



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**December 23, 2020**  
**4:00 to 5:00 p.m.**

Join Zoom Meeting:

<https://us02web.zoom.us/j/85841470996>

1. **LVF111720:** Consideration and action for final plat approval of the Felter Subdivision, a 1-lot subdivision at approximately 1501 S 7500 W, Ogden. Applicant: Brian & Shawna Felter; **Staff Presenter: Scott Perkes**
2. **UVF12220:** Consideration and action for final plat approval of the Family Dreams Subdivision, a lot averaging subdivision consisting of 3 lots, located at approximately 7401 E 500 N, Huntsville. Applicant: Jeff Burton; **Presenter: Steve Burton**

*The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser:*

<https://us02web.zoom.us/j/85841470996>

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791*





# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action for final plat approval of the Felter Subdivision, a 1-lot subdivision at approximately 1501 S 7500 W, Ogden
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Wednesday, December 23, 2020
<b>Applicant:</b>	Brian & Shawna Felter (Owners)
<b>File Number:</b>	LVF111720

### Property Information

<b>Approximate Address:</b>	1501 S 7500 W, Ogden
<b>Project Area:</b>	3 acres
<b>Zoning:</b>	Agricultural (A-2)
<b>Existing Land Use:</b>	Vacant/Agriculture
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	10-043-0073
<b>Township, Range, Section:</b>	T6N, R3W, Section 22, SE 1/4

### Adjacent Land Use

<b>North:</b>	Agriculture	<b>South:</b>	Residential
<b>East:</b>	Agriculture	<b>West:</b>	Residential/Agriculture

### Staff Information

<b>Report Presenter:</b>	Scott Perkes <a href="mailto:isperkes@co.weber.ut.us">isperkes@co.weber.ut.us</a> 801-399-8772
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 104, Chapter 7 Agricultural (A-2)
- Title 106, Subdivisions

## Background and Summary

The applicant is requesting final administrative approval of a one lot subdivision known as Felter Subdivision located at 1501 S 7500 W, Ogden. The proposed Lot 1 is currently vacant. The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration are in conformance with the current zoning and the applicable subdivision requirements as required in the LUC.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by creating lots for the continuation of rural single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

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

**Lot area, frontage/width and yard regulations:** In the LUC §104-7-6 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'. The proposed lot within the subdivision meets the zoning requirements for area and width.

**Access:** The proposed lot will gain access across the front lot line from the existing 7500 West street. This street is already 66' in width and thereby does not require additional ROW dedication as part of this subdivision.

Culinary water and sanitary sewage disposal: The new lot will receive culinary water service from West Warren-Warren Water Improvement District and sanitary sewage disposal will be handled by a septic system. Feasibility letters have been provided by West Warren-Warren Water Improvement District and the Weber Morgan Health Department. The will serve letter for culinary water states that the applicants have secondary water with the property as well as access for delivery. The letter goes on to condition culinary water connection by the installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots. This subdivision contains only 1 lot. However it would appear that this condition would only come into effect if the applicants were to further subdivide the property into additional lots.

Public Wellhead Protection Zones: The proposed subdivision is not located within any mapped public wellhead protection zones.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office and Weber Fire District, Weber-Morgan Health, and Addressing have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

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 Felter Subdivision (LVF111720). This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A deferral agreement for curb, gutter, sidewalk, and asphalt will be required prior to recording the subdivision plat.
2. A Declaration of Deed Covenant Concerning Provision of Irrigation Water will be recorded simultaneously with the final plat.
3. An Onsite Wastewater Disposal Systems Deed Covenant and Restriction will be recorded simultaneously with the final plat.

The recommendation for approval is based on the following findings:

1. The proposed subdivision amendment conforms to the West Central Weber General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with the Weber County Land Use Code.

### **Administrative Approval**

Administrative final approval of Felter Subdivision (LVF111720) 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: \_\_\_\_\_

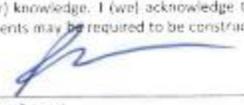
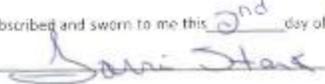
\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

### **Exhibits**

- A. Application
- B. Final subdivision plat
- C. West Warren-Warren Water Improvement District Will-Serve Letter
- D. Weber-Morgan Health Department Septic Feasibility Letter

