



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final approval of Wayment Farms Subdivision, consisting of three lots, with the request to defer asphalt, curb, gutter, and sidewalk.

Application Type: Administrative

Agenda Date: Wednesday, April 07, 2021

Approximate Address: 1782 N 5900 W, Ogden, UT 84401

Project Area: 10.106 Acres

Zoning: A-1, A-2

Existing Land Use: Residential/Agriculture

Proposed Land Use: Residential/Agriculture

Parcel ID: 15-022-0017, 15022-0024

Township, Range, Section: Township 6 North, Range 2 West, Section 06 SE

Adjacent Land Use

North: Agriculture	South: Residential/Agriculture
East: Agriculture	West: 5900 West St

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Title 106 (Subdivisions) Chapter 1-8 as applicable

Background and Summary

The applicants have submitted a request for final approval of the Wayment Farms Subdivision, a small subdivision consisting of three lots that fronts directly on 5900 W Street, located at approximately 1782 North 5900 West, Ogden, Utah. The proposed subdivision will establish a subdivision boundary and create two legal residential lots, and realign the boundary of a third legal lot. The lots contain 10.106 acres that currently include two single-family residences. The proposed subdivision conforms to both the zoning and subdivision requirements including adequate area and frontage, for lots 1 and 2, and has an access exception request for lot 3, which shows an access easement along the southern boundary of lot 3. This proposal comes with a request to defer asphalt, curb, gutter and sidewalk. At this time it is impractical to construct curb, gutter and sidewalk due to those improvements not being present in the surrounding area.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by creating residential lots which will preserve the low density rural residential setting (see page 2-5 of the Western Weber General Plan).

Zoning: The subject property is located in an Agricultural (A-1, and A-2) Zone. The purpose and intent of the A-1 Zone is found in LUC §104-2-1:

"The purpose of the AV-3 Zone and A-1 Zone is to:

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment."*

"The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible."

Small Subdivision: The Uniform Land Use Code of Weber County (LUC) §101 defines a "small subdivision" as "A subdivision consisting of three or fewer lots and for which no streets will be created or realigned". This subdivision consists of two lots and no new streets are being created or realigned. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Lot area, width and yard regulations: The lots contain 10.106 total acres and will be 150' wide (lots 1 and 2). Lot 3 will have a private access easement, that will be shown on the final plat, along the southern boundary of lot 3 (See alternative Access Exception application).

The site development standards for the A-1 and A-2 Zones are as follows:

- Minimum Lot Area: 40,000 sq. ft. for a single-family dwelling.
- Minimum Lot Width: 150 Feet

Culinary water and sanitary sewage disposal: Culinary water will be supplied by West Warren-Warren Water. Secondary water will be provided by Warren Irrigation. Sanitary sewer services will be handled by an approved septic system that has received water table monitoring and septic system. A feasibility letter from the Health Department has been submitted as part of this application (see Exhibit B).

Review Agencies: Weber Fire District Marshal and Weber-Morgan Health have approved this proposal. Weber County Engineering and Weber County Surveyor have items to be addressed prior recording the final plat.

Tax clearance: The 2020 property taxes have been paid in full. The 2021 property taxes are due in full as of November 30, 2021.

Public Notice: The required noticing for the final subdivision plat approval has been mailed 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(c).

Staff Recommendation

Staff recommends approval of Wayment Farms Subdivision, a three-lot subdivision that includes an alternative access request for lot 3, as well as a request to defer asphalt, curb, gutter and sidewalk along 5900 West St. This recommendation for approval is subject to all review agency requirements and based on the following conditions

1. A Deferral Agreement for curb, gutter and sidewalk shall be entered into by the owner and recorded with the final Mylar.
2. An alternative access agreement shall be recorded with the final mylar.
3. An onsite wastewater covenant shall be recorded with the final mylar.

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 Wayment Farms Subdivision, a three-lot subdivision that includes an alternative access request for lot 3, as well as a request to defer asphalt, curb, gutter and sidewalk along 5900 West St., 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: 4/7/21



Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Feasibility Letters – Water/Septic
- C. Proposed Final Plat

Map 1



Application

Project Description

Property Address 1782 N 5900 W
Ogden, UT, 84401

Property Owner Kayla Wayment
801-458-5808
kattlewomank@hotmail.com

Representative Robert Kunz
801-830-9896
robertdkunz@gmail.com

Accessory Dwelling Unit False

Current Zoning A-1

Subdivision Name Wayment Farms

Number of Lots 2

Lot Number

Lot Size

Frontage

Culinary Water Authority West Warren-Warren Water and Sewer

Secondary Water Provider Warren Irrigation Company

Sanitary Sewer Authority Health Department (Septic)

Nearest Hydrant Address

Signed By Owner,

Parcel Number

[✖ Remove](#) 150220017 - [County Map](#)

Exhibit B - Feasibility Letters - Water/Septic

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

December 22, 2020

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Jim and Kayla Wayment

This proposed building/residence is located at approx. 1792 N 5900 W in Warren, UT. Parcel #15-022-0017 and will consist of one lot. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed building/residence.

Jim and Kayla Wayment have provided proof of secondary water and are currently set up for delivery of secondary water. All water rights, connection and impact fees have previously been paid. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- All water lines, materials and installations must be done to the specification of the WWWD 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 WWWD Board. This letter expires 1 year from the day it is issued.

