



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on Final approval of Vue De Valhalla Subdivision consisting of 1 lot.
Type of Decision: Administrative
Agenda Date: Monday, November 22, 2021
Applicant: Marcus & Gwen Zabokrtsky, Owners
File Number: UVV010821

Property Information

Approximate Address: 3114 N 3825 E., Liberty, UT
Project Area: 6.91 acres
Zoning: Forest Valley 3 (FV-3) & Agricultural Valley 3 (AV-3)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 22-023-0160
Township, Range, Section: T7N, R1E, Section 29 SE

Adjacent Land Use

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

Staff Information

Report Presenter: Scott Perkes
sperkes@co.weber.ut.us
801-399-8772
Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones AV-3)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (Forest Valley Zone FV-3)

Background and Summary

The applicant is requesting final approval of Vue De Valhalla Subdivision consisting of one residential lot (See **Exhibit A**). This proposed subdivision extends dedicated roadway for both Nordic Meadows Drive eastwards and Carrol Street southwards. 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 Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is primarily located in the FV-3 Zone with a small portion of the northern tip in the AV-3 Zone. Single-family dwellings are a permitted use in both the FV-3 and AV-3 Zones.

Lot area, frontage/width and yard regulations: LUC § 104-2 (AV-3 Zone) & 104-14 (FV-3 Zone), require a minimum lot area of 3 acres for a single family dwelling and a minimum lot width of 150 feet. The proposed lot meet both of these zoning minimum standards.

Culinary water and Secondary Water: Both culinary and secondary water will be provided to the lot through a personal well (see **Exhibit B**). This well has already be installed on the property and is fully operational.

Sanitary Sewage Disposal: The proposed subdivision will be served by on-site waste water system (septic). The Weber-Morgan Health Department have issued a Septic Feasibility Letter detailing the feasibility of an on-site water disposal system for the subdivision (see **Exhibit C**).

Floodplain: The subject property contains a seasonal stream corridor that traverses from the Northeast towards the Southwest. This corridor requires that base flood elevations (BFEs) be calculated and depicted on a final plat in order to determine safe finished floor elevations for future homes.

BFE calculations have been studied and submitted to FEMA to begin a LOMA (Letter of Map Amendment) process. The Weber County Engineering Department will need to review and approve these calculations and the FEMA LOMA documentation prior to the final mylar being recorded. The proposed final plat (**Exhibit A**) depicts the calculated BFEs along the stream corridor, as required by LUC sec. 106-1-8.20(c), to allow the areas adjacent to be developable for residential structures.

This stream corridor is also depicted as a seasonal stream on the Ogden Valley Sensitive Lands Map. Per LUC Sec. 104-28-2(b)(1)c. (Ogden Valley Sensitive Lands Overlay Zone) the corridor requires a minimum 50-foot setback from high water mark for any future buildings. This setback has been depicted on the final plat. Of note, the 50-foot setbacks from high water marks far exceed the base flood elevations that have been calculated. This ensures that all new structures placed outside of the 50-foot setback are also well outside of the anticipated 1% Annual Chance Floodplain Elevation.

Review Agencies: To-date, Planning, Engineering, Fire, Surveying, and the Weber-Morgan Health Department have reviewed this project. All review agency requirements must be addressed and completed prior to the final subdivision plat being recorded with the Weber County Recorder's Office.

Tax Clearance: There are no outstanding tax payments related to the parcel.

Staff Recommendation

Staff recommends final approval of Vue De Valhalla Subdivision consisting of 1 lot, located at approximately 3114 N 3825 E., in Liberty. This recommendation is subject to all review agency requirements, and the following conditions:

1. Engineering review of the estimated base flood elevations and FEMA LOMA documentation will need to be finalized and approved by the Weber County Engineer prior to recording the final plat.
2. If not already installed, plans and cost estimates for the applicable subdivision improvements for the Nordic Meadows Drive and Carol Street extensions will need to be submitted and approved by the Engineering Division for escrow and improvement agreement approval.
3. A deferral agreement for curb, gutter, and sidewalks for the project's frontages along Nordic Meadows Drive and Carol Street will need to be executed and recorded simultaneously with the final plat.
4. An Onsite Wastewater Disposal Systems Deed Covenant and Restriction shall be recorded simultaneously with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the 2016 Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

Administrative Approval

Administrative final approval of Vue De Valhalla 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: 11/22/21



Weber County Planning Director

Exhibits

- A. Proposed Final Plat
- B. Private Well Permit
- C. Septic Feasibility letter

Vue de Valhalla Subdivision

PART OF THE SE 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: April 18, 2016