Location Map 1



<b>Weber County Subdivision Application</b>			
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)
<b>Subdivision and Property Information</b>			
Subdivision Name <b>Felter Subdivision</b>		Number of Lots <b>1</b>	
Approximate Address <b>1515 S. 7500 W.</b>		Land/Serial Number(s) <b>10-043-0073</b>	
Current Zoning <b>A-2</b>	<b>15015</b> Total Acreage	<b>3</b>	
Culinary Water Provider <b>Union - West Warren Water</b>	Secondary Water Provider <b>Warren Irrigation Company</b>	Wastewater Treatment <b>Septic</b>	
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <b>Brian &amp; Sharna Felter</b>		Mailing Address of Property Owner(s) <b>1399 W 2100 S #175 Ogden, UT 84401</b>	
Phone <b>801-589-4623</b>	Fax		
Email Address <b>sfelter111@gmail.com</b>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <b>Sharna Felter</b>		Mailing Address of Authorized Person <b>1399 W 2100 S #175 Ogden, UT 84401</b>	
Phone <b>801-589-4623</b>	Fax		
Email Address <b>sfelter111@gmail.com</b>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
<b>Surveyor/Engineer Contact Information</b>			
Name or Company of Surveyor/Engineer <b>Reeve &amp; Associates</b>		Mailing Address of Surveyor/Engineer <b>5160 s. 1500 w. Riverdale Ut. 84405</b>	
Phone <b>801-621-3100</b>	Fax <b>801-621-2666</b>		
Email Address <b>eroche@reeve-assoc.com</b>		Preferred Method of Written Correspondence <input type="radio"/> Email <input type="radio"/> Fax <input checked="" type="radio"/> Mail	
<b>Property Owner Affidavit</b>			
I (We) <b>Brian Felter &amp; Sharna Felter</b> 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 <b>2nd</b> day of <b>November</b> , 20 <b>20</b> .			
 _____ (Notary Public)			

Authorized Representative Affidavit

I (We), Brian & Shana Felt the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Shana Felt, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]  
(Property Owner)

[Signature]  
(Property Owner)

Dated this 2<sup>nd</sup> day of November, 2021, personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.

[Signature]  
Notary



# FELTER SUBDIVISION

## Exhibit B

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 OCTOBER, 2020



VICINITY MAP  
 NOT TO SCALE

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND NAIL AT THE NORTH QUARTER CORNER AND THE FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 22 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.  
 SHOWN HEREON AS: S89°08'54"E

### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7500 WEST STREET, SAID POINT BEING S89°08'54"E 8.40 FEET AND S00°51'06"W 3307.08 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S00°42'17"W ALONG SAID WESTERLY LINE, 171.61 FEET TO AN EXISTING FENCELINE; THENCE N88°26'25"W ALONG SAID FENCELINE AND THE NORTH BOUNDARY LINE OF JERRY AND KATIE HOMESTEAD AND MURRAY FLAG LOT SUBDIVISION 789.22 FEET TO A FOUND REBAR AT A CORNER OF THE MURRAY FLAG LOT SUBDIVISION; THENCE N00°42'22"E ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 159.56 FEET TO A FOUND REBAR IN AN EXISTING FENCELINE; THENCE S89°18'55"E ALONG SAID FENCELINE, 789.13 TO THE WESTERLY RIGHT-OF-WAY LINE OF 7500 WEST STREET AND TO THE POINT OF BEGINNING.

CONTAINING 130,669 SQUARE FEET OR 3.000 ACRES MORE OR LESS.

### AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-B2, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

### EXPLORATION PIT INFORMATION

EXPLORATION PIT #1 (12T 0402627 UTM 4566129 +/- 12FT)  
 0-11" SANDY CLAY LOAM, GRANULAR STRUCTURE  
 11-48" SANDY LOAM, MASSIVE STRUCTURE  
 OBSERVED GROUND WATER TABLE @ 48 INCHES.

### NARRATIVE

THE BOUNDARY WAS DETERMINED USING THE MONUMENTS SHOWN HEREON. THE NORTH LINE WAS PLACED BY DEED, THE SOUTH AND EAST LINES WERE PLACED ALONG THE MURRAY FLAG LOT SUBDIVISION AND IT'S EXTENSION EAST. THE EAST LINE WAS PLACED ALONG THE CALCULATED SECTION LINE. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF **FELTER SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND. I FURTHER 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 \_\_\_\_\_, 20\_\_\_\_.

