereafter adopted and imposed by the District.

The member agrees to pay a connection fee set by the Board as follows:

- (1) Members signing this agreement shall pay a connection fee of NA, the total amount of which shall be due and payable at the time this agreement is signed.
- (2) Developers of residential or industrial subdivisions shall furnish and install at their own expense, all distribution systems and service materials within their developments (except water meters shall be furnished by the District) and pay to the District a connections fee of NA per each service payable at the time this agreement is signed for each meter installation.
- (3) Owners of rental properties shall be responsible for the payment of the monthly billing to the water district.

The district shall have final authority in any questions of location of any service line connection to its distribution system; shall determine the allocation of water to Members in the event of water shortage; and may shut off water to a Member who allows a connection or extension to be made of the member's service line for the purpose of supplying water to another user. In the event the total water supply shall be insufficient to meet all of the needs of the Members, or in the event there is a shortage of water, the District may prorate the water available among the various Members on such basis as is deemed equitable by the Board of Directors, and may also prescribe a schedule of hours covering use of water for garden purposes by particular Members and require adherence thereto or prohibit the use of water for garden purposes; provide that, if at any time the total water supply shall be insufficient to meet all of the needs of all of the members, the District must first satisfy all of the needs of all Members for domestic purposes before supplying any water for livestock purposes and must satisfy all the needs of all Members for both domestic and livestock purposes before supplying any water for garden purposes.

The member agrees that no other present or future source of water will be connected to any waterlines served by the District's waterlines and will disconnect from the present water supply prior to connecting to and switching to the District's system and shall eliminate their present or future cross-connections in the member's system.

The failure of the customer to pay the water charges duly imposed shall result in the automatic imposition of the following penalties:

- (1) Any Member's account with a balance of \$100.00 or more will be subject to immediate water service termination from the customer's property.
- (2) Notice of intent to shut off water service will be sent to customers. The notice will give the customer ten days from the date the notice was sent to either pay the amount due or arrange a hearing with the Water District Board Chairman to discuss terms of payment.

(3) In the event it becomes necessary for the District to shut off the water from the Member's property, a fee set by the corporation in its rate schedule will be charged for a reconnection of the service.

(4) Non payment of any amount owing shall become a lien on the property and will be enforceable by law.

The Member agrees that in the event he transfers legal title to his property, he will give written notice of such transfer to the Water District and until such notice is given he further agrees that his liability hereunder shall continue in full force and effect.

The Member agrees that in the event legal action is required by the Water District to enforce this agreement, he agrees to pay all costs including a reasonable attorney's fee to the Water District.

IN WITNESS WHEREOF, we have executed this agreement this 18th

day of March, 2019

West Warren and Warren Water Improvement District

Seal and Attest:

By Melissa Murray Clerk
(Title)

X Member

X Member

Connection Fee Paid: Yes () No

West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrenwtr@gmail.com

July 9, 2019

On Behalf of Dustin Harbertson,

To Whom It May Concern:

The West Warren-Warren Water Improvement District will supply culinary water to the approximate address of 2223. N 6700 W. in the West Warren-Warren areas. Currently, there is a meter at this address, that hasn't been in use recently. The secondary water conditions have previously been met.

Should you have questions or comments, please contact the district clerk.

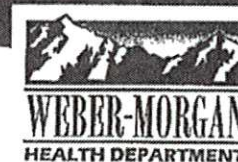
Sincerely,



Melissa Murray
District Clerk

RLG/MM

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



May 16, 2019

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

RE: Taylor Anderson
2230 N 6700 W, West Warren
Parcel #19-057-006
Soil log #14818

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by West Warren-Warren Water Improvement District, an existing approved water system. A letter from the water supplier is required prior to issuance of a permit.

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Packed-Bed Media Treatment System with an At-Grade absorption field as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.35 gal/sq. ft./day as required for the silty clay loam, blocky structure soil horizon with a documented percolation rate of 120 MPI.

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.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, 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,

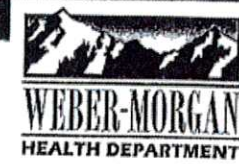
Ryan Klinge, LEHS
Environmental Health Division
801-399-7160

RK/gk

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phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

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



May 13, 2019

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

RE: Dustin Harbertson
2322 North 6700 West
Parcel #19-057-0006
Soil Log #14817

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 13, 2019. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12T, Nad 83, 404463E 4572846N)
0-16" Loam, Granular Structure
16-36" Loamy Fine Sand, Single Grain
36-77" Silty Clay Loam, Massive Structure
Observed Groundwater Table 77"
Documented Groundwater Table 12"

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

DESIGN REQUIREMENTS

Culinary water will be provided by West Warren-Warren Improvement District, an approved community water system. **A letter from the water supplier is required prior to issuance of a permit.**

Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.25 gal./sq. ft./day as required for the loam, granular structure soil horizon.

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.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

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