

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

November 16, 2021

5:00 p.m.

- ***Pledge of Allegiance***
- ***Roll Call:***

Petitions, Applications, and Public Hearings:

1. Administrative items:

1.1 AAE 2021-12: Review and action on a request for an Alternative Access Exception for a future 7-lot subdivision in the A-2 Zone at approximately 550 N. 5500 W. **Applicant: Derrick Oman; Staff Presenter: Scott Perkes**

1.2 LVW090821: Review and action on a request for preliminary approval of Warren Estates Subdivision consisting of 7 lots in the A-2 Zone at approximately 550 N. 5500 W. **Applicant: Derrick Oman; Staff Presenter: Scott Perkes**

1.3 LVA07192021 Request for a recommendation of final approval of Angie's Acres Subdivision, consisting of five lots, and a concurrent alternative access request. **Applicant: Larry Johnson, Presenter: Tammy Aydelotte, Planner**

1.4 LVM04222021 Request for a recommendation of final approval of Mountain Views Land and Livestock Subdivision, consisting of 21 lots. **Applicant: John Price, Presenter: Tammy Aydelotte, Planner**

Petitions, Applications, and Public Hearings:

2. Legislative Items:

3. Public Comment for Items not on the Agenda:

4. Remarks from Planning Commissioners:

5. Planning Director Report:

6. Remarks from Legal Counsel

Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



Staff Report to the Western Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for approval of an Alternative Access Exception and preliminary approval of Warren Estates Subdivision consisting of 7 lots.
Type of Decision:	Administrative
Agenda Date:	Tuesday, November 16, 2021
Applicant:	Derrick Oman, Owner
File Number/s:	AAE 2021-12 & LVW090821

Property Information

Approximate Address:	550 N. 5500 W. Unincorporated Weber County
Project Area:	10.131 acres
Zoning:	Agricultural (A-2)
Existing Land Use:	Agriculture
Proposed Land Use:	Residential
Parcel ID:	15-024-0004
Township, Range, Section:	T6N, R2W, Section 7 SE

Adjacent Land Use

North:	Residential	South:	Weber River Spillway/Agriculture
East:	Weber River/Agriculture	West:	Agriculture

Staff Information

Report Presenter:	Scott Perkes sperkes@co.weber.ut.us
Report Reviewer:	SB

Applicable Land Use Codes

- Title 106 (Subdivisions)
- Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 (Flag lot access strip, private right-of-way, and access easement standards)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 (Access to a lot/parcel using a private right-of-way or access easement)

Background and Summary

The applicant is requesting both an approval of an Alternative Access Exception and a preliminary approval for Warren Estates Subdivision consisting of 7 lots in the A-2 zone.

The proposed lot-averaged subdivision (see **Exhibit A**) 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 Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the A-2 Zone, and is a lot averaged subdivision (LUC 106-2-4.20). Single-family dwellings are a permitted use in the A-2 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-2, the A-2 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision, the minimum requirements are as follows: Lot area in the A-2 zone – 20,000 square feet. Lot width in the A-2 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-2 zone standards in LUC § 104-2. The proposed subdivision will be accessed by a private access easement due to the limited depth available to provide a county-standard right-of-way.

Alternative Access Exemption: The alternative access option was created as a means for landowners to provide access over, and across areas that restrict the construction of a standard County 66-foot right-of-way. Alternative access applications should be approved as long as the design standards can be implemented during the subdivision process, and the application meets the criteria in LUC §108-7-31(1)(c) which states:

*Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or **property boundary conditions**.*

The applicant has submitted a narrative (see **Exhibit B**) along with this application explaining their arguments as to why it would not be practical or feasible to extend a public street to serve the proposed subdivision. This narrative reads as follows:

“Due to the proximity of the flood control canal and the access to said canal and the width of the lot is not practical or feasible to provide a 60’ right of way to provide access to the subdivision and have lots that meet Weber County lot standards. We request the access exemption to be considered to provide access to the proposed subdivision with a 20’ wide private access easement maintained by the HOA.”

In reviewing the alternative access exception application, the Fire Marshal requested that the access easement be widened to 26 feet and be engineered to support 75,000 lbs. of weight. This configuration has been accommodated on the proposed subdivision plat.

LUC §108-7-31 outlines the following condition that must be met as part of alternative access approval:

The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

The access easement must meet the design, safety, and parcel/lot standards outlined LUC §108-7-29(a) (b), and (c) prior to issuance of a certificate of occupancy on any home that will gain access from the access easement.

As a condition of final approval, staff recommends that an HOA be established and registered with the state and proposed CC&Rs be reviewed by County staff to verify long-term maintenance of the access easement.

Culinary and Secondary Water: West Warren-Warren Water Improvement District has provided a preliminary culinary water will-serve letter for 7-lots (see **Exhibit C**). Mountain View Irrigation has provided a will-serve letter for pressurized secondary water to the subdivision (see **Exhibit D**).

As a condition of approval, unconditional final approval letters for a 7-lot subdivision will need to be provided by both West Warren-Warren Water Improvement District and Mountain View Irrigation.

Sanitary Sewage Disposal: Sanitary sewage will be accommodated by on-site waste water disposal systems (septic). The property underwent wastewater site and soils evaluation back in 1997 (see **Exhibit E**). Prior to final approval, the applicant will need to provide a current Feasibility Letter from the health department that references each of the 7 lots.

Review Agencies: To date, the Planning Division, Engineering Division, and Weber Fire District have reviewed the proposed subdivision. All review agency requirements including the surveyor’s office must be addressed and completed prior to this subdivision being forwarded for final approval.

As a condition of final approval, the Engineering Division have requested to have the southern boundary of the subdivision fenced with a no-climb fence to protect the adjacent Weber River flood channel. This fence line is shown on the proposed plat document.