OWNER'S DEDICATION

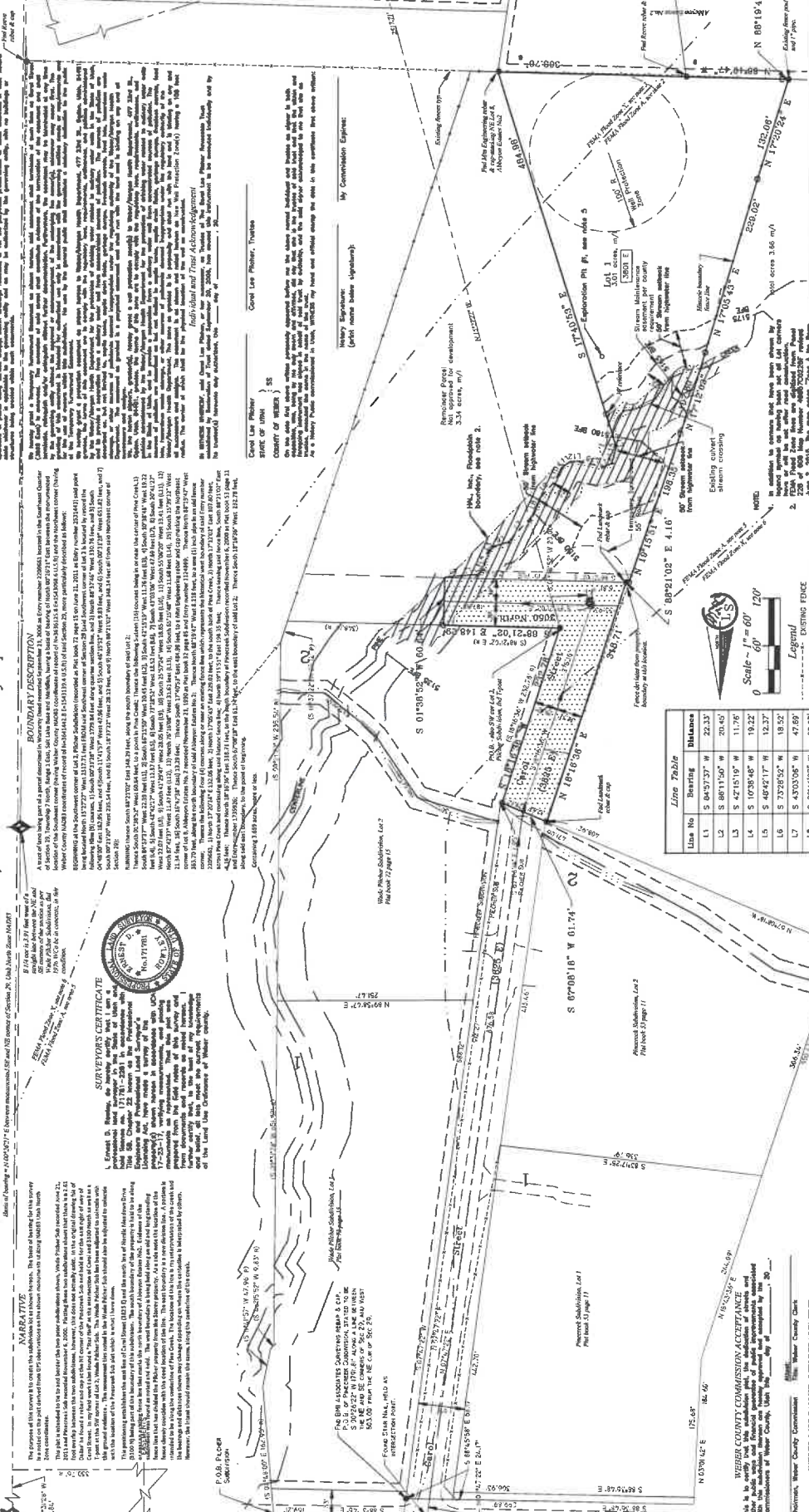
The undersigned hereby dedicates to the public the easements, rights and interests therein shown on this plat, to be used for the purposes stated herein. The dedication is made for the benefit of the public and is irrevocable. The easements, rights and interests are as follows: ...

BOUNDARY DESCRIPTION

A tract of land being part of a parcel described in Weber County Plat No. 2008 as Lot 1000, ...

RECORD DATA

RECORD DATA
RECORD DATA
RECORD DATA



Line Table

Line No	Bearing	Distance
1.1	S 84°32'37" W	22.33
1.2	S 88°11'50" W	30.65
1.3	S 42°15'10" W	11.78
1.4	S 10°28'48" W	19.22
1.5	S 49°47'17" W	12.27
1.6	S 73°28'52" W	18.52
1.7	S 43°03'05" W	47.69
1.8	S 20°41'27" W	23.07
1.9	S 41°29'47" W	28.05
1.10	S 25°27'24" W	18.85
1.11	S 55°23'30" W	13.41
1.12	S 57°42'37" W	11.27
1.13	N 79°16'08" W	31.81
1.14	S 85°15'48" W	11.68
1.15	S 15°33'18" W	21.24
1.16	S 18°47'38" E	13.29

WEBER COUNTY SURVEYORS CERTIFICATE

I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plat, and that the same has been approved by the Board of Surveyors of Weber County, Utah.

WEBER COUNTY ENGINEER

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WEBER COUNTY ATTORNEY

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PLAT INFORMATION

Plat No. 2016-001
Date of Survey: April 18, 2016
Surveyor: [Name]
County: Weber County, Utah

PLAT RECORDS

Recorded in Book [] of Page []
Filed for record on [] at [] o'clock [] M.
County Recorder: Leon H. []

PLAT RECORDS

Recorded in Book [] of Page []
Filed for record on [] at [] o'clock [] M.
County Recorder: Leon H. []

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Weber-Morgan Health Department
Environmental Health Division
477 23rd Street
Ogden, UT 84401

Well/Spring Permit

GWEN ZABOKRTSKY
3300 N 3825 N
EDEN, UT 84050

ZIMMERMAN #527

MAY 06, 2021

Permit Date



Brian Cowan, MPH, LEHS, Health Officer

Post in Public View — Non-Transferable

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



May 6, 2020

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

RE: Gwen Zabokitsky
Approx. 3300 N 3825 E
Parcel #22-023-0160
Soil log #14961

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. The placement of the well is critical so as to provide the required 100 foot protection zone around the well. The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 36 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 12 inches. The absorption field is to be designed using a maximum loading rate of 0.5 gal/sq. ft./day as required for the gravelly loam, granular 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,

Craig Jorgensen, L.E.H.S.
Environmental Health Division
801-399-7160

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Phone: 801-399-7100 | Fax: 801-399-7110 | 477 33rd Street, Ogden, UT 84401 | www.webermorganhealth.org