

### WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

June 29, 2022 3:00 p.m.

- 1. Minutes: None
- 2. Administrative Items
  - **2.1 LVJ020122:** Request for final approval of Jeana's Dream Subdivision, consisting of one lot, located at 3925 W 900 S, Ogden. **Presenter Steve Burton.**

**Adjourn** 

The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

\*Public comment may not be heard during administrative items. Please contact

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item\*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services fort these meetings should call the Weber County Planning Commission at 801-399-8374



## Staff Report for Administrative Subdivision Approval

Weber County Planning Division

#### **Synopsis**

**Application Information** 

**Application Request:** Request for final approval of Jeana's Dream Subdivision, consisting of 1 lot.

Agenda Date:Wednesday, June 29, 2022Applicant:S. Neal Berube, owner

File Number: LVJ020122

**Property Information** 

Approximate Address: 3925 W 900 S, Ogden UT 84404

Project Area: 2.660 acres

**Zoning:** Agricultural (A-1) Zone

Existing Land Use: Agriculture
Proposed Land Use: Residential
Parcel ID: 15-046-0072

**Adjacent Land Use** 

North:ResidentialSouth:AgriculturalEast:ResidentialWest:Residential

**Staff Information** 

**Report Presenter:** Steve Burton

sburton@webercountyutah.gov

801-399-8766

Report Reviewer: RG

#### **Applicable Ordinances**

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

#### **Background**

The applicant is requesting final subdivision approval of Jeana's Dream Subdivision Consisting of one lot. There is a three foot strip of property along 900 S being dedicated to the county to widen the road to 66 feet. The proposal meets the minimum county land use requirements and is being recommended by staff for approval. The following is an analysis of the development as it relates to county land use policies and ordinances.

#### Analysis

<u>General Plan</u>: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

<u>Zoning</u>: The subject property is located in an Agricultural Zone A-1 zone. The land use requirements for this zone are stated in the LUC§ 104-5 as follows:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

<u>Small Subdivision</u>: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone (LUC 104-5). The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-2, the A-1 zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150'. Lot 1 is 2.6 acres and is 173 feet wide.

<u>Culinary water and sanitary sewage disposal:</u> A letter from Taylor West Weber Water Improvement District has been provided granting preliminary approval. Secondary Water will be required from Hooper Irrigation. Sanitary sewage disposal will be handled by Central Weber Sewer who have provided a will serve and capacity assessment letter.

Review Agencies: The proposed subdivision has been reviewed and approved by all applicable reviewing agencies.

<u>Tax Clearance</u>: There are no outstanding tax payments related to this parcel.

<u>Roadway improvements:</u> There are no future rights-of-way shown in this location on the general plan streets map. There is adjacent property to the west that will likely formulate a new public block at the time that parcel develops. A deferral agreement will be recorded for curb, gutter, and sidewalk along 900 S.

#### **Staff Recommendations**

Staff recommends final approval of Jeana's Dream Subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

- 1. A signed deferral agreement must be recorded with the final plat.
- 2. The developer will supply a final unconditional approval letter from Taylor West Weber Water Improvement District before the subdivision plat records.

This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the Western Weber General Plan.
- 2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

#### **Administrative Approval**

Administrative final approval of LVJ020122 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: Wednesday, June 29, 2022

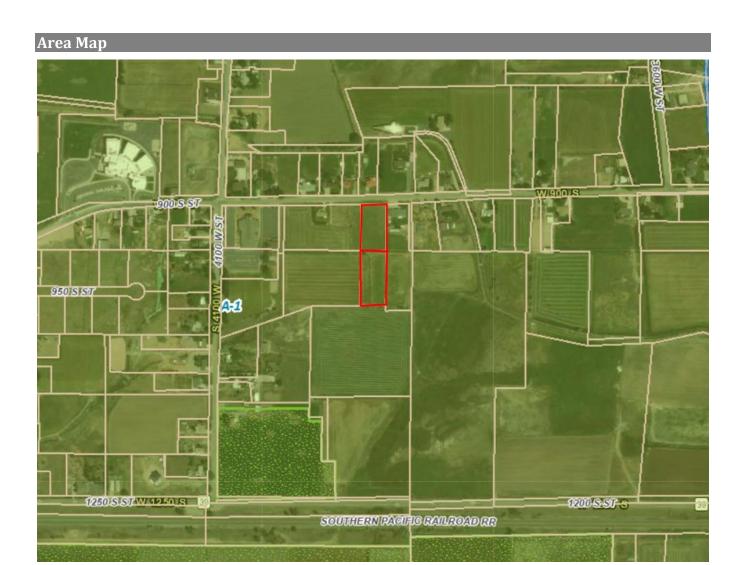
\_\_\_\_\_

Rick Grover

Weber County Planning Director

#### **Exhibits**

- A. Subdivision Plat
- B. Water/Sewer Feasibility



# (Data in Parentheses is Record)

LEGEND

	<del></del>
	Subject Property Line Interior Lot Lines Adjoining Property Line Previous Property Line
	Centerline Public Utility Easement (PUE)
<x< th=""><th>Fence Line</th></x<>	Fence Line
	Found HAI rebar unless noted