As a condition of final approval, the Fire Marshal has asked that there be no parking along at least one side of the access easement. Planning staff recommend that no-parking signs be installed along the no-climb fence that will be installed along the southern boundary line. The fire marshal has also indicated that fire hydrants will need to be installed at a spacing of no more than 500’ apart. These hydrants will need to be installed or escrowed for prior the recording of the final plat mylar.

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

Staff Recommendation

Staff recommends approval of the requested Alternative Access Exception and preliminary approval of Warren Estates Subdivision. This recommendation is subject to all review agency requirements, and the following conditions:

1. Prior to final approval, the applicant will need to provide a current Feasibility Letter from the health department that references each of the 7 lots.
2. An HOA will need to be registered with the state and proposed CC&Rs will need to be reviewed by County staff to verify long-term maintenance of the access easement has been addressed prior to the recording of a final plat mylar.
3. No-parking signs shall be installed along the no-climb fence along the southern boundary line.
4. Fire hydrants will need to be installed at a spacing of no more than 500' apart. These hydrants will need to be installed or escrowed for prior the recording of the final plat mylar.
5. The proposed 26-foot wide access easement will need to be improved to the access standards of LUC Sec. 108-7-29 or escrowed for prior to the recording of the final plat mylar.
6. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the subdivision.
7. An improvement deferral agreement will need to be signed and recorded concurrently with the final plat mylar for curb, gutter, sidewalk, and asphalt for the subdivision's frontage with 5500 West.
8. Unconditional final approval letters will need to be provided by both West Warren-Warren Water Improvement District and Mountain View Irrigation for a 7-lot subdivision prior to recording the final plat mylar.
9. A no-climb fence along the southern boundary of the subdivision to protect the adjacent Weber River flood channel will need to be installed or escrowed for prior to recording the final plat mylar.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

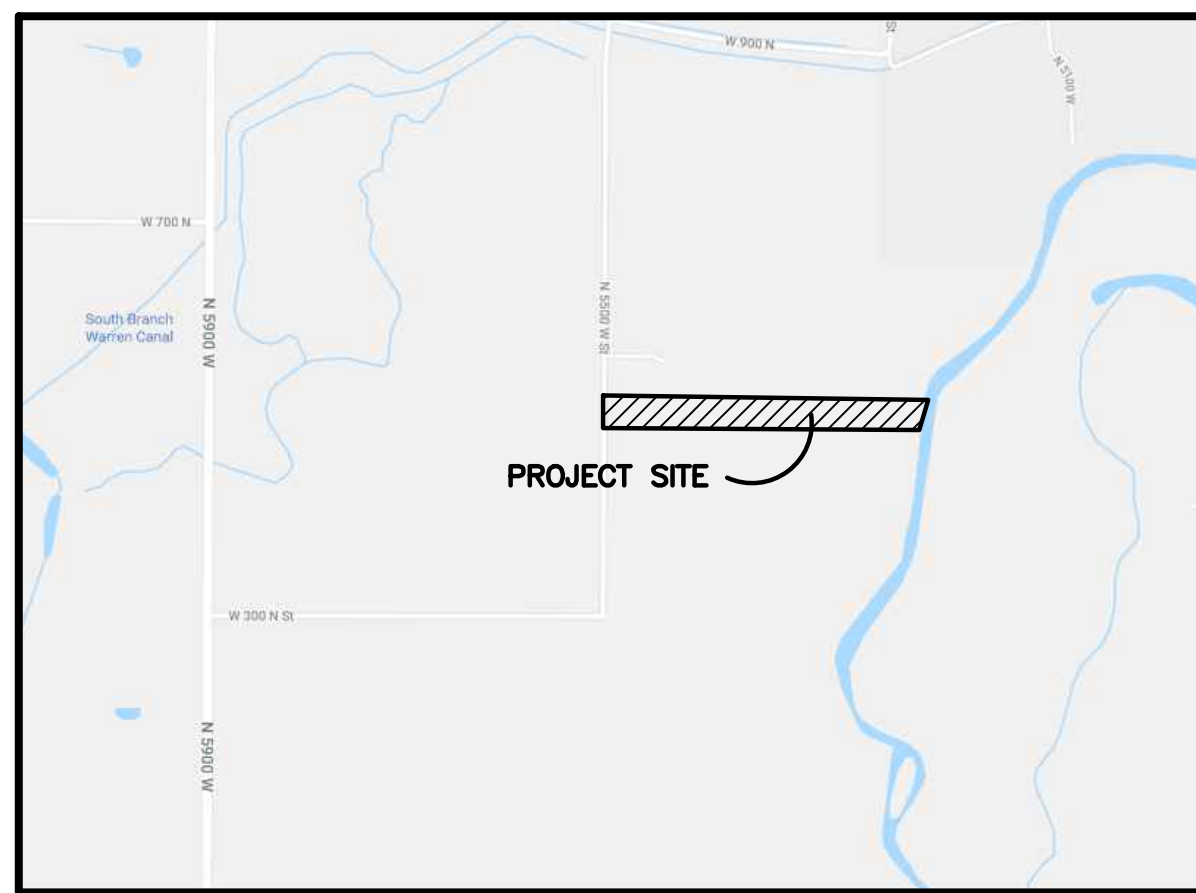
Exhibits

- A. Warren Estates Subdivision plat
- B. Alternative Access Exception Narrative
- C. Culinary Water Will-Serve Letter
- D. Secondary Water Will-Serve Letter
- E. Septic Feasibility Documentation

Area Map



EXHIBIT A



LEGEND

	= SECTION CORNER		= PROPOSED FIRE HYDRANT
	= BOUNDARY LINE		= EXISTING FIRE HYDRANT
	= LOT LINE		= PROPOSED 3'x3' CATCH BASIN
	= ADJOINING PROPERTY		= PUBLIC UTILITY EASEMENT
	= EASEMENTS		= EXISTING STRUCTURE
	= SECTION TIE LINE		= EXISTING PAVEMENT
	= EXISTING FENCELINE		= PROPOSED PAVEMENT
	= SWALE		= EXISTING GRAVEL ROAD
	= PROPOSED CULINARY WATER LINE		
	= EXISTING CULINARY WATER LINE		
	= PROPOSED SECONDARY WATER LINE		

