



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of the Cash Cow Subdivision, a two-lot subdivision.
Type of Decision: Administrative
Agenda Date: Wednesday, November 18, 2020
Applicant: William F. and Jana Colvell, owner
File Number: LVC 092620

Property Information

Approximate Address: 3952 N 3175 W, Ogden UT
Project Area: 2.5 acres
Zoning: Agriculture (A-1) Zone
Existing Land Use: Agriculture
Proposed Land Use: Residential, Agriculture
Parcel ID: 19-010-0085
Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767
Report Reviewer: SB

Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 5 (A-1 Zone)
- Title 106 (Subdivisions)

Development History

Alternative access approval to create a private drive was granted in a public meeting held on February 11, 2020.

An administrative approval meeting was held for Cash Cow Subdivision on October 28th, 2020. It was tabled to get more information from Engineering and the Fire Marshall.

To address the Engineer's question: There was concern from Mr. Kenedy, a neighbor, that the location of the power pole will cause an issue with access to this property. The County Engineering Department is not responsible for the location of the power pole since it is owned by Rocky Mtn Power, and if the power pole is within the private right-of-way, it is the responsibility of the private party to arrange the relocation of the power pole with Rocky Mountain Power.

To address the Fire Marshall question: There was concern from a neighbor that 3175 West street, a private road, is not sufficient for fire access. The Fire Marshall's review to address this question is as follows:

"The existing road of 3175 West was approved years ago and it would be difficult to make the owners widen that entire road, it still is wide enough to access properties in emergencies. If 3175 w. ever becomes a county road consideration should be given to have it upgraded to county standards. As for the access going into the lots from 3175 W., as long as there is 26' of drivable surface it's approved. A hydrant will probably be required when a house is proposed on the east lot. The turn-around still needs to be approved. Make sure the hammerhead meets code."

Background and Summary

The applicant is requesting final approval of the Cash Cow Subdivision, a two-lot subdivision located at approximately 3952 North 3175 West in the A-1 Zone. This development plan includes a private drive on the south side of the parcel which will provide access to lot two of Cash Cow Subdivision.

The subdivision plat indicates a 30' by 162.5' or 4,875 square foot area dedicated to the public right-of-way called 3175 West Street.

Culinary water will be provided by Bona Vista Water Improvement District and each property will have an individual septic system.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by preserving the rural character of Western Weber County by creating large lots that allow for the presence of animals.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. That 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.

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 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width, and yard regulations: In the LUC §104-7-6, the A-1 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'.

Each lot within the Cash Cow subdivision meets the minimum acreage and width requirements of the A-1 zone.

Culinary water and sanitary sewage disposal: Bona Vista Water Improvement District will provide culinary water to each lot with six conditions of approval (see Exhibit B). The Weber-Morgan Health Department has provided a Septic Feasibility letter for lots 1 and 2 of Cash Cow Subdivision (see Exhibit C).

Secondary water shares: The applicant owns a 6.6 acre-feet water allotment.

Review Agencies: Planning, Engineering, Surveying, Weber Fire, and the Weber-Morgan Health Departments have reviewed the proposed subdivision. Minor revisions to the dedication plat and proof of secondary water are requested by Planning and Engineering.

Public Notice: Public notice was sent by mail to all property owners within 500 feet of the subject property.

Staff Recommendations

Staff recommends final approval of the Cash Cow Subdivision, a two-lot subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The owner enters into a deferral agreement for curb, gutter, and sidewalk.
2. The alternative access road and hammer-head turn-around shall be designed to meet the Fire Marshall requirements.

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.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of Cash Cow Subdivision 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: 11/18/20.



