



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 Flat Canyon View Estates, a one lot subdivision.
Agenda Date: Wednesday, December 11, 2019
Applicant: Shannon and Lori Sandberg, owner
File Number: UVF 111319

Property Information

Approximate Address: 3006 E 5750 N, Liberty
Project Area: 5.95 Acres
Zoning: Agricultural Valley 3 (AV-3)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 22-004-0001, 22-004-0089
Township, Range, Section: T7N, R1E, Section 7

Adjacent Land Use

North: Agricultural
East: Agricultural
South: Residential/Agricultural
West: 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 6 (Agricultural Valley Zone, AV-3)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a one-lot subdivision that fronts directly on 5750 North Street, which is a county public right-of-way. This 5.95-acre lot is currently vacant with a mix of grassland and trees lining Sheep Creek.

The owner plans to build a single-family dwelling on the lot following the recording of the subdivision plat. A 50-foot stream corridor setback area measured from the high water mark must be shown on the plat.

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 AV-3 zone found in LUC §104-6. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

"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."

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 and one that no new streets are being created or realigned."

Public Right-of-Way Dedication: Area is required to be dedicated to the public right of way pursuant to LUC 106-2-2 (a). The County Commission shall approve of the area being dedicated to the public right of way called 5750 North Street, the County Commission chair shall also sign the Mylar.

Sensitive Lands: Weber County Sensitive Lands Map indicates that there is an intermittent stream across the north side of the property. For which, the plat map will need to show the centerline of the stream corridor and a 50' setback area as measured from the high watermark of Sheep Creek.

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

Culinary Water: The owner has obtained a will-serve letter from Liberty Pipeline.

Irrigation Water: The applicant possesses water rights that will be extracted from an existing working well on the property.

Sanitary System: Weber-Morgan Health Department issued approval of a functioning septic system dated September 16, 2004 (see exhibit C).

Review Agencies: The Weber County Fire District has posted a request for information regarding fire hydrants and a review fee to be paid. Weber County Engineering has required that the developer enters into a deferral agreement and a Substandard County Road Agreement. Weber County Planning Division and Surveyors Office have posted reviews that will be addressed by a revised plat.

Public Notice: All property owners of record within 500 feet of the subject property received notice by mail.

Staff Recommendation

Staff recommends final plat approval of Flat Canyon View Estates, consisting of one lot. The following conditions are included with the Planning Staff's recommendation:

1. The subdivision plat shall meet all Weber County reviewing agency requirements prior to recording the final Mylar.
2. The owner shall enter into a Substandard County Road Agreement.
3. The owner enters into a deferral agreement.
4. The subdivision plat shall show a 50' stream corridor set-back as measured from the high watermark of Sheep Creek.
5. The County Commission shall approve the roadway dedication and sign the final Mylar.

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

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Flat Canyon View Estates, consisting of 1 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: 12/11/19