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING S00°18'53"W 1264.48 FROM THE CENTER OF SAID SECTION 7; THENCE S89°10'55"E ALONG THE SOUTH BOUNDARY OF FENSTER FARM PHASES 1, 2, 3 AND 4, 2152.24 FEET TO THE CENTER LINE OF WEBER RIVER; THENCE S16°29'12"W ALONG SAID CENTER LINE, 206.42 FEET; THENCE N89°41'07"W 2094.67 FEET; THENCE N00°18'53"E 217.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 441319 SQUARE FEET OR 10.131 ACRES MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°41'07"E	1192.51'
L2	N00°35'48"E	165.28'
L3	N00°18'53"E	20.00'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	28.00'	43.84'	39.50'	27.86'	N45°27'20"E	89°43'05"



Storm Runoff Calculations

Warren Estates Subdivision
6600-03 10/13/2021 .0

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Ogden area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:			
Total Area =	10.13 acre or	441,319 ft ²	
Runoff Coefficients			
Paved Area	28,660	C = 0.9	
Roof	26,400	C = 0.9	
Landscaped Area	386,259	C = 0.2	
Weighted Runoff Coefficient		C = 0.29	

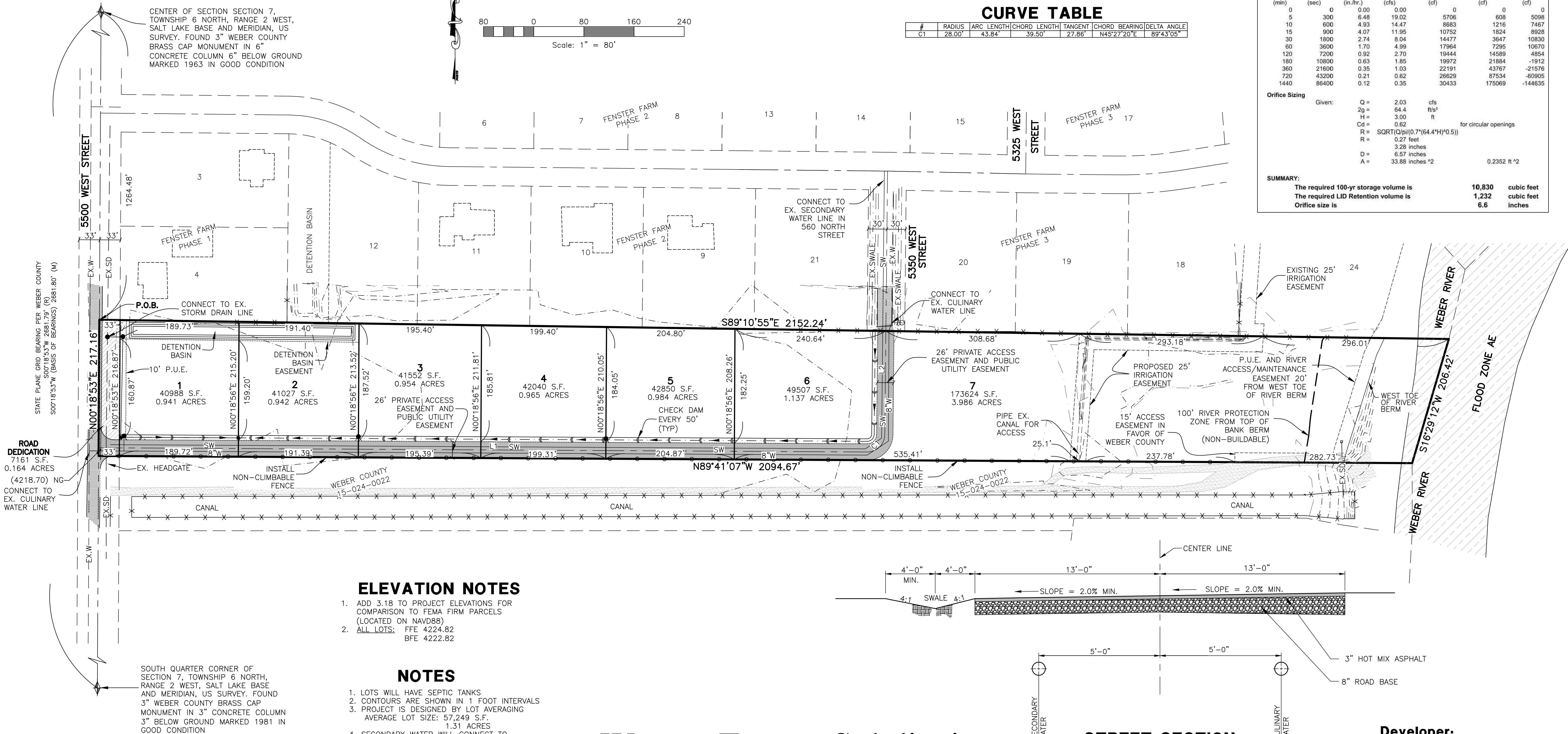
LID Retention			
80 th Percentile Rainfall Event			0.45 in
Is the site Feasible for LID?	Yes		0.12
Site Imperviousness			B
NRCS Soil Group			0.84 ft ^{1.169}
Rv Equation			0.07
V _{goal}			1232 c.f.