9031945  
 UTAH LICENSE NUMBER **TREVOR J. HATCH**

### OWNERS 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 ON THE PLAT AND NAME SAID TRACT **FELTER SUBDIVISION**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 BRIAN FELTER

\_\_\_\_\_  
 SHAWNA FELTER

### ACKNOWLEDGMENT

STATE OF UTAH ) ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRIAN FELTER AND SHAWNA FELTER SIGNERS OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

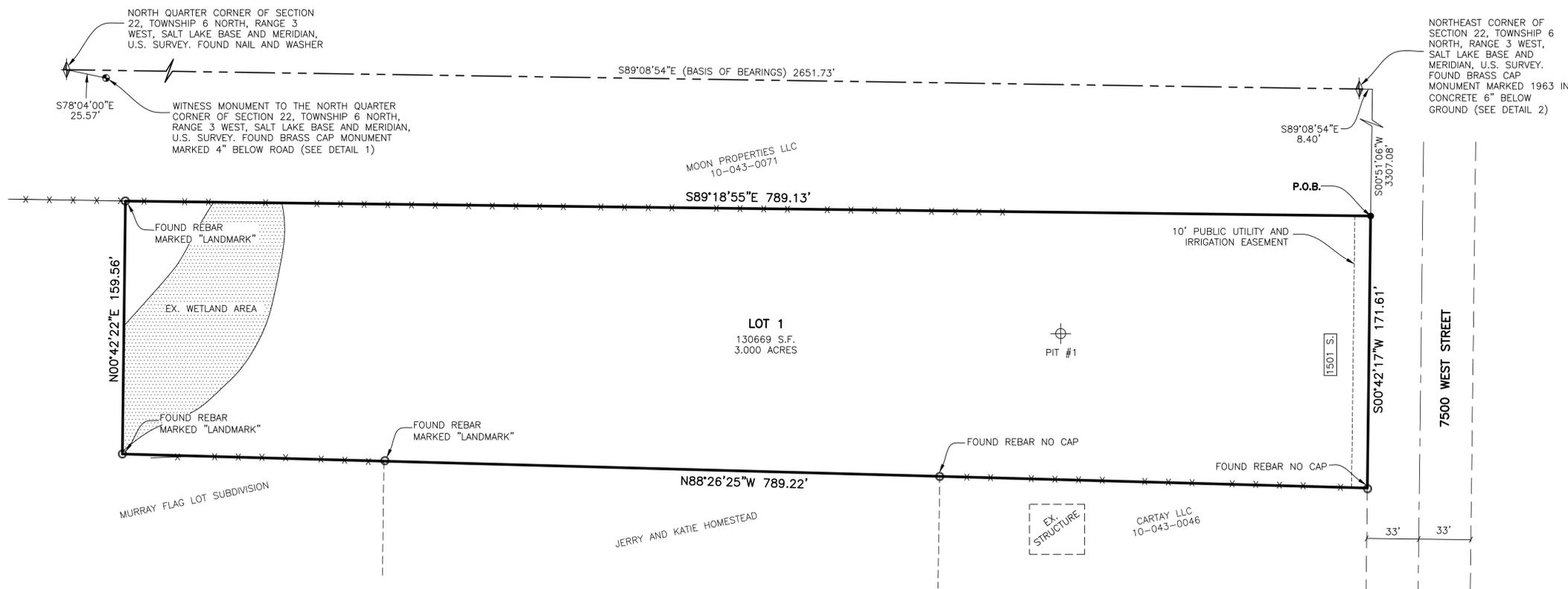
5160 S 1500 W, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

### Project Info.

Surveyor: T. HATCH  
 Designer: E. ROCHE  
 Begin Date: 10-19-20  
 Name: FELTER SUBDIVISION  
 Number: 7554-01  
 Revision: 12-3-20 E.R.  
 Scale: 1" = 40'  
 Checked: \_\_\_\_\_

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 And Recorded, \_\_\_\_\_  
 At \_\_\_\_\_ in Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 \_\_\_\_\_  
 Weber County Recorder  
 \_\_\_\_\_ Deputy.

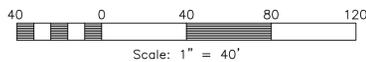


### LEGEND

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = FOUND AS NOTED
- = WITNESS CORNER MONUMENT
- = SOIL PERCOLATION HOLE
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE

**MONUMENT DETAIL 1**  
 (NOT TO SCALE)

**MONUMENT DETAIL 2**  
 (NOT TO SCALE)



### 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### 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 THESE IMPROVEMENTS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

### WEBER COUNTY SURVEYOR

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WEBER-MORGAN HEALTH DEPARTMENT

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

November 11, 2020

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Brian & Shawna Felter

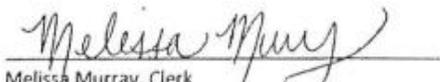
This proposed building/residence is located at approx. 1501 S. 7500 W. West Warren, UT, Parcel #100430073. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed building/residence.