Rick Grover
Weber County Planning Director

Exhibits

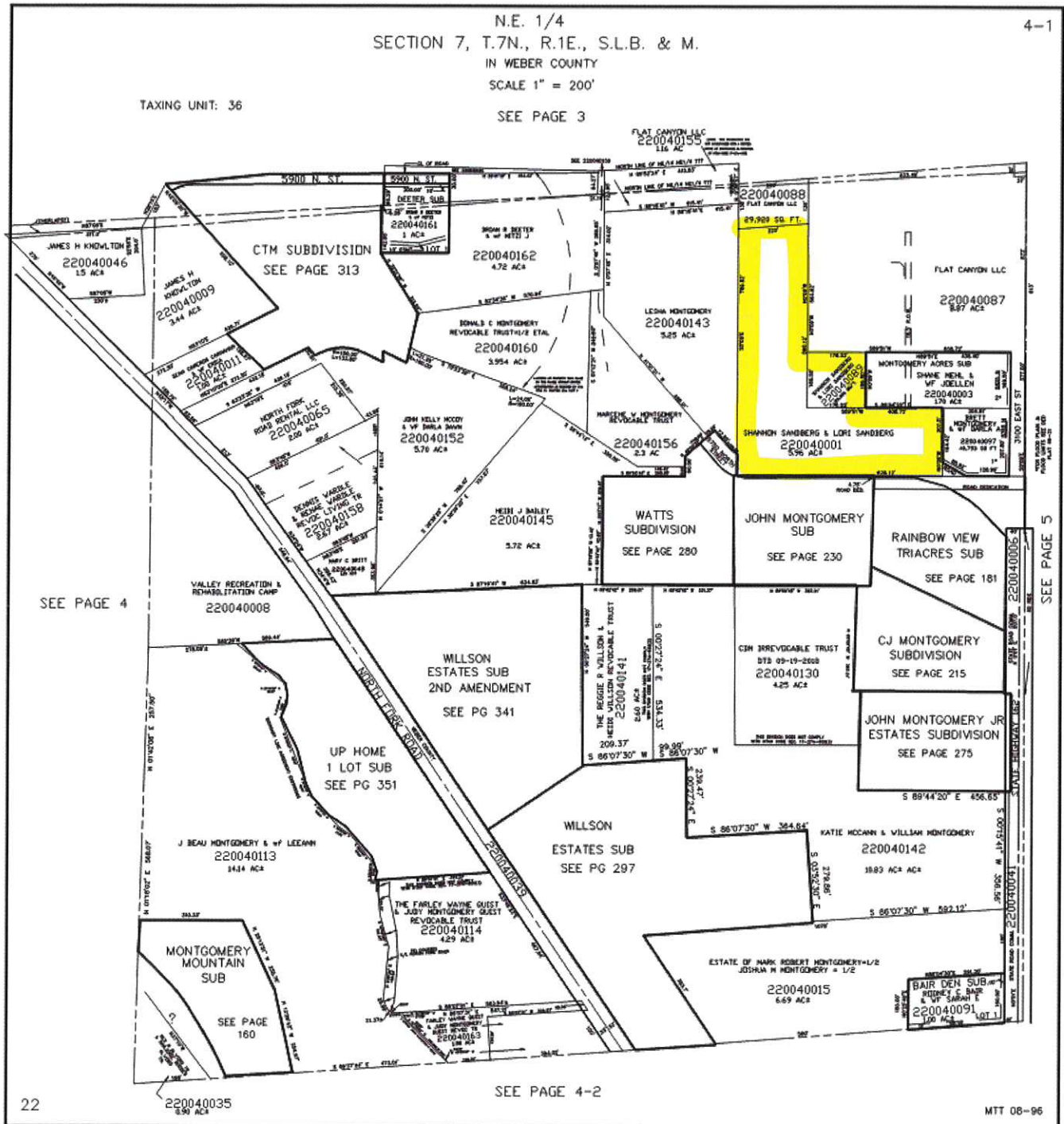
- A. Flat Canyon View Estates Plat
- B. Current Recorders Plat
- C. Health Department feasibility letter
- D. Liberty Pipeline will-serve letter

N.E. 1/4
SECTION 7, T.7N., R.1E., S.L.B. & M.
IN WEBER COUNTY
SCALE 1" = 200'

4-1

TAXING UNIT: 36

SEE PAGE 3



22

MTT 08-96

WEBER-MORGAN HEALTH DEPARTMENT
 WASTEWATER PROGRAM OFFICE
 2570 Grant Ave., Ogden, Utah 84401
 Phone 399-8381 Fax 399-8323

APPLICATION FOR AN ON-SITE WASTEWATER DISPOSAL PERMIT

Renewal from W99718			
Fee Paid <u>75</u>	Fee Owed _____	Log # _____	Permit # <u>W100090</u>
Site Address <u>3006 E 5720 N</u>	Land Serial # <u>22-004-0001</u>		
Subdivision <u>N/A</u>	Lot No. _____	No. of Bedrooms <u>4</u>	
Water Supply <u>Liberty</u>	Approved _____		
Applicant <u>Leon Gudmundson</u>	Phone <u>479-4275</u>		
Mailing Address <u>781 Panorama Cir</u>			
City <u>Ogden</u>	State <u>UT</u>	Zip Code <u>84403</u>	

INDIVIDUAL WASTEWATER DISPOSAL SYSTEM AGREEMENT

In consideration of the Weber-Morgan Health Department (the Department) allowing me to install an individual wastewater disposal system at the construction site address listed above, I agree to do the following:

