



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of J&A Subdivision phase 2, consisting of 1 lot. This subdivision includes road dedication.

Agenda Date: Wednesday, August 26, 2020

Applicant: John & Amy Gibson, owner

File Number: LVJ 070920

Property Information

Approximate Address: 4895 W 2200 S, Ogden UT

Project Area: 1.033 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Agriculture

Proposed Land Use: Residential

Parcel ID: 15-079-0114

Township, Range, Section: T6N, R2W, Section 29

Adjacent Land Use

North: 2200 South St.	South: Agricultural
East: Agricultural	West: Residential/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@webercountyutah.gov
 801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of J&A Subdivision phase 2 (1 lot), located at approximately 4895 W 2200 S, Ogden, UT, in the A-1 Zone. The proposed 0.92 acre lot within this subdivision meets the lot area and lot width requirements of this Zone, of 40,000 square feet in area and 150 feet in width. Access for the lot will be from 2200 South St. The purpose of this subdivision is to further separate agricultural lands from a new lot. An FAA radio facility is located on an adjacent parcel. The subdivision plat show a previously recorded 1,000' easement around the facility, which affects development potential along the rear portion of the lot. Taking into consideration the easement, there is still approximately 27,500 square feet of buildable area on this lot. This subdivision plat shows a remainder agricultural parcel of 13+ acres.

Culinary water service will provided by Taylor West Weber Water. Secondary water will be provided by Hooper Irrigation. Final approval from Taylor West Weber will need to be shown prior to recording the final plat. Central Weber Sewer has indicated feasibility for sewer services. Annexation into the Central Weber Sewer District will need to occur prior to recording of the final plat, as well as evidence of final approval from Central Weber Sewer. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. The land use requirements for this zone are stated in the LUC§ 104-5 as follows:

“The purpose of the A-1 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: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone (LUC 104-5). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a “Small Subdivisions”, as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-5-7, the A-1 zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150’. The proposed subdivision is a one lot subdivision that fronts a county road identified as 2200 South Street. 4,950 square feet (150’ x 33’) of road will be dedicated along 2200 South Street.

The proposed subdivision will create a remainder parcel that is 13+ acres which has been deemed to be a “bona fide agricultural division” and is allowed per LUC §106-1-8(3) which states:

“When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information will be shown, on the subdivision plat with the note: “Remaining Agricultural Parcel, Not Approved For Development.” The remaining parcel boundary need not be labeled with bearings or distances nor is a description of the remainder parcel required. Remaining parcels are not part of the subdivision”.

Culinary water and sanitary sewage disposal: A letter from Taylor West Weber Water Improvement District has been provided granting preliminary approval. Secondary Water will be required from Hooper Irrigation. Sanitary sewage disposal will be handled by Central Weber Sewer; requirements for final approval are stated in the feasibility letter issued by the Central Weber Sewer (See exhibit B).

Review Agencies: The proposed subdivision has been reviewed and approved by all applicable reviewing agencies.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of the J&A Subdivision Phase 2, a one lot subdivision, including road dedication. This recommendation is subject to all review agency requirements and based on the following conditions:

1. Final approval from Taylor West Weber must be provided prior to recording the final plat.
2. A signed deferral agreement must be recorded with the final plat.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of J&A Subdivision phase 2 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: **Wednesday, August 26, 2020.**

Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Subdivision Plat
- C. Water/Sewer Feasibility

