

Analysis

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

Zoning: 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

Natural Hazards Areas: 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.

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

Review Agencies: 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.

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

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 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



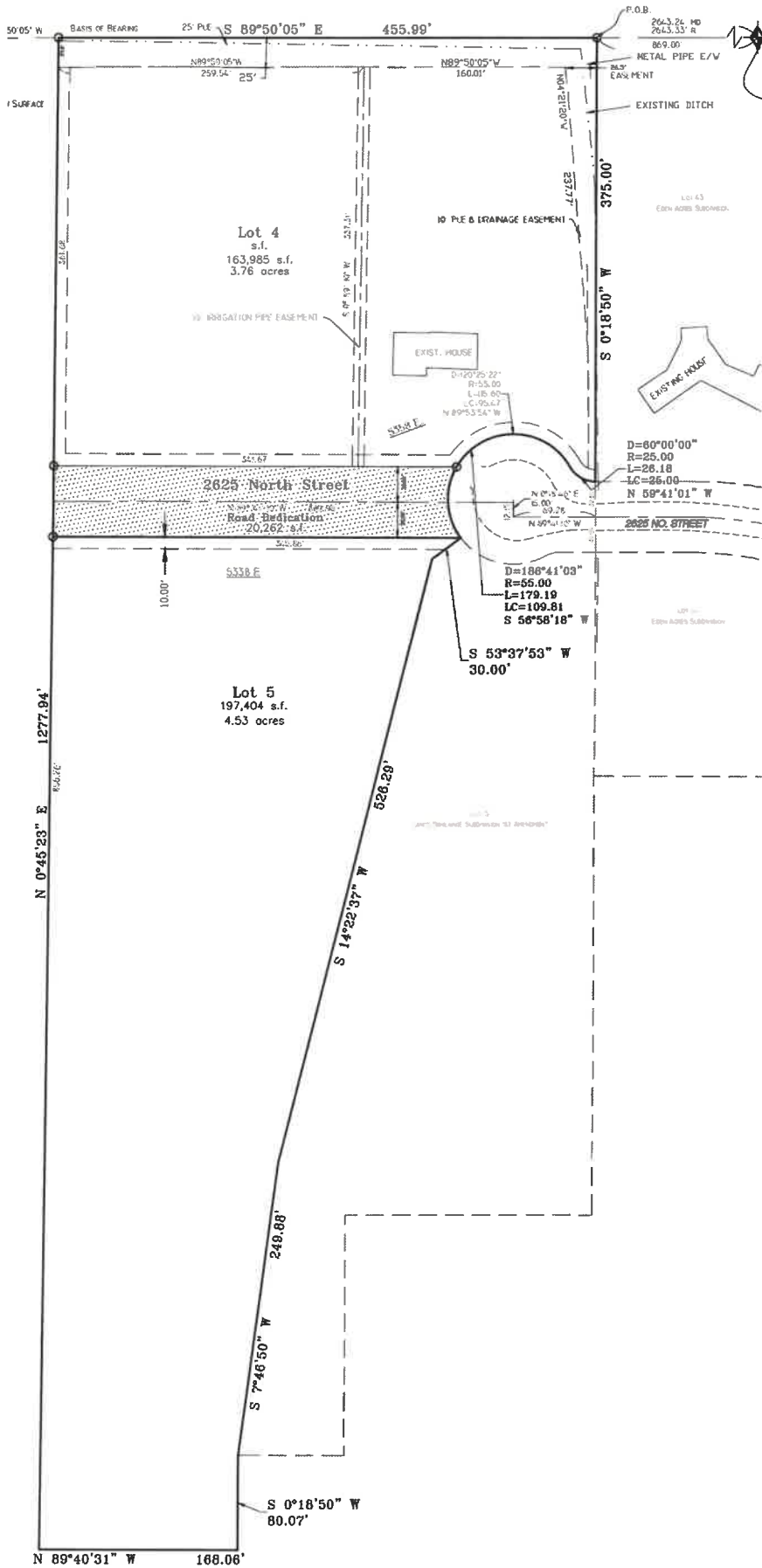


Exhibit B – Subdivision Application & Feasibility Letters

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 LANCE ROYLANCE SUBDIVISION 2ND AMENDMENT			Number of Lots 1
Approximate Address 5359 EAST 2625 NORTH EDEN 84310		Land Serial Number(s) 22-045-0066	
Current Zoning	Total Acreage 5		
Culinary Water Provider EDEN	Secondary Water Provider WOLF CREEK/LINDSY DITCH	Wastewater Treatment SEPTIC SYSTEM	
Property Owner Contact Information			
Name of Property Owner(s) LANCE ROYLANCE		Mailing Address of Property Owner(s) PO BOX 54 HUNTSVILLE UTAH 84317	
Phone 801-710-5498	Fax		
Email Address LROYLANCE@SNOWBASIN.COM	Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail		
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s)		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 LANDMARK SURVEYING INC		Mailing Address of Surveyor/Engineer Landmark Surveying Inc. 4646 S. 3500 W. West Haven, UT 84401	
Phone 801-731-4075	Fax		
Email Address tyler@landmarksurveyutah.com	Preferred Method of Written Correspondence Email Fax Mail		
Property Owner Affidavit			
I (We), <u>Lance Roylance</u> 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)		_____ (Property Owner)	
Subscribed and sworn to me this <u>3</u> day of <u>Sept</u> 20 <u>20</u>			
		 ANN J. MORBY NOTARY PUBLIC • STATE of UTAH COMMISSION NO. 705242 COMM. 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