Volume of Run-off for 100-year Storm Event:

C =	0.29						
I =	See Below in/hr						
A =	441319.00 ft ²						
Q(out) =	2.03 ft ³ /s						
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)	
0	0	0.00	0.00	0	0	0	
5	300	6.48	19.02	5706	808	5098	
10	600	4.93	14.47	8663	1216	7447	
15	900	4.07	11.95	10752	1824	8928	
30	1800	2.74	8.04	14477	3647	10830	
60	3600	1.70	4.99	17964	7295	10670	
120	7200	0.92	2.70	19444	14589	4854	
180	10800	0.63	1.85	19972	21884	-1912	
360	21600	0.35	1.03	22191	43767	-21576	
720	43200	0.21	0.62	26629	87534	-60905	
1440	86400	0.12	0.35	30433	175069	-144635	

Orifice Sizing							
Given:	Q =	2.03	cfs				
	2g =	64.4	ft/s ²				
	H =	3.00	ft				
	Cd =	0.62					
	R =	SQRT(Q/pi/(0.7*(64.4"H)^0.5))					
		0.27	feet				
		3.28	inches				
	D =	6.57	inches				
	A =	33.88	inches *2				
					0.2352	ft *2	

SUMMARY:							
The required 100-yr storage volume is		10,830	cubic feet				
The required LID Retention volume is		1,232	cubic feet				
Orifice size is		6.6	inches				



ELEVATION NOTES

1. ADD 3.18 TO PROJECT ELEVATIONS FOR COMPARISON TO FEMA FIRM PARCELS (LOCATED ON NAVD88)
2. ALL LOTS: FFE 4224.82 BFE 4222.82

NOTES

1. LOTS WILL HAVE SEPTIC TANKS
2. CONTOURS ARE SHOWN IN 1 FOOT INTERVALS
3. PROJECT IS DESIGNED BY LOT AVERAGING AVERAGE LOT SIZE: 57,249 S.F. 1.31 ACRES
4. SECONDARY WATER WILL CONNECT TO MOUNTAIN VIEW IRRIGATION PRESSURIZED SYSTEM IN 560 NORTH AND IN 5500 WEST STREET.
5. FRONT BUILDABLE SETBACK WILL BE FROM THE PRIVATE ACCESS EASEMENT.

Warren Estates Subdivision

A Lot Averaged Subdivison

Weber County, Utah

STREET SECTION

PRIVATE ACCESS EASEMENT

SCALE: NONE

Developer:

Derrick Oman
1990 N. 2000 W.
Farr West City, UT. 84404
(801) 430-1263



REVISIONS	DESCRIPTION
DATE	

Warren Estates Subdivision

A Lot Averaged Subdivision

PART OF THE SE 1/4 OF SECTION 7, T.6N., R.2W., S.12B. & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

Project Info.

Engineer: J. Nate Reeve

Planner: Chris J. Cave

Designer: Emilee Roche

Begin Date: 08/26/2021

Name: WARREN ESTATES

Number: 6600-03



10-19-21

Due to the proximity of the flood control canal and the access to said canal and the width of the lot is not practical or feasible to provide a 60' right of way to provide access to the subdivision and have lots that meet Weber County lot standards. We request the access exemption to be considered to provide access to the proposed subdivision with a 20' wide private access easement maintained by the HOA.

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

Exhibit C – Culinary Water Will-Serve Letter

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

9/8/2021

To Whom it May Concern:

RE: WATER AVAILABILITY LETTER FOR Warren Estates, Derek Oman

This proposed development is located at approx.. 510 N. 5500 W. in Warren, UT, Weber County Parcel # 150240004 and consists of 7 lots. The West Warren-Warren Water Improvement District (hereafter the District) does have culinary water available for this proposed development.

This letter is only to state that the above-mentioned project is in the boundaries of the District and water will only be made available if the following conditions are met. This letter is the first of two letters that will be issued for this development. When these and any necessary additional conditions are met, the District will issue the Will-Serve Letter.

Conditions for a Will-Serve Letter to be issued:

- A letter from the Fire District stating that a flow test is not required, will need to be provided to the District as soon as possible.
- A plan for installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots, to be inspected and approved by the WWWID board chairman, prior to the delivery of any culinary water, including water for construction use. Pressure requirements are a minimum of 50 to a maximum of 80 lbsp.
- The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and place the water meter. All materials and workmanship must be in compliance with and approved by the District.
- The Weber Basin Water Rights Impact Fee of \$4363.00 per proposed unit of service, must be paid prior to receiving a Will-Serve Letter and prior to the commencement of any development or construction.
- All remaining fees must be paid to the District before culinary water services will be made available. The District's fees are currently set at the following rates:
 - Capital Facilities Impact Fee \$4588
 - Weber Basin Water Rights Impact Fee \$4363
 - Connection Fee Without Existing Service Lateral \$2800
 - Connection fee with Existing service Lateral \$350

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 WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,


Melissa Murray, Clerk

Exhibit D – Secondary Water Will-Serve Letter

Mt. View Irrigation
5238 W 150 N
Ogden, Utah 84404

9-1-2021

To: Whom It May Concern

Re: Pressurized Secondary Water to Warren Estates

Dear Sirs,

This is to confirm that Mt. View Irrigation has the capacity to serve secondary water to the proposed 7 lot Warren Estates Subdivision located at 5500 W and approximately 500 N in Western Weber County providing the owner of the subdivision completes a development agreement with the company which will include providing the applicable water shares sufficient to provide water to the project, completion and approval of the pipelines, service laterals and payment of applicable connection fees. No building permits are to be issued until the agreements have been completed. Upon completion of these items, Mt. View Irrigation will deliver pressurized secondary water to the project. Each lot owner will become a shareholder in the company and be bound by its by-laws.

Signed

A handwritten signature in blue ink, appearing to read 'Kami Marriott', is written over a horizontal line.