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE ONE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY NEAL BERUBE. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE HAI RECORD OF SURVEY NO. 6836, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 16 AND 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

Section Corner

Set 5/8"x24" Rebar With Cap

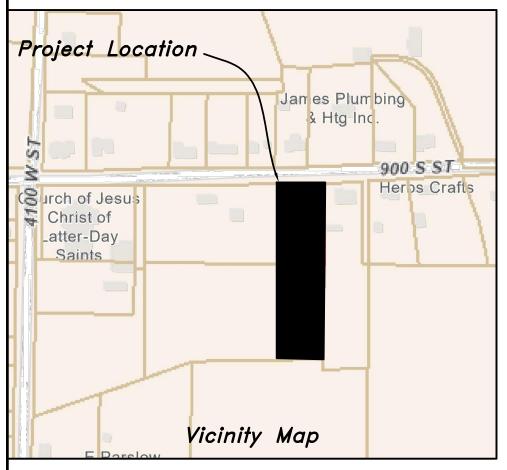
THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 WHICH BEARS NORTH 89°15'33" WEST, UTAH NORTH, STATE PLANE. CALCULATED N.A.D.83 BEARING.

## WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission. Signed this\_\_\_\_\_, Day of\_\_\_\_

Chairman, Weber County Planning Commission

- 1 All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- 2 Rebar and cap set on all lot corners.
- 3 Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.



Developer NEAL BERUBE 1532 E 2525 N OGDEN, UTAH 84414 (801) 791-3000



Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.haies.net

Brigham City Ogden (435) 723-3491 (801) 399-4905 (435) 752-8272 Celebrating over 60 Years of Business 21-3-431 21-3-413v19.dwg 1/17/2022

JEANA'S DREAM SUBDIVISION

WEBER COUNTY, UTAH A PART OF THE SOUTHWEST QUARTER OF SECTION 16, AND NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN JANUARY 2022

	900	— P.O.B. SOUTH 30.00'	VIDE ROAD DEDICATION	
	xx <u>-x</u> - <del>-x-</del> - <del>-x</del> - <del>-x</del> -	(N 87°34' E) 33.00' N 88°16'21" E 173.68'	BUTTARS REBAR & CAP - 3.2' S 0'46'14" W	
SORNERS VEY WAS ' CORNERS TY TION B.&M. SAID IE,  SOUTHWEST CORNER OF SEC. 16 T. 6 N., R. 2 W., SLB&M FOUND WEBER CO. BRASS CAP MONUMENT	(2) 14.00.13	S 88' 16'21" W 173.68'  LOT 1  CONT. 2.660 ACRES  3939 W  SECTION LINE - BASIS OF BEARING	HANCOCK HAVEN NO.1 SUBDIVISION (ENTRY NO. 1383510) LOT 1 ELAKE & TERRY HANGOCK FAMILY TRUST (15-046-0052	SOUTH QUARTER CORNER OF SEC. 16 T. 6 N., R. 2 W., SLB&M FOUND WEBER CO. BRASS CAP MONUMENT
	N 89°15'33" W P.O.B. IRRIGATION EASEMENT  15-059-0620	89-13' 42" - E	2646.18' (2646.14')  LANDMARK REBAR & CAP (DISTURBED) 1.0' OUT OF GROUND S. 1.4' x W 0.5'	
WEBER COUNTY ENGINEER  I Hereby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of theses Improvements.	(SOUTH)  N 0.46'14"	- 76.40' 97.11'	S 0.46'14" (SOUTH)	——————————————————————————————————————
Signed this, Day of, 2022.	^ -xxxx/	N_89°15'33" W	xxxxxxxxx	
Weber County Engineer	BRENT	& <i>Renee Wagstaff Fam</i> il	Y TRUST	

# WEBER COUNTY COMMISSION ACCEPTANCE

This is to Certify that this Subdivision Plat, the Dedication of Streets and other Public Ways and Financial Guarantee of Public Improvements Associated with this Subdivision. Thereon are Hereby Approved and Accepted by the Commissioners of Weber County Utah

Weber Courtly	oluli	
Signed this	, Day of	

Chairman, Weber County Commission

Attest

# WEBER COUNTY SURVEYOR

15-059-0006

I Hereby Certify that the Weber County Surveyor's Office has Reviewed this Plat and all conditions for approval by this office have been satisfied. The approval of this Plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this\_\_\_\_\_, Day of\_\_\_\_

Weber County Surveyor

# WEBER COUNTY ATTORNEY

I Have Examined the Financial Guarantee and Other Documents Associated with this Subdivision Plat, and in my Opinion they Conform with the County Ordinance Applicable Thereto and now in Force and Affect Signed this\_\_\_\_\_\_, Day of\_\_\_