Area Map

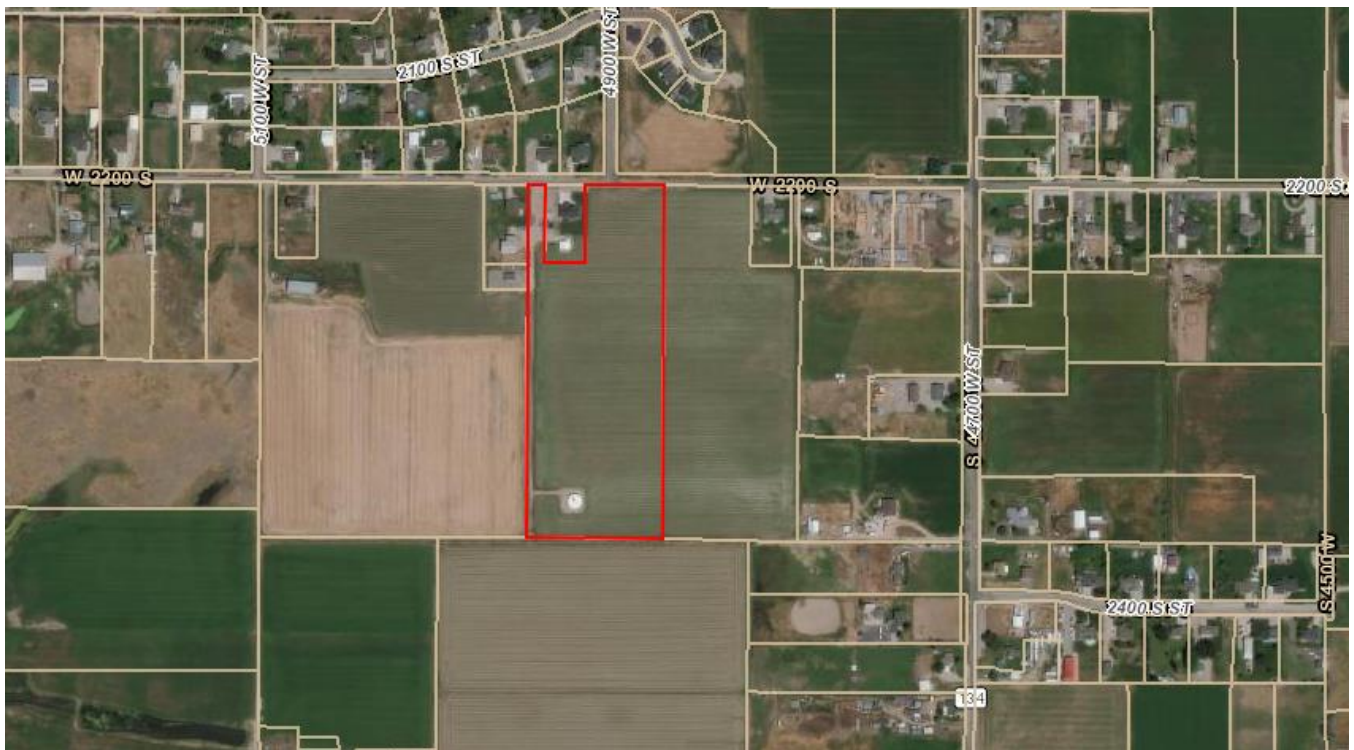


Exhibit A - Application

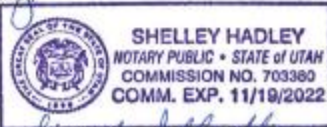
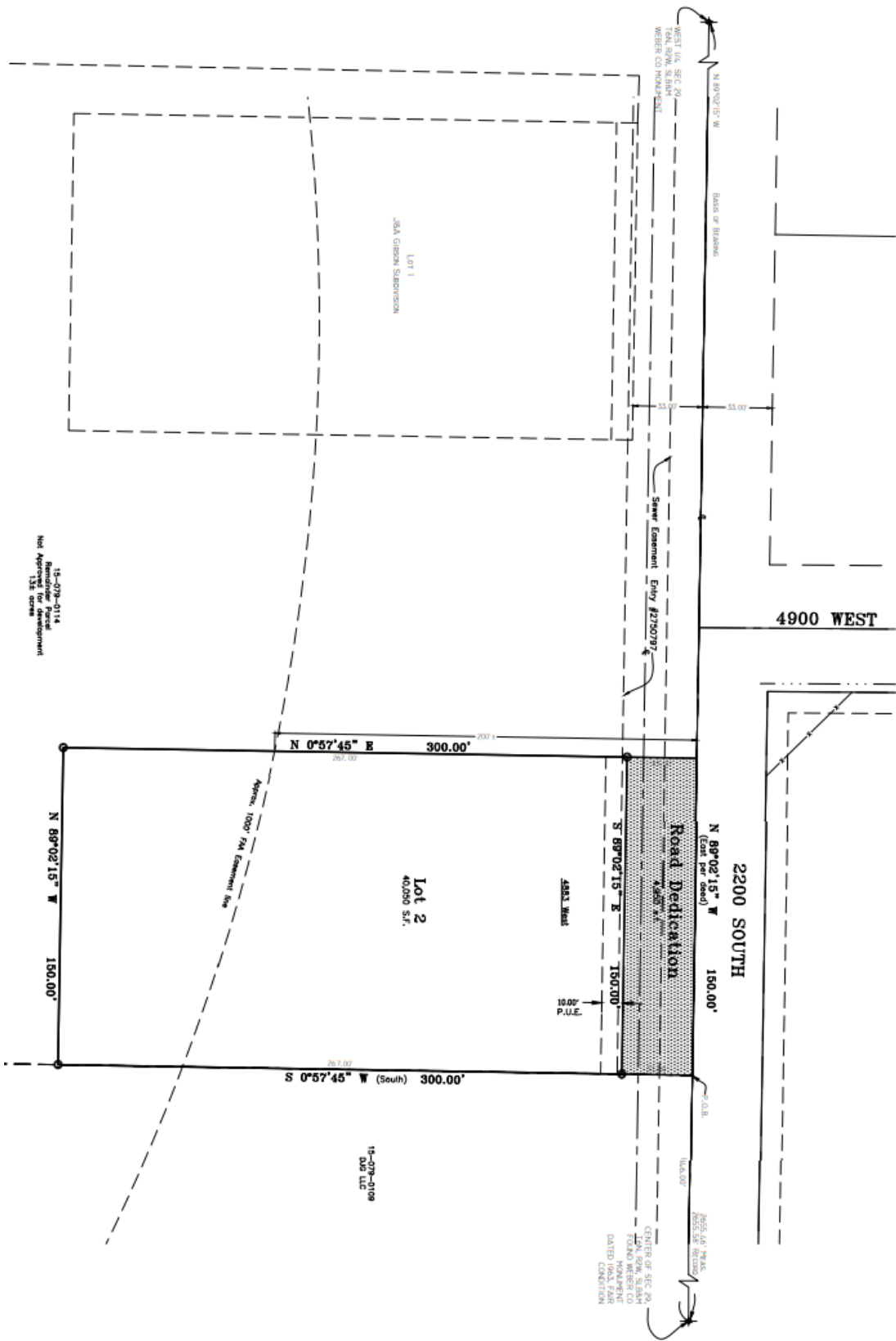
Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name <i>J & A Gibson Subdivision</i>		Number of Lots <i>(1)</i>	
Approximate Address <i>4895 W 2200 SO</i>		Land Serial Number(s) <i>15 079-0114</i>	
Current Zoning	Total Acreage <i>1</i>		
Culinary Water Provider <i>Taylor/West Weber</i>	Secondary Water Provider <i>Hooper Irrigation</i>	Wastewater Treatment <i>Weber County</i>	
Property Owner Contact Information			
Name of Property Owner(s) <i>John & Amy Gibson Family Trust</i>		Mailing Address of Property Owner(s)	
Phone <i>801-731-2905</i>	Fax		
Email Address <i>juwgfarmer@yahoo.com</i>		Preferred Method of Written Correspondence <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) <i>Same</i>		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence Email Fax Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <i>Landmark Survey</i>		Mailing Address of Surveyor/Engineer	
Phone <i>731-4075</i>	Fax		
Email Address		Preferred Method of Written Correspondence Email Fax Mail	
Property Owner Affidavit			
I (We), <i>John & Amy Gibson</i> , 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.			
<i>John Gibson Trustee</i> (Property Owner)		<i>Amy B. Gibson Trustee</i> (Property Owner)	
Subscribed and sworn to me this <i>15</i> day of <i>June</i> , 20 <i>20</i>			
		 <i>Shelley Hadley</i>	