Kami Marriott
Secretary

WEBER-MORGAN DISTRICT HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH
2570 Grant Ave., Ogden, Utah 84401 399-8381

APPLICATION FOR INDIVIDUAL WASTEWATER SITE AND SOILS EVALUATION

Fee Paid 25.00 Fee Owning _____ Date of Soil Log _____ Soil Log No. 1406

Site Address Approx 550 N 5500 W Land Serial No. _____
East Side

Subdivision _____ Lot No. _____

Owner Dax Kelson Phone H 294-4012
W 364 4071

Mailing Address 116 N Main North Salt City 84054

Water Supply Taylor West Weber Proposed No. Bedrooms 3

Completed evaluation is to be ☐ mailed ☐ held for pick-up ☒ left on site.

A \$25 fee is required for each on-site evaluation and includes one one test pit evaluation. Each additional test pit evaluation per site visit is \$10.

Signature Roger Wilder Date Oct 3, 97
Hole dug on Oct 12 (Sunday)
Hopefully check on Oct 13 or 14
MAP on back

SOIL PROFILE

SITE EVALUATION

Date _____ By _____

Depth of Test Hole _____

Depth of Perc Test _____

Observed Water Table _____

Monitoring Well Required () yes () no

Site Conditions _____

Dorothy Mitchell
5500w.

0-32 Silty Sand
32-64 Sandy Gravel
64-80 Sand (med)

10-15-97 Hole Dry
to 80"

Well in place 5' deep

Hole 150' WEST OF RIVER
Perk at 36"

Health Dept

Roger Wilde
2396 West 5650 South
Roy, Utah 84067
(801)773-2257

Randy Wilde
227 South 500 West
Brigham City, Utah 84302
(435)723-0891

Percolation Test and Soil Exploration Results

Name of Developer / Development Dorothy Mitchel/ Kelson Date 1016-97

Developers Address 302 S. 5900 W. Warren Phone Number 731-6655

Location of Property Apprpx 550 N. 5500 W. (road north of slugh)

Name of Person(s) Performing Test(s) Roger Wilde

Test Hole # 1 Total Depth 42" Period of Time 21hrs Depth to Water 6' +
No. Of Hole Hole Saturated Table

INITIAL DEPTH TO WATER	TIME BEGAN	FINAL DEPTH TO WATER	TIME ENDED	DISTANCE WATER DROPPED	ELAPSED TIME IN MINUTES	PERCOLATION RATE IN MINUTES/INCH
8 1/2"	2:05pm	10 1/4"	2:15	1 3/4"	10	
8 1/2"	2:15	9 7/8"	2:25	1 3/8"	10	
8 1/2"	2:25	9 3/4"	2:35	1 1/4"	10	
8 1/2"	2:35	9 1/2"	2:45	1"	10	
8 1/2"	2:45	9 1/2"	2:55	1"	10	
8 1/2"	2:55	9 1/2"	3:05	1"	10	10 MPI

COMMENTS

Test pit and perc located at rear of property, approx 700 feet from road (5500 W.).

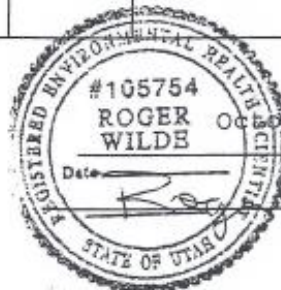
No water in test pit, 6' deep.

Soil damp below 32" on sidewalls.

Test Hole No. Total Depth of Hole Period of Time Hole Saturated Depth to Water Table

INITIAL DEPTH TO WATER	TIME BEGAN	FINAL DEPTH TO WATER	TIME ENDED	DISTANCE WATER DROPPED	ELAPSED TIME IN MINUTES	PERCOLATION RATES IN MINUTES/INCH

I certify that percolation tests have been conducted on the above property in accordance with requirements specified in the Code of Waste Disposal Regulations, Parts IV and V, adopted by the Utah State Board of Health and the Utah Water Pollution Control Board, and that, to the best of my knowledge, the foregoing information is true and correct.



October 16, 1997

Date

Date

Roger Wilde, EHS Signed

1996

Gave to me By Roger Wilde - 773-2257

NAME	ADDRESS					2/20	2/22	2/23	2/27	3/6	3/11	3/14
M. PARKER	400 N 6700 W					41"	12"	10"	8"	13"	22"	16"
GAGE/GFA	300 N 6700 W (N) 1					2"	1"	2"	2"	1"	2"	0"
	2					5"	10"	12"	13"	15"	18"	11"
	3					15"	15"	14"	17"	21"	28"	17"
	4					36"	19.5	16"	16"	21"	27"	16"
	(S) 5					23"	13.5	12"	9"	13"	23"	10"
MIVAS	300 S 6700 W								15"	19"	21"	18.5"
PILARCZK.	700 S 7500 W								>42"	39" 3/7 40"	39" -	40"
HANSEN	1010 S 7500 W								1/2"	3/7 20"	3"	0"
D. MITCHL	300 N 5555 W								3/5 5"	3/7 6.5"	13"	
G. Jants	350 N 5555 W									3"	11"	
PENMAN	800 N 4700W (E)					44"			37"	>40"	>39"	
	(W)					45"			36"	39"	43"	
M. STOREY	1000 N 4500W (E)							>61"	>71"	3/5 >56"	>59"	
	(C)							>60"	>66"	3/5 >64"	>64"	
	(W)							>60"	>63"	>60"	>59"	
	780 N 4400 W					42"		24"	19"	17"	22"	
MCQUENN	800 N 4400 W								34"	19"	22"	



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for recommendation of final approval of Angie's Acres Subdivision, consisting of five lots, and a concurrent alternative access request.
Type of Decision:	Administrative
Agenda Date:	Tuesday, October 12, 2021
Applicant:	Larry Johnson, Owner
File Number:	LVA07192021

Property Information

Approximate Address:	300 N 5500 W, Ogden, UT, 84401
Project Area:	6.51 acres
Zoning:	Agricultural (A-2) Zone
Existing Land Use:	Agriculture
Proposed Land Use:	Residential
Parcel ID:	15-025-0007
Township, Range, Section:	T6N, R2W, Section 07 SW

Adjacent Land Use

North:	Agriculture	South:	300 North St.
East:	Agriculture	West:	5500 West St

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov
Report Reviewer:	SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)
- Weber County Land Use Code Title 106 (Subdivisions) Chapter 3 (Blocks)

Background and Summary

10/12/2021 – Conditional preliminary approval granted by the Planning Commission.