Weber County Attorney

## SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT: AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO ONE (1) LOT. KNOWN HEREAFTER AS JEANA'S DREAM SUBDIVISION IN WEBER COUNTY. UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS	DAY OF	. 2022.
0.0		

MATT PRETL P.L.S. UTAH LAND SURVEYOR LICENCE NO. 10437995



## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET LOCATED 470.44 FEET NORTH 46°40'48" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16 (BASIS OF BEARING IS THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH BEARS NORTH 89°15'33" WEST);

RUNNING THENCE NORTH 88°16'21" EAST (NORTH 87°34' EAST BY RECORD) 173.68 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 1, HANCOCK HAVEN NO. 1 SUBDIVISION, RECORDED AS ENTRY NO. 1383510 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°46'14" WEST (SOUTH BY RECORD) 671.53 FEET TO THE SOUTHWEST CORNER OF SAID HANCOCK HAVEN NO. 1 SUBDIVISION BEING A POINT ON THE NORTH LINE OF BRENT & RENEE WAGSTAFF PROPERTY, TAX ID NO. 15-059-0006; THENCE NORTH 89°15'33" WEST (SOUTH 89°42'11" WEST BY RECORD) 173.51 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF THE SHAUNA H. SMITH TRUST PROPERTY, TAX ID. NO. 15-059-0052; THENCE NORTH 00°46'14" EAST 664.05 FEET ALONG THE EAST LINE OF THE SHAUNA H. SMITH TRUST PROPERTY TAX ID. NO'S. 15-059-0052 AND 15-046-0073 TO THE POINT OF BEGINNING. CONTAINING 2.660 ACRES.

## 15' WIDE IRRIGATION EASEMENT

A 15.00 FOOT WIDE IRRIGATION EASEMENT BEING 7.50 FEET LEFT AND 7.50 FEET RIGHT OF THE FOLLOWING DESCRIBED ALIGNMENT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE SHAUNA H. SMITH TRUST PROPERTY, TAX ID. NO. 15-059-0052 LOCATED 470.44 FEET NORTH 46°40'48" WEST AND 324.30 FEET SOUTH 00°46'14" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION

RUNNING THENCE SOUTH 89°13'42" EAST 68.56 FEET: THENCE SOUTH 00°33'03" EAST 339.80 FEET TO THE NORTH BOUNDARY LINE OF THE BRENT AND RENEE WAGSTAFF FAMILY TRUST PROPERTY, TAX ID. NO. 15-059-0006 ALSO BEING THE POINT OF TERMINUS.

## OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN HERON AND NAME SAID TRACT JEANA'S DREAM SUBDIVISION. AND DO HEREBY: GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE. STORM DRAINAGE FACILITIES. IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

DAY OF

JEANA H. BERUBE TRUSTEE OF THE JEANA H. BERUBE REVOCABLE TRUST

## TRUST ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

SIGNED THIS

ON THIS\_\_\_\_\_DAY OF\_\_\_\_\_\_, 2022, JEANA H. BERUBE, TRUSTEE FOR THE JEANA H. BERUBE REVOCABLE TRUST, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNER OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

## NOTARY PUBLIC

, 2022.

RECORD OF SURVEY # 6836	WEBER COUNTY RECORDER
	ENTRY NOFEE PAIL
WEBER-MORGAN HEALTH DEPARTMENT	FILED FOR RECORD AND
	IN BOOKOF OFFICIAL
I Hereby Certify that the Soils, Percolation Rates, and Site Conditions for this Subdivision have been	RECORDS, PAGE RECORDEL
Investigated by this Office and are Approved for On-Site Wastewater Disposal Systems.	7 OK
Signed this, Day of, 2022.	COUNTY RECORDER
	BY:
Weber-Morgan Health Department	DEPUTY



12/13/2021

Weber County Planning Commission 2380 Washington Boulevard Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **PRELIMINARY** approval has been given and the Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for Neal Berube a 1 lot subdivision at approx. 3931 W. 900 S. parcel # 15-046-0072. The District has a 6" water line currently on 900 S. with enough capacity to serve this proposed lot. The District standards and specifications must be used in all installation procedures.

#### Requirements:

- Plan review fee and recording fee= \$140
- Water rights impact fee= \$1,078.00 Per lot. Must be paid before the subdivision is recorded and service is provided.
   Secondary Water= ½ of a share of Hooper Irrigation water will need to be transferred into the Districts name this ½ share will be held by the District clerk until there is a pressurized secondary system available. Once a pressurized secondary water system becomes available the ½ share will be used to connect to the pressurized secondary water. An agreement will need to be signed and recorded for the i.e.. purposes.
- Impact fee=\$8,585.00 per lot this fee will be collected at the time building permits are requested. This fee includes the cost of the meter.
- Connection fee= \$1,730.00+ asphalt patch fee if needed. This is for the installation of the service and the meter connection.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.

Sincerely,

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Water right and plan review fees must be paid before approval for construction is given. This letter expires six months from the date it is issued.

Expires 5/13/2022

Ryan Rogers – Manager

Taylor West Weber Water District