Sincerely,



 Melissa Murray, Clerk
 West Warren-Warren Water Improvement District

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



October 14, 2020

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

RE: Kayla Wayment
1772 N 5900 W Ogden, UT
Parcel #15-022-0017
Soil log #15060

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 13, 2020. The exploration pit is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12T, Nad 83, 406067 E 4571674 N)
0-21" Very Fine Sandy Loam, Granular Structure
21-44" Very Fine Sandy Loam, Blocky Structure
44-50" Loamy Very Fine Sand, Weakly Massive Structure, Many Red Mottles
Groundwater Encountered At 50"

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

DESIGN REQUIREMENTS

Culinary water will be provided by West Warren-Warren Water Improvement District, an existing approved community water system. A letter from the water supplier is required prior to issuance of a permit.

Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.5 gal/ft²/day as required for the very fine sandy loam, blocky structure soil horizon.

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 plat 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

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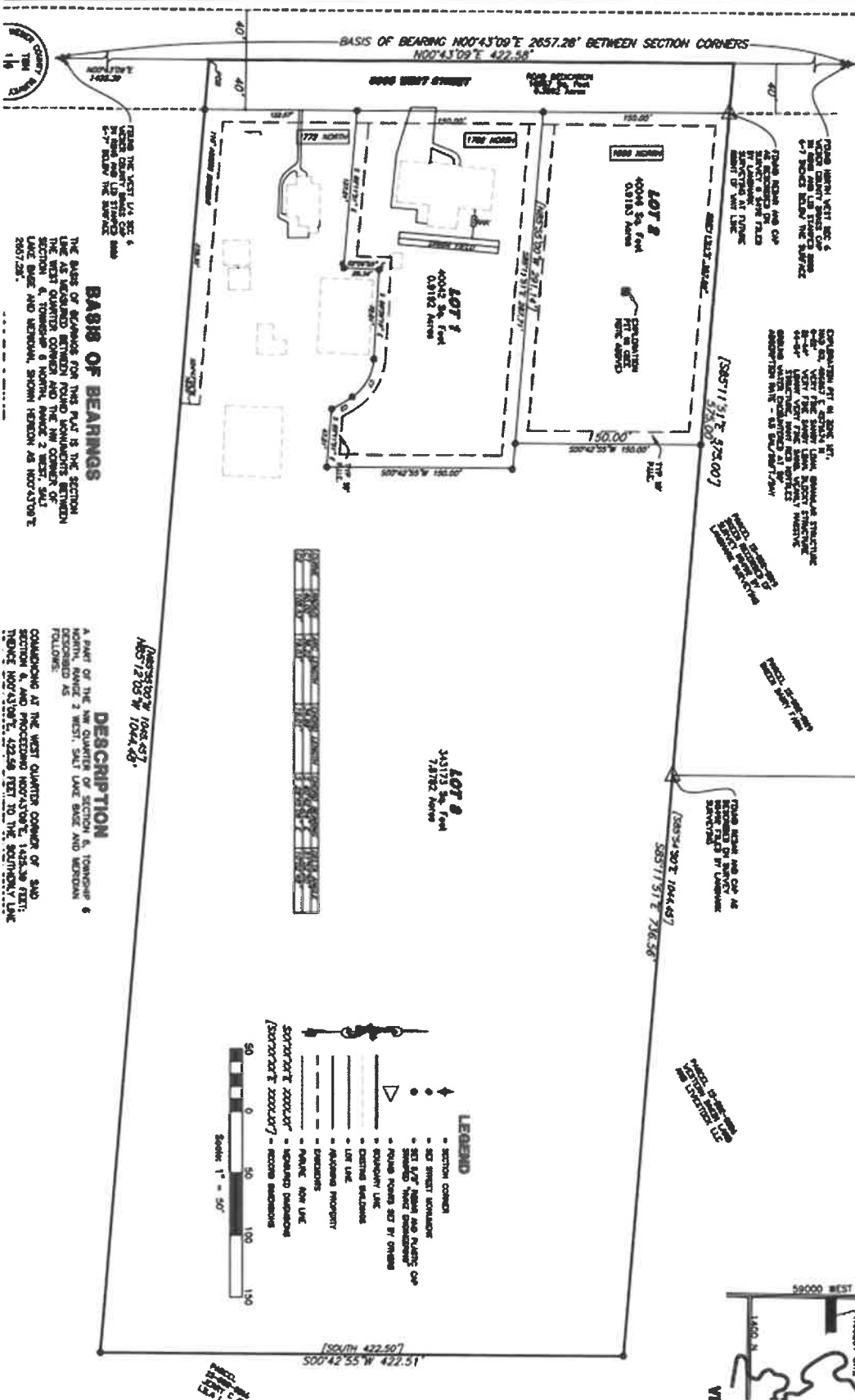
phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

Exhibit C-Proposed Final Plat

WAYMENT FARMS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 MARCH 4, 2021

MONUMENT
 DETAIL 1



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE AS MEASURED BETWEEN FOUND MONUMENTS BETWEEN THE WEST QUARTER CORNER AND THE NW CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOW HEREON AS N00°43'09\"/>

DESCRIPTION

A PART OF THE NW QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, AND PROCEEDING N00°43'09\"/>

LEGEND

- SECTION CORNER
- SET STREET MONUMENT
- SET 1/4\"/>

Scale: 1" = 50'