An alternative access request was included with preliminary approval. However, in lieu of an access exception, the applicant will be dedicating a half-width of roadway along the northern subdivision boundary. Access will still be taken along the southern boundary of lots 3-5, with an access easement to be recorded with the final plat.

The applicant is requesting final approval of Angie's Acres Subdivision, a single-phase subdivision consisting of five lots, in the A-2 Zone. 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.

Each of the proposed lots exceeds the minimum 40,000 square feet and 150 feet in width, as required for residential use in the A-2 zone. Two of the proposed lots do not front along a County road. LUC 108-7-31 allows for an access exception, granting access by a private right-of-way, if it is shown to be infeasible or impractical to extend a county road. Requiring a roadway through this subdivision would give a block of around 350 feet, less than the minimum required of 500 feet (LUC 106-2-3 Blocks).

Conditions for Preliminary Approval

1. A proposed final plat must be submitted prior to appearing before the Planning Commission for a recommendation for final approval. – See exhibit A.
2. Written capacity assessment for culinary and secondary water shall be submitted prior to appearing before the Planning Commission for a recommendation of final approval. – See exhibit B.

3. Engineering and Planning to look at future connection in the area and possibility of moving access to the north side to accommodate the best interest of all properties for future access. – After discussions with Engineering, the applicant has agreed to dedicate a half-width of right-of-way along the northern subdivision boundary. See Exhibit A.

Analysis

General Plan: The request is in conformance with the Western Central Weber County General Plan, as the property is being platted under the existing 1 acre zoning.

Zoning: The subject property is located in the A-2 Zone. Single-family dwellings are a permitted use in the A-2 Zone.

Lot area, frontage/width and yard regulations: The A-2 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. All lots in this proposed subdivision meet this requirement. This subdivision is proposing an access exception, for access to lots 4-5.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-2 zone standards in LUC § 104-2. T

Culinary water and sanitary sewage disposal: West Warren-Warren Water has issued a will-serve letter, addressing approval of secondary water system. Weber-Morgan Health Department has issued septic feasibility, and will be required to sign the final plat prior to recording the subdivision.

There is an irrigation ditch that will be piped under the proposed access easement.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, Weber-Morgan Health Department, and the Weber Fire District. The County Surveyor will review once a final version of the plat has been submitted for review. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2021 property taxes are not considered due at this time, but will become due in full on November 30, 2021.

Staff Recommendation

Staff recommends final approval of Angie's Acres Subdivision, consisting of five lots located at approximately 300 N 5500 W, Ogden, UT, 84401. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

4. A signed deferral agreement for the roadway dedication shall be recorded with the final plat.
5. Unconditional final approval from West Warren-Warren shall be given prior to County Commission approval, or a signature on the final plat from the water company shall be obtained.
6. An access easement, for the purposes of accessing lots 3-5 along their southern boundary.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Proposed Final Plat
- B. West Warren-Warren Will Serve Letter

Area Map



ANGIE'S ACRES SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
JUNE 2021
O & O HANSEN FARM LLC
TAX ID NO. 15-025-0006
BY DEED - 79.00 ACRES
SURVEYED - 80.60 ACRES
SURVEYED (MINUS ROW) - 78.60 ACRES

FOUND WEBER COUNTY SURVEYOR
BRASS CAP MONUMENT IN
GOOD CONDITION MARKED 2020
CENTER OF SECTION 7
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

GENERAL NOTES
1. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS
SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR
AN STORM WATER RUNOFF FROM THE ROAD ADJACENT TO
THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

DOUGLAS & CAROLYN HANSEN
TAX ID NO. 15-025-0010
9.50 ACRES

POINT OF BEGINNING
SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"

FOUND WEBER COUNTY SURVEYOR
BRASS CAP MONUMENT IN
GOOD CONDITION MARKED 2020
SOUTHWEST CORNER, SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

(EAST 1980.00) 2013.40 (PRO)

300 NORTH STREET

Exhibit B- West Warren-Warren Will Serve Letter

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

November 2, 2021

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Angie's Acres c/o Larry Johnson

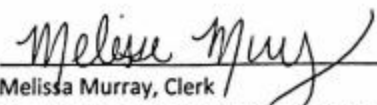
This proposed development is located at approx. 5500 W. 300 N. and consists of 5 lots on 6.5 acres in Warren, unincorporated Weber County. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed building/residence.

Larry Johnson has presented the board with a plat for the property. He has provided proof of secondary water from Mountain View Irrigation, as well as a system plan for delivery of secondary water. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- The Weber Basin Water Rights Impact Fee must be paid for each unit of service prior to issuance of this will-serve letter and prior to commencement of construction, to enable the purchase of sufficient water to service the district. Failure to pay said fee will result in measures halting construction. PAID
- The Capital Facilities Impact Fee and Connection fee Without Existing Service Lateral or Connection Fee With Existing Service Lateral, must be paid prior to installation of a meter and water connection lines and materials. Per the water district's contract with Weber Basin, no water can be delivered until all fees have been paid.
- The installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots, inspected and approved by the WWWWID board chairman, prior to final inspection of the home. Pressure requirements are a minimum of 50 to a maximum of 80 lbsp. PLAN APPROVED
- Any amendments to the original plat or the plan for the secondary water system will need a new approval by the water board at a monthly meeting.
- All water lines, materials and installations must be done to the specification of the WWWWID 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 WWWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,


