

Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final plat approval of Lance Roylance

Subdivision 2nd Amendment.

Type of Decision: Administrative

Agenda Date: Monday, November 18, 2019

Project Area: 8.76 acres

Zoning: Agricultural Valley Zone (AV-3)

Applicant: Lance Roylance **Existing Land Use:** Residential/Vacant

Proposed Land Use: Residential

Parcel ID: 22-315-0001, 22-045-0061

Township, Range, Section: T7N, R1E, Section 34 NE

Adjacent Land Use

North: Residential Vacant South: Residential

East: Residential/2625 North St. West: Residential/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@co.weber.ut.us

801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley Zone (AV-3)
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Development History

- Lance Roylance Subdivision was recorded 1/13/2009
- River Ranch Subdivision 1st Amendment was recorded 3/6/2013.

Background and Summary

The Planning Division recommends final approval of Lance Roylance 2nd Amendment, creating an additional lot.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

<u>General Plan:</u> The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

<u>Zoning:</u> The subject property is located in the Agricultural Valley Zone more particularly described as the AV-3 zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-6-1 as:

"The purpose of the AV-3 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."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the AV-3 zone in LUC §104-6. The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The AV-3 Zone has a minimum lot area of 3 acres, and a minimum lot width requirement of 150 feet, per LUC §104-29-2(h) for a single family residential structure. The proposed amendment will adjust the southern boundary of the existing lot 2 in the Lance Roylance Subdivision 1st Amendment, as well as create an additional lot to the south. The following development standards will be reviewed upon submittal for land use approval for a residential building:

- Front yard setback: 30 feet
- Side yard setback: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
- Rear yard setback: 30 feet
- Maximum building height: 35 feet

<u>Natural Hazards Areas:</u> The majority of the existing subdivision is located in a Zone "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted. This parcel is not located in a geologic hazards study area.

<u>Culinary water and sanitary sewage disposal:</u> Eden Waterworks has provided final approval for culinary water, and Weber-Morgan Health Department has provided feasibility for a septic system.

<u>Review Agencies:</u> The Weber County Engineering Division, Weber County Surveyor, Weber-Morgan Health Department have all reviewed, but not yet approved this proposal. Weber Fire District has approved the proposed subdivision. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

<u>Tax clearance</u>: The 2019 property taxes have been paid in full. The 2020 property taxes will be due in full on November 30, 2020.

<u>Public Notice:</u> 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 subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Lance Roylance 2nd Amendment, creating an additional legal lot. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

- 1. Final approval from Eden Waterworks be provided, prior to County Commission approval (signature on the final plat).
- 2. Weber-Morgan Health Department receive all applicable paperwork and fees paid.
- 3. Engineering requirements be met, including either installation of or a receipt for escrow for all required improvements.

This recommendation for approval is based on the following findings:

- 1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
- 2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Lance Roylance Subdivision 2nd Amendment 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. Proposed Final Plat for Lance Roylance Subdivision 2nd Amendment
- B. Subdivision Application & Feasibility Letters

