



Synopsis

Application Information

Application Request: Consideration and action on final approval of Fenster Farms Phase 4 Subdivision, a three-lot subdivision.
Type of Decision: Administrative
Agenda Date: Wednesday, February 24, 2021
Applicant: Kenny Palmer, Representative
File Number: LVF06012020

Property Information

Approximate Address: 560 N 5500 W, West Warren, UT, 84404
Project Area: 7.846 acres
Zoning: Agricultural (A-2)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 15-024-0015, 15-024-0016
Township, Range, Section: T6N, R2W, Section 07 SE

Adjacent Land Use

North: Agricultural	South: Agricultural
East: Agricultural	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@co.weber.ut.us
Report Reviewer: SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 Zone)

Background and Summary

The applicant is requesting final approval of Fenster Farms Subdivision Phase 4, consisting of three lots, including continuation of a county, dedicated road (560 North St) located at approximately 560 N 5500 W in the A-2 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the A-2 Zone. Single-family dwellings are a permitted use in the A-2 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-2 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. All lots in this proposed phase of Fenster Farms meet this requirement.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-2 zone standards in LUC § 104-7. The proposed subdivision will create two new public streets, as well as continue a previously dedicated public street (dedicated in Phase 1).

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for both culinary (West Warren-Warren Water) and secondary (Mt. View Irrigation). Weber-Morgan Health Department has performed the necessary testing to recommend design requirements for on-site septic systems for each lot.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being forwarded for preliminary approval.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2021 property taxes are not considered due at this time, but will become due in full on November 30, 2021.

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

Staff Recommendation

Staff recommends final approval of Fenster Farms Subdivision Phase 4, a three-lot subdivision located at approximately 560 North 5500 West. This recommendation is subject to all review agency requirements, and the following conditions:

1. An escrow established for improvements to be installed, prior to recording the subdivision.
2. A 5' no-climb fence must be installed along both sides of the irrigation ditch to the west and south of the proposed subdivision.
3. Final approval from West Warren-Warren Improvement District must be obtained prior recording the subdivision plat.
4. A note shall be included on the final plat stating that no structures shall be constructed within any easements.
5. A 20' turnaround easement on the northern boundary and on the southern boundary, for the purposes of maintaining the ditch, shall be shown on the final plat.
6. A berm shall be shored up on either side of the irrigation ditch.
7. A gate shall be placed on the road sides of the ditch easement for maintenance access.
8. A 25' ditch easement shall be shown on the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

Administrative Approval

Administrative final approval of Fenster Farms Phase 4 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, February 24, 2021.**



Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Approval from Water

Area Map



Exhibit A - Subdivision Plat

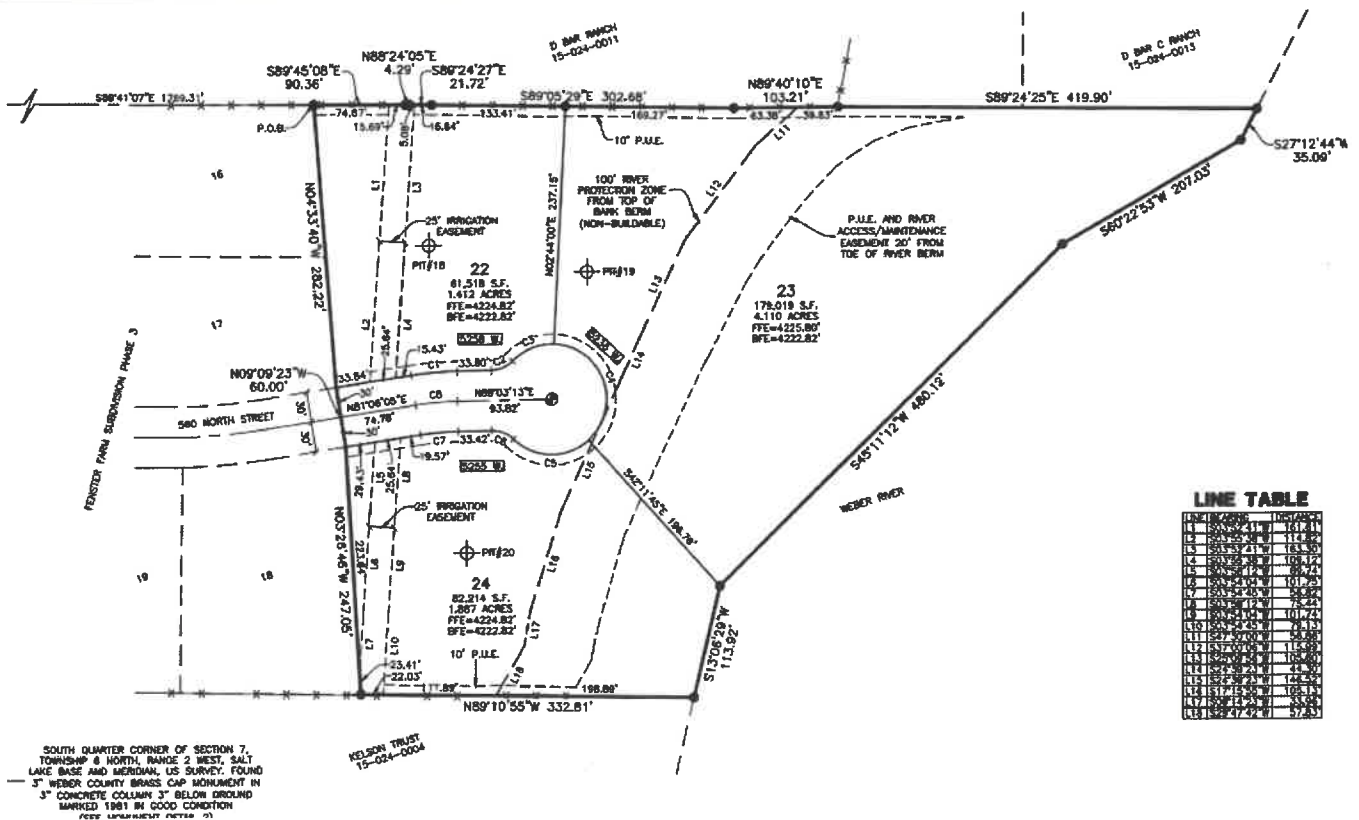


Exhibit B – Plan Approval from Water

West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrenwtr@gmail.com

September 2, 2020

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Fenster Farms Phase 4, Kenny Palmer


This proposed development is located at approx. 560 N 5500 W. in Warren, UT and consists 3 lots. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed development. Each building lot will still be required to obtain individual will-serve letters for building permits once parcel numbers are assigned.

Kenny Palmer has presented the board with a plat for the property. He has provided proof of secondary water and will provide a system plan for delivery of secondary water. The board has voted and approved the plans & approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- The Weber Basin Water Rights Impact Fee must be paid for each unit of service prior to issuance of this will-serve letter and prior to commencement of construction, to enable the purchase of sufficient water to service the district. Failure to pay said fee will result in measures halting construction.
- The Capital Facilities Impact Fee and Connection fee Without Existing Service Lateral or Connection Fee With Existing Service Lateral, must be paid prior to installation of a meter and water connection lines and materials. Per the water district's contract with Weber Basin, no water can be delivered until all fees have been paid.
- The installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots, inspected and approved by the WWWID board chairman, prior to final inspection of the home. Pressure requirements are a minimum of 50 to a maximum of 80 lbsp.
- Any amendments to the original plat or the plan for the secondary water system will need a new approval by the water board at a monthly meeting.
- All water lines, materials and installations must be done to the specification of the WWWID board, and must be inspected by the board chairman, or his designee, along with any necessary bacterial testing required by the state.
- A deposit of \$100.00 for metered water to be used during construction, must be paid prior to the commencement of construction.

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,



Melissa Murray, Clerk
West Warren-Warren Water Improvement District

Mt. View Irrigation
5238 W 150 N
Ogden, Utah 84404

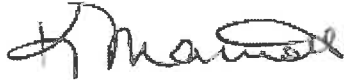
4-14-2020

To: Whom it May Concern

Dear Sirs,

This is to confirm that Mt. View Irrigation has approved the plans for the secondary water to the 3 Lots in Fenster Farms Subdivision Phase 4. The owner of the subdivision will be required to complete a development agreement with the company and the pipeline installation will need inspection and approval. Payment of applicable connection fees will need to be made and accepted prior to delivery of pressurized secondary water to each individual lot in the project. Each lot owner will become a shareholder in the company and be bound by its by-laws. A final acceptance letter will be issued once the improvements have been completed and approved.

Signed

A handwritten signature in black ink, appearing to read 'Kami Marriott', written in a cursive style.

Kami Marriott
Secretary



May 4, 2020

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

RE: Preliminary Subdivision Determination
Fenster Farm, Phase 4, Lots 13-21
Parcel #15-024-0016
Soil log #14572

Gentlemen:

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

DESIGN REQUIREMENTS

Lots 22-24: Documented ground water tables not to exceeding 12 inches, fall within the range of acceptability for the utilization of a Packed Bed Media System followed by an At-Grade absorption or Drip Irrigation absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.35 gal/sq. ft. /day as required for a clay loam blocky structure with a documented percolation rate of between 96-120 minutes per inch.

ENGINEERING CONSIDERATION:

There are multiple setbacks on these lots which need to be considered during the onsite wastewater plan development. They include; the open ditch north of lot 22 and 23, the 100 foot setback to the river (shown on preliminary plat), and the lined ditch running north to south and the associated easement. All of which need to be included on the onsite wastewater plan. The lots will likely require drip irrigation absorption system to fit the lot constraints. Outbuildings and swimming pool may be restricted due to lack of buildable area.

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,


Summer Day, LEHS III, Program Manager
Environmental Health Division
801-399-7160

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phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org