Exhibit B - Proposed Plat

J&A GIBSON SUBDIVISION PHASE 2
 PART OF THE SW 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 UNINCORPORATED WEBER COUNTY, UTAH - JUNE 2020



ion all
 rom the
 Mt.
 0
 cation of
 the to
 1500

14-070-0114
 Remainder Parcel
 Not Approved for development
 150 acres

855.64' MEAS.
 104.00'
 0.00'
 CENTER OF SEC. 29
 T6N. 89W. S38E4
 FOUND WEBER CO
 DATED 1941 F&B
 CONDITION

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

June 16, 2020

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that ***preliminary*** approval has been given and the District has the capacity to provide culinary water only for 1 lot for the J & A Gibson Subdivision at the approximate address of 4895 W. 2200 S. Taylor UT.

Requirements:

- *Plan review fee=1 x \$25.00=\$25.00
- *Water rights fee = (\$4,363 per lot or current cost when paid) =\$4363.00
- *Secondary water = Must hook to Hooper Irrigations pressurized irrigation system.
- *Connection /Impact fees will need to be paid by the lot owner at the time of building construction (Impact fee \$5,228 per lot (or current cost when paid).
- *Cost for the water meter is \$375 plus \$100 for water use during construction.
- *Cost for Taylor West Weber Water to install connection \$1,730.00
- *Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer and the district attorney.

SUBDIVISION PERMITS SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all of the requirements of the District having board approval and all fees being paid and received. This letter expires six months from the day it is issued.

Sincerely,



TAYLOR WEST WEBER WATER IMP.
Ryan Rogers – Manager
Expires 12/16/2020



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

June 29, 2020

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Cottle Subdivision

The development is located at 2200 South and 4900 West approximately and consists of 1 lot. Hooper Irrigation Company has pressure irrigation water available for the afore mentioned project located at the above address.

This letter states that the afore named project is in the boundaries of Hooper Irrigation Company.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

June 29, 2020

Steve Burton
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: J&A Gibson Subdivision Phase 2
Sanitary Sewer Service
Will Server Letter

Steve:

At the request of Mr. John Gibson we have reviewed a subdivision plan for Phase II of the J&A Gibson Subdivision located at approximate address 4890 West 2200 South in Weber County or Taylor (see attached plan). We offer the following comments regarding Central Weber providing sanitary sewer service.

1. Central Weber has the capacity to treat the sanitary sewer flow from this subdivision.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48 hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the District prior to

Steve Burton
June 29, 2020
Page -2-

any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits.

If you have any further questions or need additional information please let us know.
Sincerely,



Kevin Hall, P. E.
Technical Director

cc: Chad Meyerhoffer, Weber County