Location Map 1



Exhibit A - Proposed Final Plat for Lance Roylance Subdivision 2nd Amendment 89"40"31" W 168.06 7 50.09.8 Lot 5 197,404 a.f. 35.5 Lot 4 n.t. 163,985 s.f. 3.76 ocres S 0°16'50" HE SH 30.00" THE PARTY OF THE P K 98-41,01, A 10-88-00 1-88-00 D=60,00,00,0 ногда бидария ACTAL PROF EVY PART OF THE NE 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN LANCE SURVE/UNS-CERFFE(CATS L Year D. Knight, on swappy on the State of Union in professional and surveyor and yet in 1 on a professional and surveyor and yet of Union in Companies and Lord State On Act and Act WEHR COUNTY SUB VEYON'S CERTIFICATE: I heavy carefy and the Water County Sympyor's Office had reviewed this paid and all associations for expensel by this affice in your beam sociated. The opposed at this paid by the West County Suneque does not refers but Upstream Caref Sympyor was especially the form the representations and/or Sabaliss resourced thereafth Sprint Bellingson, Sociation of Sabaliss resourced thereafth Sprint Bellingson, Sociation of Sabaliss resourced thereafth Sprint Bellingson, Sociation of Sabaliss resourced thereafth. This is no entity. Bred this authorism part, the conditions of absents and some conditions of the cond I handle sentilly that the HABARK CVXIV/TY ENGINEER that demonstrate the sentilly that the message public temperatures the demonstrate that the control of the formation purposes in sentiments the this invanidation of these improvements are sentiments that the formation of these improvements sentiments and the sentiments of the control If YEAR CONTY ATTANKY I have examined the financial expensions and other documents cascalate that subdehibble plots cord in the platform byte submers with the County Commons applicable therein and now in lonce and affect. Suiped that they of Stateman, Weber County Prancing Commi ROYLANCE SUBDIVISION UNINCORPORATED WEBER COUNTY, UTAH - JULY 2020 Miles: Weber County Clerk NE 14 of Section 34, Township 7 North, Range 1 East, Sait Lake Base and Meridian No row Part I decrease the second of ABVELOPER: Lance Roylance 2ND AMENDMENT A pert of the Netherland Country of Section 24, Teaching 7, Hords, Bright | Cont. Seed Load Bear and Country of Section 24, Teach Seed Load Seed L WARRAT7VE . This survey eres requested by Lance Reylence to arrend the existing subdificient and to extend and dedicate the read (2625 North Street). STATE OF UTAH 35 COUNTY OF REBER 3 WHEREAM, the forespoking treatment before may on the dote first obc-me the obove named algoret(s) echnomissingsel to me that they a We heavily deficite a right-el-way to the potential with the purpose of public use all these points or professe all edictives of lead educational and interest of the education points or professe and we professe and education points or common to be sented on professes and transfel) or enable received on mode, stating certains an may be undestricted by the generating sented, or production as many be undestricted by the generating sented, or production assembly certains assembly certains of the production assembly certains on production assembly certains assembly, the common production assembly certains and production assembly certains and production of production assembly certains and production of production assembly certains and production of production assembly certains assembly certains and production of productions assembly certains as as as as a certain assembly certains as as as a certain assembly certains as as as a certain as a certain assembly certains as as as a certain as as a certain as a c Boundary was established from existing eucodylsion plots. Books of bearing is state plane grid from manument as ahown Contains 6,78 ocres THEREFORE, on a Notary Public and official east. Individual Acknow M WITHESS WHEREOF, the hand of each We the undersigned owner(s) of the herein described troot of lond, do hereby set sport and autoficide the some into Late and attends on whom or noted herein and nome soid troot (JANCE ROTLANCE SUBDINSON 2ND AUCHOLDSTI martin sed in dela in 100 arroy (2-1), west County (or 102 - 104 - 104 arroy (2-1), west County (or 102 - 104 arroy (2-1), 105 arroy (2 it none below April (coast 2000 Wast - 461.0 Hand History, 277 26489 2021 - 751 - 4607.5 signature): Subdivision wicdgement id Grantor(s), this By Deputy: Fee poid The poid and becoming the belonger of the best of the be Weber County Recorder Entry no. LISLE F. ROTLANCE Filed for recent and recorded and personally appeared in instrument, who duty is some. in Utoh, Witness my hand of official records. Lyann H IOta