1. I shall cause the installation of the system pursuant to and in conformance to the plans approved by the Department.
2. I hereby assume all responsibility if the system should malfunction and hereby acknowledge that the Department makes no representation as to the effectiveness or the reliability of the individual wastewater disposal system:
3. If the system malfunctions, I agree to immediately notify the Department and make repairs of alterations approved by the Department or replace the system with a wastewater system approved by the Department and shall bear all costs of repair, alteration, removal of the old system and installation of the new system:
4. I hereby authorize the Department through a covenant and restriction to run with the land to enter upon my property during regular 8 a.m. to 5 p.m. business hours for the purpose of inspection of the wastewater system.

I UNDERSTAND AND AGREE TO FULLY COMPLY TO THE ABOVE-LISTED CONDITIONS:

Applicant _____ Date _____



FINAL APPROVAL OF INDIVIDUAL WASTEWATER SYSTEM

2570 Grant Avenue
Ogden, Utah 84401
OFFICE (801) 399-8381
FAX (801) 399-8323

September 17, 2004

LEON GUDMUNDSON
781 PANORAMA DR.
OGDEN, UT 84403-

Permit No. W100090 **ABSORPTION FIELD**

This is to certify that on **September 16, 2004** the Weber-Morgan Health Department made a final inspection of the individual wastewater disposal system installed at the construction site address of: **3006 E 5750 N** in **WEBER COUNTY, UTAH**.

At the time of the final inspection, the wastewater system was found to be in compliance with the requirements of the Weber-Morgan Health Department. Approval to place the above-referenced wastewater system into service is hereby granted to **LEON GUDMUNDSON**.

This individual wastewater disposal system will require periodic maintenance to keep the system working properly. In addition, care must be taken not to disturb or damage the **ABSORPTION FIELD**. The attached document will provide you with information on the proper care and maintenance of this wastewater disposal system.

If you have any questions or need further assistance please contact this office at (801) 399-8381.

Representative, Weber-Morgan Health Department



PERMIT TO CONSTRUCT AN INDIVIDUAL WASTEWATER DISPOSAL SYSTEM
ISSUED BY THE WEBER-MORGAN DISTRICT HEALTH DEPARTMENT
 2570 GRANT AVE., OGDEN, UTAH 84401



Permit No.: W100090

Issued: June 7, 2004

Expires: June 7, 2005

This is to certify that **LEON GUDMUNDSON** is hereby issued a permit to install an individual wastewater disposal system for the property with the Property Identification Number **22-004-0001** with the following specifications and provisions:

Approximate construction site address: **3006 E 5750 N, LIBERTY**
 Lot: **0** of the N/A subdivision in Weber county Utah.
 Water supply will be provided by: **LIBERTY PIPELINE COMPANY.**
 Type of System will be **ABSORPTION FIELD** with an absorption area of **1320** Sq. Ft.
 Septic tank capacity must be at least **1250** gallons. System is designed for a 4 bedroom home.
 Maximum depth of trench bottoms must be limited to **12** inches from original ground surface.

* * * **IMPORTANT - PLEASE READ CAREFULLY** * * *

MAXIMUM DEPTH TO BOTTOM OF TRENCH FROM ORIGINAL GROUND SURFACE IS 12 INCHES.
INSTALL IN DESIGNATED LOCATION.
****RENEWAL FROM PERMIT #W99916**

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.



Liberty Pipeline Company
PO Box 1200, Eden Ut 84310
801-745-2088
Jodi@LibertyPipelineCompany.com
www.LibertyPipelineCompany.com

November 4, 2019

Weber Planning Commission
2380 Washington Blvd.
Ogden Utah 84401

RE: Will serve

To whom it may concern;

This letter is to act as verification that culinary water is available from Liberty Pipeline Company for parcel ID 22-004-0001, owned by Shannon and Lori Sandberg.

There is a Liberty Pipeline monthly usage base fee of \$30.00.

If further information or verification is needed, please call Jodi Davis at 801-745-2088.

Thank you,

A handwritten signature in black ink, appearing to read "Jodi Davis".

Jodi Davis
Secretary