



## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request for final approval of Barnett Subdivision, consisting of one lot.  
**Type of Decision:** Administrative  
**Agenda Date:** July 20, 2022  
**Applicant:** Jonathan Barnett  
**File Number:** LVB061522

#### Property Information

**Approximate Address:** 6301 W 700 N, West Warren  
**Project Area:** 2.5 acres  
**Zoning:** A-3  
**Existing Land Use:** Vacant/Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 10-034-0020

#### Adjacent Land Use

**North:** Agriculture  
**East:** Agriculture

**South:** Agriculture  
**West:** Agriculture

#### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766  
**Report Reviewer:** RG

### Applicable Ordinances

- Title 104, Zones, Chapter 2, Agricultural (A-3) Zone
- Title 106, Subdivisions

### Background & Summary

The applicant is requesting final subdivision approval of Barnett Subdivision consisting of one lot. The property is in the A-3 zone. The proposal meets the zoning and subdivision ordinance and is considered a small subdivision, which can be approved by the Planning Director. The following is an analysis of the proposal compared to the land use code.

### Analysis

**General Plan:** The proposal conforms to the West Central Weber County General Plan by maintaining the density allowed by the existing zoning in the area, and preserving agricultural land in the higher intensity agriculture zones.

**Zoning:** The subject property is located in the Agricultural Valley (A-3) Zone. The purpose of the A-3 zone is identified in the LUC §104-2 as:

The purpose of the A-3 Zone is to designate farming areas where high-intensity agricultural pursuits can be permanently maintained.

The A-3 zoning requires a minimum lot size of two acres and a minimum width of 150 feet. The proposed subdivision lot is 2.5 acres in size and is 150 feet wide along 700 N Street.

**Culinary water and sanitary sewage disposal:** Culinary water will be provided by West Warren-Warren Water Improvement District. The owner has provided an unconditional will serve letter for the culinary water connection. Secondary water will be

provided by an existing private well. A covenant will be recorded with the subdivision that specifies how much area can be irrigated, based on the water right assigned to that lot.

Sewage disposal will be done through individual septic systems. The Weber-Morgan Health Department has issued a feasibility letter for lot 1.

Public Right of Way opportunities: The proposal includes 33 feet of public street dedication along 700 N street. The county master plan for roads shows the UDOT West Davis Corridor running through this lot. Because of this, staff reached out to UDOT who responded in writing, stating that they have no concerns with the lot being platted in this location (see exhibit B).

Review Agencies: The proposed subdivision has been reviewed and approved by the Surveyor's Office, Engineering Division, and the Fire District. All review agency requirements must be met before the subdivision records.

### **Staff Recommendation**

Staff recommends final approval of Barnett Subdivision, consisting of 1 lot. The recommendation is based on all review agency requirements and the following conditions:

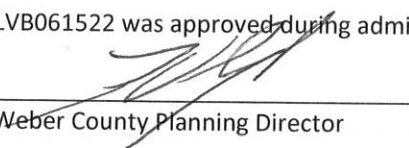
1. An irrigation covenant will be recorded, specifying the amount of area allowed to be irrigated on each lot.

This recommendation is based on the following findings:

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

### **Administrative Subdivision Approval**

LVB061522 was approved during administrative approval held on July 20, 2022.

  
\_\_\_\_\_  
Weber County Planning Director

### **Exhibits**

- A. Subdivision Plat
- B. UDOT Letter

## Map 1



ENCE CORNER IS  
4.7' WEST OF  
PROPERTY LINE

BARROW, LINDA 75% ET AL  
10-034-0011

ENCE CORNER IS  
3.8' WEST OF  
PROPERTY LINE

2020

# MONUMENT DETAIL 1 (NOT TO SCALE)



# MONUMENT DETAIL 2 (NOT TO SCALE)

## SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0404938 E 4569518 N)

- 0-4" SILT LOAM, GRANULAR TO BLOCKY STRUCTURE
- 4-23" SILT LOAM, MASSIVE STRUCTURE
- 23-38" SILTY CLAY LOAM, MASSIVE STRUCTURE
- 38-48" SILTY CLAY LOAM, MASSIVE STRUCTURE
- GROUND WATER ENCOUNTERED AT 48"

## BASIC

THE BASIS OF BEARI  
BETWEEN THE WEST  
CORNER OF SECTION  
SALT LAKE BASE ANI  
S89°003'24"E.

THE PURPOSE OF TH  
SUBDIVISION PLAT OF  
BOUNDARY WAS DETE  
DEPTH OF THE SURF



## Burton,Steven

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**From:** Randy Jefferies <rjefferies@utah.gov>  
**Sent:** Friday, June 24, 2022 1:36 PM  
**To:** Ewert,Charles  
**Cc:** Ryan Rogers; Burton,Steven; jon.elitefab@gmail.com  
**Subject:** [EXTERNAL] Re: FW: Property at 6405 W. 700 N.  
**Attachments:** 2009 Corridor Study.pdf

**CAUTION:** This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Charlie,

Ryan contacted me to ask about UDOT's interest in parcel 10-034-0020. I am the designated UDOT project manager for this corridor. My understanding is that Ryan's property is under contract and there is a pending building permit on the property. As you may know, UDOT conducted a corridor study in 2009 (see attached) to define a preliminary alignment for planning and corridor preservation purposes. This was not an environmental or engineering study by any means, but a high level look at a possible corridor. Since then, UDOT has begun purchasing properties along this corridor on a willing seller, willing buyer basis through its corridor preservation program.