Melissa Murray, Clerk
West Warren-Warren Water Improvement District



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for recommendation of final approval of Mountain Views Land and Livestock Subdivision, consisting of 21 lots.
Type of Decision: Administrative
Agenda Date: Tuesday, November 09, 2021
Applicant: John Price, Owner
File Number: LVM04222021

Property Information

Approximate Address: 1900 S 7500 West, Ogden, UT, 84401
Project Area: 33.19 acres
Zoning: Agricultural (A-2) Zone
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 10-048-0011, 10-048-0030
Township, Range, Section: T6N, R3W, Section 27 NE

Adjacent Land Use

North:	Agricultural	South:	Residential/Agricultural
East:	7500 West St.	West:	Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
Report Reviewer: SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-2) Zones

Background and Summary

8/10/2021 – Preliminary approval was conditionally granted by the Planning Commission.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the A-2 Zone, and is a lot averaged subdivision (LUC 106-2-4). Single-family dwellings are a permitted use in both zones.

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-2 zone require a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision, the minimum requirements are as follows: Lot area in the A-2 zone – 20,000 square feet. Lot width in the A-2 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

1. *The averaged area and width of all lots to comply with zone standards.* The averaged lot area and averaged lot width of all lots located within a lot-averaged subdivision shall be no less than the minimum lot area and minimum lot width found in the applicable zone or zones.
2. *Lot standards.* The lot area and lot width of an individual lot located within a lot-averaged subdivision shall be no less than shown in the following table, provided that the averaged area and width of all lots in the subdivision maintains compliance with (5)(a) of this subsection (b).

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-2 zone standards in LUC § 104-2. The proposed subdivision will create/continue two public streets. Curb, gutter, and sidewalk are proposed as part of this subdivision.

Review Agencies: Weber Fire District, and Engineering have approved this proposed subdivision. Surveying has reviewed, but not yet approved this proposed subdivision. Planning has recommended approval conditioned upon meeting all review agency requirements and conditions outlined in this staff report.

Culinary water, secondary water, and sanitary sewage disposal: West Warren-Warren Water has provided a will-serve letter that indicates approval of the proposed secondary water system, as well. An unconditional final approval letter, for culinary and secondary water, will be required prior to appearing before the County Commission for final approval. Weber-Morgan Health Department has issued feasibility for septic systems for this subdivision and will need to sign the subdivision plat before it can be recorded.

Conditions for Preliminary Approval

1. Prior to scheduling for final approval with the Planning Commission, West Warren-Warren Water must issue a will-serve letter. – See Exhibit B
2. That prior to final approval with the Planning Commission, a secondary egress, that we can see the right of way line and that it is secured and that the applicant as mutually agreed by the applicant and the County, on that line. The development agreement can come prior to recording. – See Exhibit C
3. A table must be shown on the final plat, showing lot area and widths for all lots within this subdivision, along with the calculated average for each. It must be noted, under the name of the subdivision, that this is a lot-averaged subdivision on the final plat. – See Exhibit A
4. Updated letter from Health Department for sewer system. – See exhibit D

Staff Recommendation

Staff recommends final approval of Mountain Views Subdivision, a lot-averaged subdivision, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. That prior to final plat recordation, a secondary egress is secured from the applicant as mutually agreed by the applicant and the County in an executed development agreement.
2. Prior to plat recordation, all required improvements shall either be installed or escrowed for, or a combination of both.
3. Prior to receiving final approval from the County Commission, the culinary water provider and secondary water provider approve of the project unconditionally, or sign the subdivision plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Proposed Final Plat
- B. Culinary Water Will-Serve
- C. Emergency Egress Location and Easement
- D. Updated letter from Weber-Morgan Health Department

