



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 Diamond Ranch Subdivision, a 5.05-acre residential lot.
Agenda Date: Wednesday, August 07, 2019
Applicant: Lonnie Curtis, Applicant
File Number: LVD 070519

Property Information

Approximate Address: 7945 West 900 South
Project Area: 5.05 Acres
Zoning: Agricultural (A-2)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 10-043-0043
Township, Range, Section: T6N, R3W, Section 22

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 5.05-acre residential lot. Access to the property will be via a public right-of-way called 900 South 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.

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

Sewer Services: Weber-Morgan Health Department has provided a Permit to Construct an On-site Waste Water Treatment System.

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 Diamond Ranch Subdivision, a proposal to create a 5.05-acre residential lot. This recommendation is based on the following conditions:

1. All County review agency comment must be addressed prior to recording the final Mylar.
2. 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 Diamond Ranch 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.

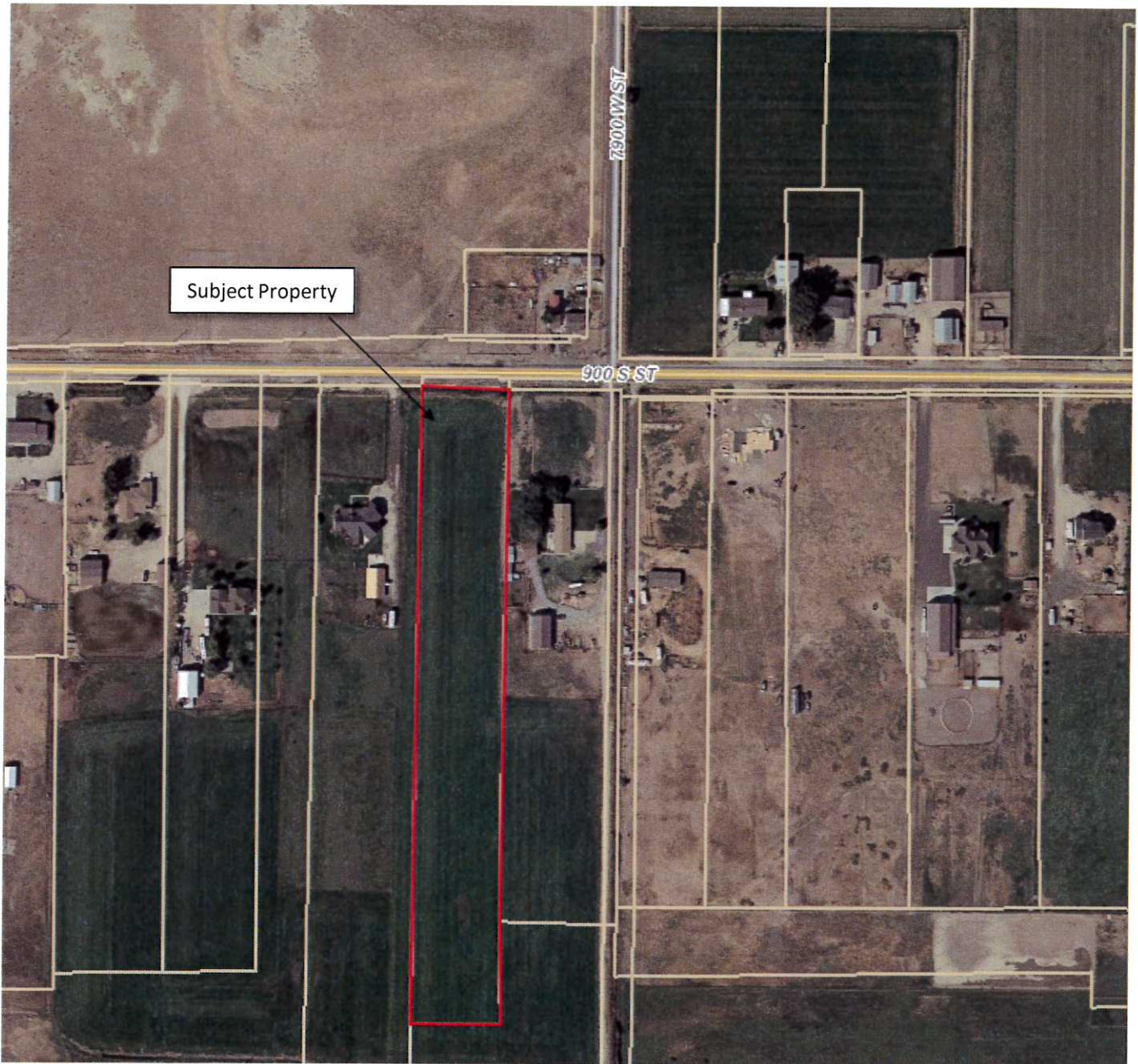
Date of Administrative Approval: 8/8/19

Rick Grover
Weber County Planning Director

Exhibits

- A. Diamond Ranch Subdivision Dedication plat
- B. Current Recordors Plat
- C. West Warren Water Will-serve Letter
- D. Health Department Feasibility Letter

Area Map



SECTION 22, T.6N., R.3W., S.L.B.& M.

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IN WEBER COUNTY

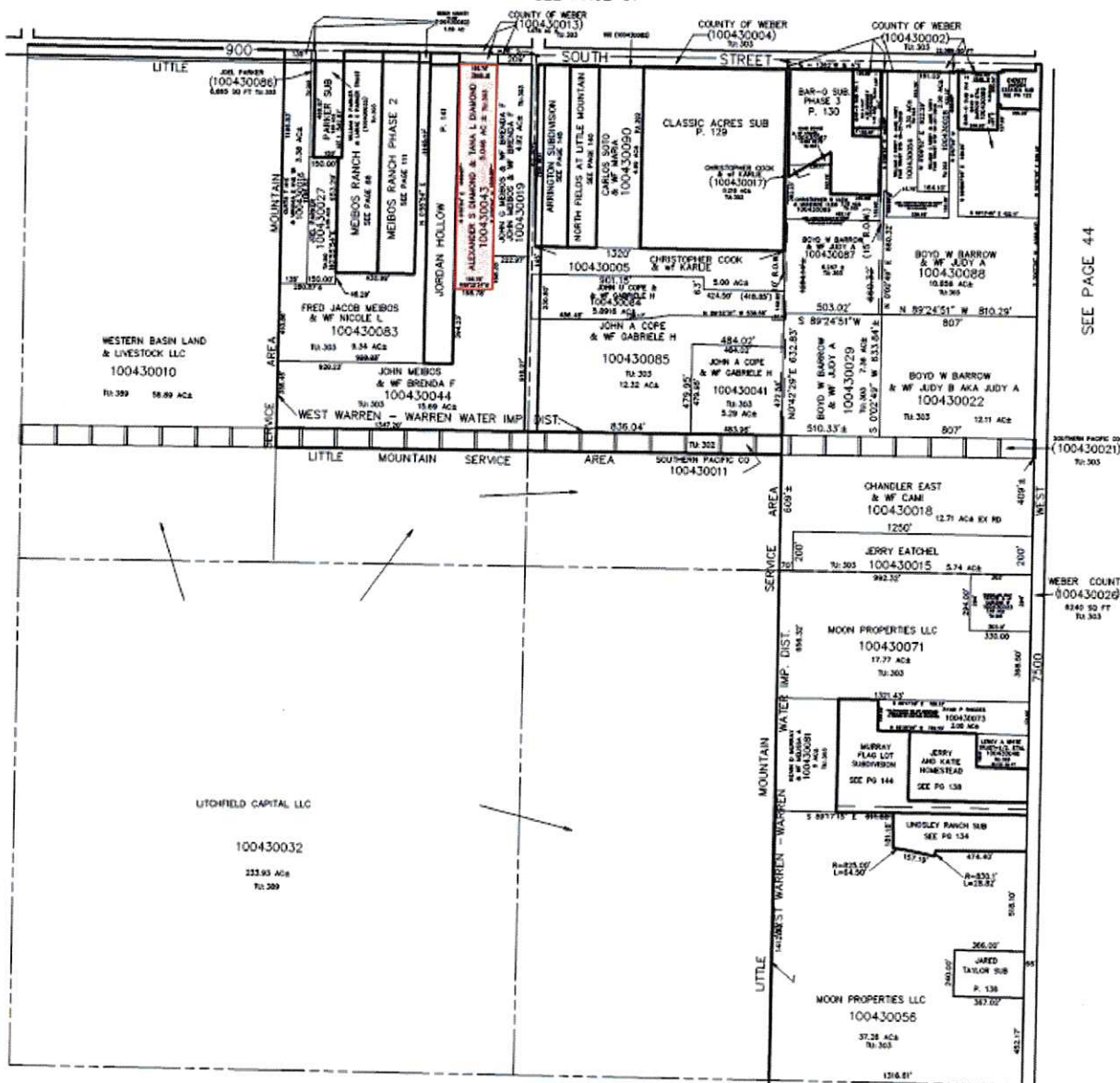
SCALE 1" = 400'