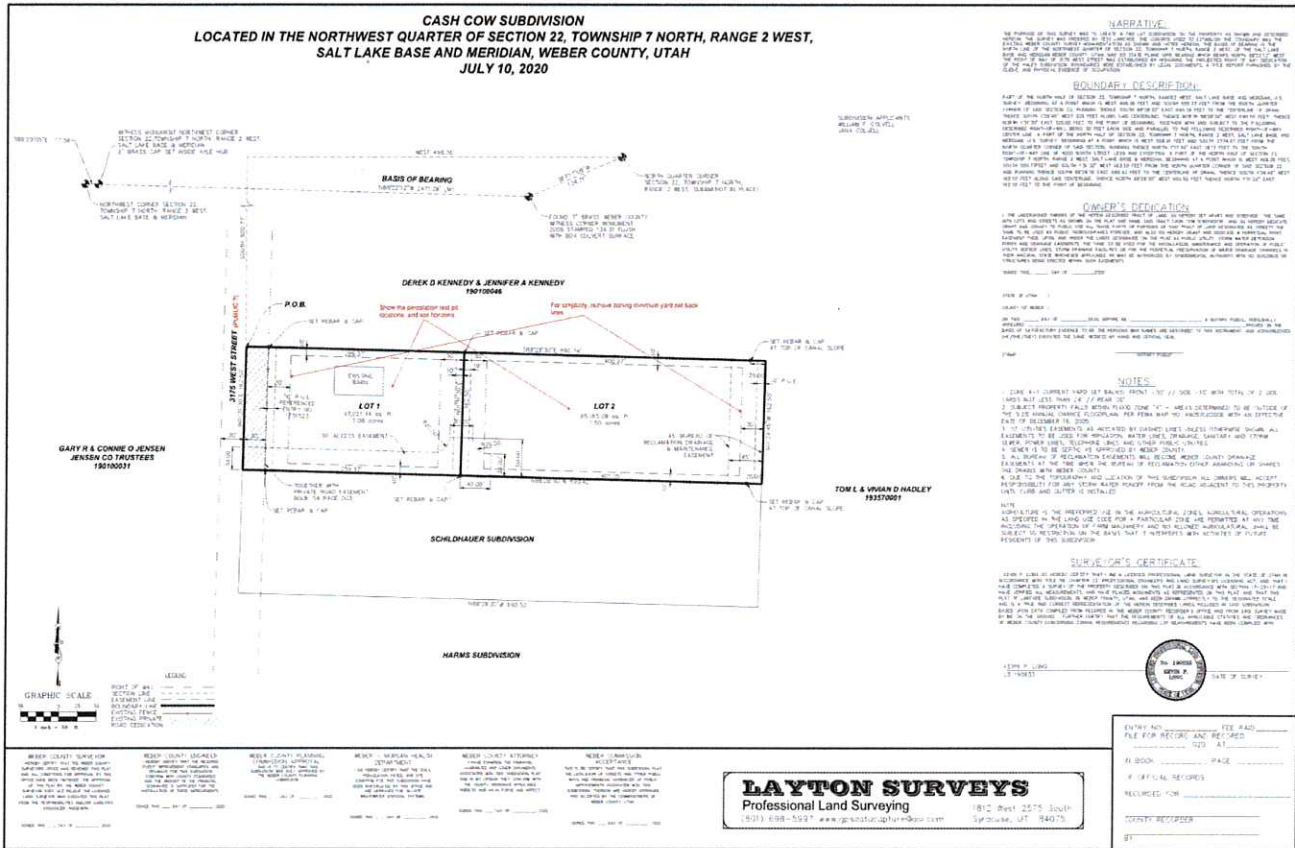
Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Bona Vista will-serve letter
- C. Septic Feasibility Letter

Map 1







Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

October 28, 2020

To Whom it May Concern;

RE: AVAILABILITY LETTER FOR Cash Cow

This development is located at approximately 3952 North 3175 West in Unincorporated Weber County and consists of 2 lots. The Bona Vista Water District does have culinary water available for this development.

Please note:

- A letter from the Fire Department stating that a flow test is not required will need to be provided to the District as soon as possible.
- An annexation fee of \$1,000 is applicable.
- Proof of secondary water for outside use will need to be provided prior to requesting a connection.
- A culinary water connection for domestic purposes only is available. The fee at this time for a standard residential connection is \$2,433.60.
- The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and set the water meter. All materials and workmanship must be in accordance with the Water District's specifications which are made available in our office.
- A residential water connection agreement form must be filled out, and all fees must be paid before culinary water service will be made available.

If you have any questions or concerns, I can be reached at 801-621-0474 ext. 207.

Sincerely,

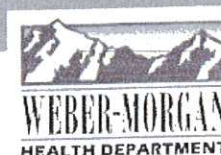
Matt Fox
Assistant Manager

Board of Directors
 Scott VanLeeuwen, Chairman - Marriott/Slaterville
 Michelle Tait, Vice Chairwoman - Harrisville
 Z. Lee Dickmore - Farr West
 Jon Beesley - Plain City
 Ronald Stratford - Unincorporated Area

Management
 Blake Carlin, Manager
 Matt Fox, Assistant Manager
 Marci Doolan, Administrative Manager

Health Officer/Executive Director

August 24, 2020



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

RE: William Colvell
3952 N 3175 W
Parcel #19-010-0085
Soil log #14905

Gentlemen:

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

DESIGN REQUIREMENTSArea of Test Pits 1 & 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 or a Packed Bed Media Treatment System followed by an At-Grade or Drip Irrigation Absorption Area 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 0.25 gal/ft²/day for a Wisconsin Mound absorption area, or 0.5 gal/ft²/day for an At-Grade or Drip Irrigation absorption area as required for the loam, granular structure soil horizons.

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
Environmental Health Division
801-399-7160

ENGAGE. EMPOWER.

phone: 801-399-7100 fax: 801-399-7110 1477 23rd Street Ogden, UT 84401 www.webermorganshealth.org