Area Map



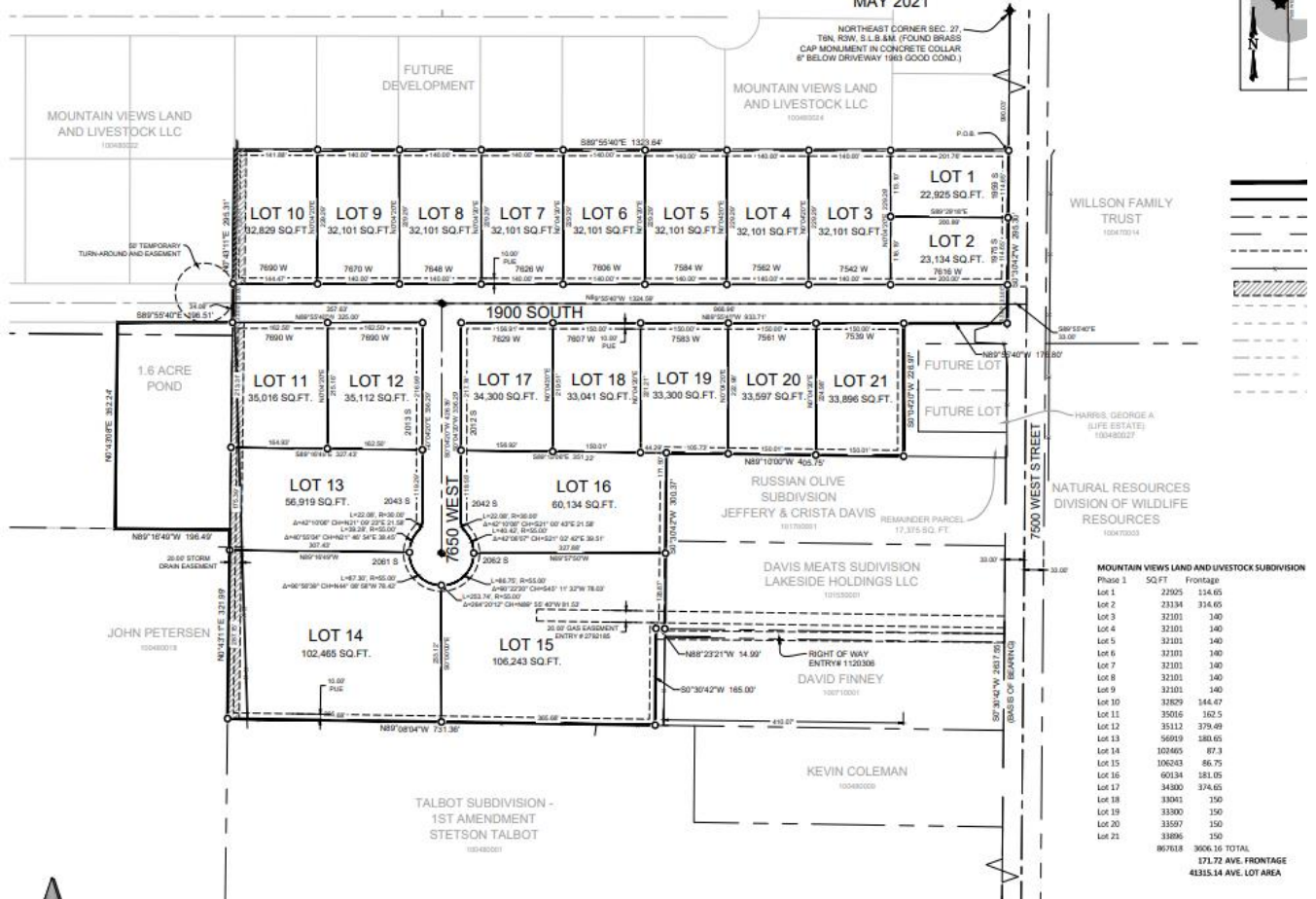
Exhibit A - Proposed Final Plat

MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION

LOT AVERAGED SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

MAY 2021



MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION

Phase 1	SQ FT	Frontage
Lot 1	22925	114.65
Lot 2	23134	314.65
Lot 3	32101	140
Lot 4	32101	140
Lot 5	32101	140
Lot 6	32101	140
Lot 7	32101	140
Lot 8	32101	140
Lot 9	32101	140
Lot 10	32829	144.47
Lot 11	35016	162.5
Lot 12	35112	379.49
Lot 13	56919	180.65
Lot 14	102465	87.3
Lot 15	106243	86.75
Lot 16	60134	181.05
Lot 17	34300	374.65
Lot 18	33041	150
Lot 19	33300	150
Lot 20	33597	150
Lot 21	33896	150
	867618	3606.16 TOTAL
		171.72 AVE. FRONTAGE
		41315.14 AVE. LOT AREA

Exhibit B – Culinary Will Serve & Updated Septic Feasibility

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

October 21, 2021

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Mountain Views Land and Livestock Subdivision; John Price

This proposed development is located at 1900 S. 7500 W. and consists of 21 lots for future residential use. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed development. This letter is a will-serve for the development only and each lot will be issued individual will-serve letters upon request during the building permit process.

John Price has presented the board with a plat for the property. He has provided proof of secondary water as well as a system plan for delivery of secondary water. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- The Weber Basin Water Rights Impact Fee must be paid for each unit of service prior to issuance of this will-serve letter and prior to commencement of construction, to enable the purchase of sufficient water to service the district. Failure to pay said fee will result in measures halting construction. PAID.
- The Capital Facilities Impact Fee and Connection fee Without Existing Service Lateral or Connection Fee With Existing Service Lateral, must be paid prior to installation of a meter and water connection lines and materials. Per the water district's contract with Weber Basin, no water can be delivered until all fees have been paid.
- The installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots, inspected and approved by the WWWID board chairman, prior to final inspection of the home. Pressure requirements are a minimum of 50 to a maximum of 80 lbsp.
- Any amendments to the original plat or the plan for the secondary water system will need a new approval by the water board at a monthly meeting.
- All water lines, materials and installations must be done to the specification of the WWWID 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 WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,



Melissa Murray, Clerk
West Warren-Warren Water Improvement District

****UPDATED SEPTIC FEASIBILITY TO BE PRESENTED IN PC MTG**

Page 7 of 9

EASEMENT DEED

_____, Grantor, hereby, quit claims, grants, and conveys to the Weber County, his successors, assigns, and agents, (collectively the "County Surveyor"), Grantee, a right to enter on, over, across, or through the property, as described below, for the purpose of accessing a government survey monument or public land survey government corner location that may exist on or near the property as may be required by the County Surveyor to conduct future surveying activities. When accessing the government survey monument or public land survey government corner location the Grantee will make reasonable efforts to minimize the effect of entry upon the property.

Furthermore, the Grantor, hereby, grants and conveys to the County Surveyor a Perpetual Easement to access, inspect, repair, replace, maintain, alter, or adjust a government survey monument or public land survey government corner location that may exist on or near the property as may be required or deemed necessary by the County Surveyor.

Furthermore, this Right of Entry and Perpetual Easement shall run with the land and are binding on the Grantor, his successors, heirs, assigns, and agents, in perpetuity.

LEGAL DESCRIPTION:

Developer: _____

INDIVIDUAL ACKNOWLEDGMENT

State of Utah)

ss

County of Weber)

On the _____ day of _____ A.D. 20____

personally appeared before me _____ the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Notary Public

Residing at: _____, Utah

CORPORATE ACKNOWLEDGMENT

State of Utah)

ss

County of Weber)

On the _____ day of _____ A.D. 20____

personally appeared before me _____duly sworn, did say that
he/she is the _____ of _____, the corporation
which executed the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of
a Resolution of its Board of Directors that the said corporation executed the same.

Notary Public

Residing at: _____, Utah