TAXING UNITS: 302,303,389

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JCF 1-93

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT
5783 W 950 N
WARREN, UTAH 84404
801-731-1702
www.westwarrenwtr@gmail.com

August 17, 2018

On Behalf of: Alex Diamond

The West Warren and Warren Water Improvement District will supply culinary water to the approximate address of 7900 W 900 S in West Warren, Utah.

The water is available upon request and payment of \$3,700.00 for impact and connection fees that must be paid prior to the beginning of construction.

Should you have questions or comments, please contact the district clerk at the phone or e-mail listed above.

Sincerely,

Connie S. Judkins
District Clerk
West Warren and Warren

RLG/csj



PERMIT TO CONSTRUCT AN ONSITE WASTEWATER TREATMENT SYSTEM
ISSUED BY THE WEBER-MORGAN HEALTH DEPARTMENT
477 23rd Street, OGDEN, UTAH 84401



Expires: March 29, 2020

Issued: March 29, 2019

Permit No.: W101630

This is to certify that ALEXANDER DIAMOND is hereby issued a permit to install an onsite wastewater treatment system for the property with the Property Identification Number 10-043-0043 with the following specifications and provisions:

- Approximate construction site address: 7945 W 900 S, WEST WARREN Lot. 3 of the MEIBOS RANCH PH 3 subdivision in Weber county Utah.
- Water supply will be provided by: WEST WARREN-WARREN I.D.
- Type of System will be MOUND with an absorption area of 2875 Sq. Ft.
- Septic tank capacity must be at least 1500 gallons. System is designed for a 5 bedroom home.
- Maximum depth of trench bottoms must be limited to 0 inches from original ground surface.

*** IMPORTANT - PLEASE READ CAREFULLY ***

- SIZED FOR MAXIMUM WATER USAGE OF 750 GPD.
- MAXIMUM DEPTH TO BOTTOM OR TRENCH FROM ORIGINAL GROUND SURFACE IS 0 INCHES.
- OPERATION & MAINTENANCE REQUIRED BY LEVEL 3 STATE CERTIFIED PROVIDER.
- WASHED 3/4 TO 2 1/2 INCH GRAVEL MUST BE USED. 1 INCH MINUS WILL NOT BE ACCEPTED.
- WATER TIGHTNESS TEST REQUIRED. TANK MUST BE FULL AT TIME OF INSPECTION.
- MUST BE INSTALLED BE LEVEL 2 STATE CERTIFIED INSTALLER.

Please provide the permit number and address when requesting the final inspection or any additional information regarding this system.
Final inspection to be completed prior to any backfilling of installed system.

This permit may be revoked or altered if the site is found to be in a flood hazard or other geologic hazard area. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the installed system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards.

Brett Funderburk