This particular property is within an area where we have two options (see Figure 26 on page 59). Typically UDOT would be interested in purchasing properties on both options. However, in this case, where the property is under contract already and significant time and expense has been invested toward the purchase, we do not feel it prudent to step in at this point - unless the property owner or proposed buyer wish us to. There is still open ground available in the vicinity of this lot that would present options for the future corridor. When the environmental study is conducted, UDOT will be required to look at numerous alternatives with the goal to minimize impacts to homes, farms, wetlands, and other resources. Until that study is complete, we do the best we can with what we know.

Please let me know if you need anything further from UDOT on this. If you'd like to give me a call, you can reach me at 801-791-1059. Thanks!

On Thu, Jun 23, 2022 at 12:16 PM Rex Harris <[rexharris@utah.gov](mailto:rexharris@utah.gov)> wrote:  
Ryan,

Thanks for the email. I had turned this issue over to Randy Jefferies (801-791-1059), who is the assigned UDOT PM over this segment of road, to work with you and our right-of-way corridor preservation manager, so I am sorry if there has been miscommunication. I let Randy know about your email and he will be reaching out to discuss this with you.

Rex

On Thu, Jun 23, 2022 at 10:02 AM Ryan Rogers <[ryan@taylorwestweberwater.com](mailto:ryan@taylorwestweberwater.com)> wrote:

Rex,

I have forwarded you an email that we have previously talked about. The county is asking for a letter or a response to the email our conversation was by phone. Would you please reply to this email with a response to the States plans around the property of 6405 W. 700 N. in western weber county? Previously you had stated that the state has not delineated a ride of way for legacy in this area yet and was giving the county the option to do so.

Thanks,

**Ryan Rogers**

**Taylor West Weber Water**

**Manager 801-731-1668**



**From:** Ryan Rogers

**Sent:** Wednesday, May 4, 2022 11:38 AM

**To:** [rexharris@utah.gov](mailto:rexharris@utah.gov)

**Subject:** FW: Property at 6405 W. 700 N.

Rex,

I spoke to you a few months ago about some property that I am selling. You asked me to reach out to the county about the Legacy Highway I spoke with Charlie Ewert and have forwarded his response with this email. The water monitoring and the feasibility of a septic system came back a feasible. I have the property under contract to a buyer. Would you be able to write a letter as you had stated before?

Thanks,

**Ryan Rogers**

**Taylor West Weber Water**

**Manager 801-731-1668**



**From:** Ryan Rogers  
**Sent:** Wednesday, May 4, 2022 11:22 AM  
**To:** [jon.elitefab@gmail.com](mailto:jon.elitefab@gmail.com)  
**Subject:** FW: Property at 6405 W. 700 N.

**Ryan Rogers**

**Taylor West Weber Water**

**Manager 801-731-1668**



**From:** Ewert, Charles <[cewert@co.weber.ut.us](mailto:cewert@co.weber.ut.us)>  
**Sent:** Monday, January 31, 2022 9:46 AM  
**To:** Ryan Rogers <[ryan@taylorwestweberwater.com](mailto:ryan@taylorwestweberwater.com)>  
**Cc:** Myers, Gary <[gmyers@co.weber.ut.us](mailto:gmyers@co.weber.ut.us)>  
**Subject:** RE: Property at 6405 W. 700 N.

Hi Ryan. We have not created definitive right-of-way for legacy, and I doubt we ever will. We look to UDOT to do that. We will, however, be adopting a minimum right-of-way width for the corridor. Most likely 230 feet wide.



In addition, I just found out last week that we no longer have to require landowners to give UDOT first right of refusal before they develop. That section of the highway is only slated to be a two lane road for the foreseeable future, but we are planning the right-of-way for an eventual freeway.

CHARLIE EWERT, AICP

PRINCIPAL PLANNER

WEBER COUNTY PLANNING DIVISION

2380 WASHINGTON BLVD, SUITE 240  
OGDEN, UTAH, 84401-1473

CEWERT@WEBERCOUNTYUTAH.GOV

801-399-8763 (OFFICE)

**From:** Ryan Rogers <[ryan@taylorwestweberwater.com](mailto:ryan@taylorwestweberwater.com)>

**Sent:** Monday, January 31, 2022 9:13 AM

**To:** Ewert, Charles <[cewert@co.weber.ut.us](mailto:cewert@co.weber.ut.us)>

**Subject:** [EXTERNAL] Property at 6405 W. 700 N.

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Charlie,

At the meeting for on the 18<sup>th</sup> of January at the West Weber Elementary School it came to my attention that one of the potential routes for the Legacy Highway is through the property my home is on (6405 W. 700 N.) and the adjacent property which I own to the east of my home. I am in the process of doing water monitoring for the property east of my home with the Weber Morgan Health Department. In a discussion I had with one of the Engineers at the meeting I received a phone number for Rex Harris at the State. I contacted him about either purchasing my property now or issuing me a letter stating that the Legacy highway would not interfere with the property east of me that I am going to sell after the water monitoring is done and it is feasible for a septic system. He told me he is willing to do that as long as Weber County has not made a defining ride of way. The way it stands right now the property is of no value unless a letter is written, because I need to disclose what I have found. Rex Harris said that the law states that they should use the most feasible route by law so if we develop the property it will not be the most feasible because there are open fields in both directions around us. Will you look into this and get back to me?

Thanks,



**Ryan Rogers**

**Taylor West Weber Water**

**Manager 801-731-1668**

