



Staff Report for Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for preliminary and final approval of the Shadow Jensen Subdivision, a four lot subdivision consisting of 18.30 acres, in the AV-3 zone.

Type of Decision: Administrative

Agenda Date: Tuesday, October 22, 2019

Applicant: Eric Zenger, Owners

File Number: UVS 090919

Property Information

Approximate Address: 800 N 7800 E, Huntsville UT 84317

Project Area: 18.30 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Vacant/Residential

Proposed Land Use: Residential

Parcel ID: 21-006-0035

Township, Range, Section: T6N, R2E, Section 7 NE

Adjacent Land Use

North: Residential	South: Residential
East: 7800 East St	West: Agricultural

Staff Information

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

Report Reviewer: SB

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Shadow Jensen Subdivision, a four lot subdivision consisting of 18.30 acres located at approximately 800 N 7800 E, Huntsville UT, in the AV-3 Zone.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements of the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley. This proposal conforms to the Ogden Valley General Plan.

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. Single-family dwellings are a permitted use in the AV-3 Zone.

The proposed subdivision complies with the site development standards of the AV-3 zone including minimum lot area of 3 acres and minimum lot width of 150 feet. The proposed lots range in size from 3.00 to 6.00 acres, with a range in width from 255' to 557', along 7800 East St

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1, and the AV-3 zone standards in LUC §104-6. The proposed subdivision will include R.O.W. dedication along 7800 East St. The proposal meets the criteria for a Subdivision, as defined in LUC §101-1-7, and shall be presented to the land use authority for their review and recommendation LUC §106-1-5(b)(1).

Culinary water and sanitary sewage disposal: Culinary water is provided by a private well, and sanitary sewer is provided by a private, onsite septic system. An “Onsite Wastewater Disposal Systems Deed Covenant and Restriction” will be required to be recorded with the final subdivision Mylar to ensure adequate notice is provided to future property owners of the requirement for a private onsite septic system.

Review Agencies: To date, the proposed subdivision has been reviewed by the County Engineer, the County Surveyor, Weber-Morgan Health Dept., as well as Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat. 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 2018 taxes have been paid in full. The 2019 property taxes will be due in full on November 1, 2019.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendations

Staff recommends final approval of the Shadow Jensen Subdivision, a four lot subdivision consisting of 18.30 acres. This recommendation is subject to all review agency requirements and based on the following conditions:

1. An “Onsite Wastewater Disposal Systems Deed Covenant and Restriction” will be required to be recorded with the final subdivision Mylar to ensure adequate notice is provided to future property owners of the requirement for a private onsite septic system.
2. Prior to recording the final mylar, County Commission acceptance of the Right-of-Way dedication will need to occur.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Exhibits

- A. Subdivision Application
- B. Plat Map
- C. Area Map
- D. Feasibility/Approval Letters

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)
Subdivision and Property Information			
Subdivision Name Shawdow and Jensen		Number of Lots 4	
Approximate Address 800 N 7800 E Huntsville Utah 84317		Land Serial Number(s) 210060035	
Current Zoning	Total Acreage 18		
Culinary Water Provider Well	Secondary Water Provider Weber Basin Water	Wastewater Treatment Drain field	
Property Owner Contact Information			
Name of Property Owner(s) Eric Zenger		Mailing Address of Property Owner(s) 8022 E 1000 N Huntsville Utah 84317	
Phone 8017910969	Fax		
Email Address ericzenger@gmail.com	Preferred Method of Written Correspondence Email Fax Mail email		
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Scott Tawzer		Mailing Address of Authorized Person 639 N 7800 E Huntsville Utah 84317	
Phone 8016451914	Fax		
Email Address stawzer@gmail.com	Preferred Method of Written Correspondence Email Fax Mail email		
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Klint/ Garner Engineering		Mailing Address of Surveyor/Engineer 5150 S 375 E Suite 3 Ogden Utah 84405	
Phone 8014760202	Fax 8014760066		
Email Address klint@gecivil.com	Preferred Method of Written Correspondence Email Fax Mail email		
Property Owner Affidavit			
I (We), <u>Eric Zenger</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.			
<u>Eric Zenger</u> (Property Owner)		<u>[Signature]</u> (Property Owner)	
Subscribed and sworn to me this <u>25</u> day of <u>June</u> , 20 <u>09</u>			

Authorized Representative Affidavit

I (We), Eric Zenger, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Scott Tawzur, 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.

Eric Zenger
(Property Owner)

Eric Zenger
(Property Owner)

Dated this 25 day of June, 2019, personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.

Scott Tawzur
(Notary Public)



Exhibit C. Area Map



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



September 4, 2019

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

RE: Scott Tawzer
Approx. 800 N 7800 E, Huntsville
Parcel #21-006-0035
Soil log #1790

Gentlemen:

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

DESIGN REQUIREMENTS

TP 1 & TP 2: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System 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 0.32 gal/sq. ft./day as required for the sandy loam, granular structure soil horizon.

TP 3: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System 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 sandy loam, granular structure soil horizon and documented percolation rate of 20 MPI.

TP 4: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System 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 0.45 gal/sq. ft./day as required for the sandy loam, granular structure soil horizon and documented percolation rate of 5.3 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,

Craig Jorgensen, LEHS
Environmental Health Division
801-399-7160

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July 3, 2019

Scott Tawzer
639 N 7800 E
Huntsville, UT 84317

RE: **Private Well Approval at:**
713 N 7800 E
Huntsville, UT
Parcel #21-006-0035

Dear Mr. Tawzer:

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:

1. The Water Right Number: E5718 (35-13301)
2. Well driller license #527
3. The well is 160 feet deep with a "High Solids Grout/Sand" seal to a depth of 40 feet.
4. The well yields 100 GPM with a 0-foot drawdown in 2 hrs.
5. The water samples for the partial inorganic analysis were submitted to Chemtech-Ford Laboratories on June 19, 2019. The water analysis was satisfactory.
6. A bacteriological water sample was collected by staff of this department on June 19, 2019. The water analysis was satisfactory.
7. This is not a shared well.

The required 100-foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feedlots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at (801) 399-7160 if you have further questions.

Sincerely,

Brett Bunderson, LEHS
Division of Environmental Health