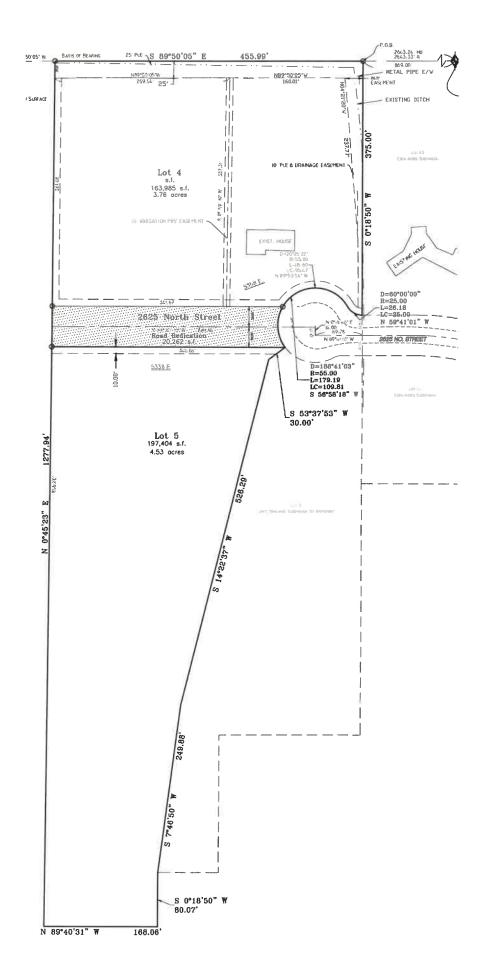


Exhibit B – Subdivision Application & Feasibility Letters

Weber County Subdivision Application								
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Bivd. Suite 240, Ogden, UT84401								
Date Submitted / Completed	Fees (Office L	ise)	ReceiptNumb	er(OfficeUse)		File Number (Office Use)		
Subdivision and Property Information								
Subdivision Name LANCE RO	YLANC	E SUBDIVISIO	N 2ND A	AMEND	MENT	Number of Lots		
Approximate Address 5359 EAST	Land Serial Number(s)							
Current Zoning	TotalAcreag	້ 5	22	- 045-	000			
Culinary Water Provider EDEN		Secondary Water Provider	WOLF CREEKLI		Wastewater 1	PTIC SYSTEM		
Property Owner Contact Info	rmation							
Name of Property Owner(s) LANCE ROYLANCE		Mailing Address of Property Owner(s) PO BOX 54 HUNTSVILLE UTAH						
Phone 801-710-5498	Fax			84317				
Email Address LROYLANCE@SNOWBASIN.COM Preferred Method of Written Correspondence Email Fax Mail					ence			
Authorized Representative Co	ntact Info	rmation						
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person						
Phone	Fax							
EmailAddress			Preferred Method of Written Correspondence Email Fax Mail					
Surveyor/Engineer Contact In	formation							
Name or Company of Surveyor/Engineer	LANDMAF	RK SURVEYING INC	Mailing Address of Surveyor/Engineer Landmark Surveying Inc. 4646 S. 3500 W. West Haven,					
Phone 801-731-4075	Fax			UT 84401				
tyler@landmarksurveyutah.com			Preferred Method of Written Correspondence Email Fax Mail					
Property Owner Affidavit		•						
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. (Property Owner)								
Subscribed and sworn to me this 3 day of 5 20 20				(C)	NOTARY F	J. MORBY PUBLIC 0 STATE OF UTAH ISSION NO. 705242 EXP. 03-18-2023		



5402 E 2200 N PO BOX 13 EDEN, UT 84310 801-791-1772

edenwaterworks@gmail.com

January 21, 2020

Weber County Planning Commission 2380 Washington Boulevard Ogden, Utah 84401

To Whom It May Concern:

Re: Lance Roylance 5358 E 2625 N, Lance Roylance Subdivision Admendment #2 Lot #5 Eden, UT 84310

The Eden Water Works Company would like to inform you of the availability of water for the proposed property above. Shares of class "D" and "Commercial" stock in the Company are available for purchase.

It is mandatory that the following conditions be met:

- 1. Proof of secondary water rights assigned to property.
- 2. Purchase Eden Water Works Company share to include item #3.
- 3. Additional cost of replacement water from Weber Basin Water.
- 4. Pay applicable hookup fees.
- 5. Prior to occupancy, meter must be installed and tested. Failure to do so will result in a \$50.00 fine for the first week and \$100.00/week thereafter.
- 6. Satisfy the Impact to EWWC system and Potential Impact Fees

Upon the purchase of stock and when these conditions are met and verified by a member of the Board of Trustees or its designated representative, the Board will be pleased to make the connection to the Company water system.

Sincerely

Board of Trustees

Eden Water Works Company

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



February 4, 2020

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

RE:

Lance Roylance Property,

Remainder parcel of the Lance Roylance subdivision 1st Amendment

Parcel #22-045-0061 Soil log #14096

Gentlemen:

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

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the sandy loam, massive 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 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 Environmental Health Division

801-399-7160