Brian & Shawna Felter have secondary water with the property as well as access for delivery. They have also paid all necessary fees listed below. 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.
- 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

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



March 25, 2020

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

RE: Ryan Rhodes Property, 1 Lot  
1527 S. 7500 W., West Warren  
Parcel #10-043-0073  
Soil log #13808

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by West Warren-Warren Water Improvement District, an approved community water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 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 with a percolation rate of 60 minutes per inch.

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,

Ryan Klinge  
Environmental Health Division  
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | [www.webermorganhealth.org](http://www.webermorganhealth.org)



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on the application for final approval of Family Dreams Subdivision, consisting of 3 lots, located at approximately 7401 E 500 N, Huntsville
<b>Agenda Date:</b>	Wednesday, December 23, 2020
<b>Applicant:</b>	Jeff Burton
<b>File Number:</b>	OVF120220

### Property Information

<b>Approximate Address:</b>	7401 E 500 N, Huntsville
<b>Project Area:</b>	9 acres
<b>Zoning:</b>	AV-3, S-1
<b>Existing Land Use:</b>	Residential
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	21-008-0032, 21-007-0015
<b>Township, Range, Section:</b>	T6N, R2E, Section 7

### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	Residential
<b>East:</b>	Residential	<b>West:</b>	Residential

### Staff Information

<b>Report Presenter:</b>	Steve Burton <a href="mailto:sburton@co.weber.ut.us">sburton@co.weber.ut.us</a> 801-399-8766
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley (AV-3) Zone
- Title 104, Chapter 10 Shoreline (S-1) Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Background and Summary

The proposed subdivision is a lot averaged subdivision consisting of three lots, located in the AV-3 and S-1 zones. With recommended conditions, this subdivision meets the applicable land use standards. The Weber County Land Use Code (LUC) §101-1-7 identifies a new subdivision of three or fewer lots for which no streets will be created or realigned as a "Small Subdivision" which can be administratively approved by the Planning Director.

## 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 proposed subdivision is located in the Agriculture Valley (AV-3) Zone and the Shoreline (S-1) Zone.

The purpose and intent of the AV-3 zone is identified in the LUC 104-6-1 as:

*The AV-3 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone is to:*

- Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
- Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
- Direct orderly low-density residential development in a continuing rural environment.*

The purpose and intent of the S-1 zone is identified in LUC 104-10-1 as:

- a) *The shoreline zone has been established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone covers the portion of the unincorporated area of the county which is occupied by Pineview Reservoir and shores adjacent thereto.*
- b) *This zone is characterized by farms and pasture lands situated adjacent to the shore of the Pineview Reservoir and interspersed by dwellings, recreational camps, resorts and outdoor recreation facilities.*
- c) *The objectives in establishing the Shoreline Zone S-1 are:*
- d) *To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both public and private;*
- e) *To facilitate the conservation of water and other natural resources;*
- f) *To reduce hazards from floods and fires;*
- g) *To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone;*
- h) *To ensure adequate provision for water supply, domestic sewage disposal and sanitation.*
- i) *In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the Shoreline Zone S-1.*

All lots meet the 150 foot minimum width requirement of the AV-3 zone. Lots 1 and 2 are 1.75 acres in area. Lot 3 is 5.50 acres in area. LUC 106-2-4(b)(5) allows lot average subdivisions in the AV-3 zone, with a minimum lot size of 40,000 square feet. The total area of all lots is 9 acres, which meets the lot averaging requirements of the AV-3 zone.

There is a portion of lot 3 that is located in the S-1 zone as shown on the location map 1 below. Lot 3 meets the minimum lot area requirement of the S-1 zone of 5 acres.

Culinary water and sanitary sewage disposal: Culinary water will be provided by private wells and sanitary sewage disposal will be provided by on-site septic systems. A feasibility letter has been provided by the health department for the septic systems.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Additional requirements: The proposed subdivision does not include any new roads or public rights of way. The record of survey shows the existing trail along 500 N. There is an existing dwelling on the proposed lot 3. The existing well on lot 3 allows the subdivision to meet the requirement of 106-4-2(a), which requires one well permit before the subdivision plat can be recorded. The applicant has supplied the well permit as part of the subdivision application submittals.

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 Family Dreams Subdivision. This recommendation for approval is subject to all applicable review agency requirements and the on the following conditions:

1. All required agreements, including the on-site waste water covenant, well covenant, and deferral agreement for curb, gutter, sidewalk, and asphalt must be recorded with the final plat.

This recommendation 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 Family Dreams 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: \_\_\_\_\_

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

## Exhibits

- A. Proposed final plat

### Location Map 1



