



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**October 21, 2020  
4:00 to 5:00p.m.**

<https://us02web.zoom.us/j/89683937027>

1. UVJ092220 AND AAE 2020-07: Consideration and action on a request for final approval of Jones North Divide Subdivision, consisting of 3 lots and an alternative access. **Presenter Steve Burton**

#### **Adjournment**

*The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 2<sup>nd</sup> floor 2380 Washington Blvd., Ste 240., Ogden, Utah unless otherwise posted or on ZOOM at <https://us02web.zoom.us/j/89683937027>*



*In compliance with the American 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 Review

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for final approval of Jones North Divide Subdivision, consisting of 3 lots and an alternative access.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, October 21, 2020

**Applicant:** Doug Jones

**File Number:** UVJ092220, AAE 2020-07

### Property Information

**Approximate Address:** 2600 E, N. Ogden Rd

**Project Area:** 19.5

**Zoning:** FV-3

**Existing Land Use:** Forest/Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 22-009-0044, 22-009-0081, 22-009-0055

**Township, Range, Section:** Township 7 North, Range 1 East, Section 19

### Adjacent Land Use

|                      |                      |
|----------------------|----------------------|
| <b>North:</b> Forest | <b>South:</b> Forest |
| <b>East:</b> Forest  | <b>West:</b> Forest  |

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Title 104, Zones, Chapter 14, Forest Valley (FV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 7, Supplementary and Qualifying Regulations

## Background & Summary

The applicant has submitted a request for final approval of Jones North Divide Subdivision, consisting of 3 lots. While each lot has the minimum required frontage of 150 feet, lots 2 and 3 are proposing to share access through an access easement due to steep slopes.

The proposed subdivision, in compliance with the recommended conditions, conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the density allowed by the existing zoning in the area (2016 Ogden Valley General Plan, Land Use Principal 1.1, pg 15).

Zoning: The subject property is located in the Forest Valley (FV-3) Zone. The purpose of the FV-3 zone is identified in the LUC §104-14-1 as:

*The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.*

The minimum lot size requirement in the FV-3 zone is 3 acres and the minimum width requirement is 150 feet. Lot sizes in this proposed subdivision are not less than 4 acres. Each lot is proposed to have a minimum of 150 feet of lot width and frontage along Ogden Canyon Road.

Culinary water and sanitary sewage disposal: Culinary water will be provided by private wells. Prior to recording the subdivision plat, the owner will be required to obtain a well permit for one lot. Wastewater will be handled through individual septic systems. The Weber Morgan Health Department has provided a feasibility letter explaining design requirements for each individual system.

Additional design standards and requirements: The property is located within a geologic hazards area. A geologic reconnaissance study and geotechnical study have been provided. The report prepared by CMT Engineering, provides recommendations for preparing the lots for single family dwellings. The owner of each lot will be required to follow the recommendations outlined in the geologic and geotechnical reports.

Lot 3 will not be accessed from the front property line, which is the reason behind the 'alternative access' application. The following regulations apply to a lot that gains access at a location other than across the front lot line (108-7-32):

*Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:*

- a) The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.*
- b) It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.*

Regarding the approval criteria for this type of access, the applicant claims that steep slopes should be considered the physical condition that causes an undesirable condition. The applicant has provided a slope analysis (exhibit B) to show how access across the front lot line is undesirable.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office, Engineering Division, and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the recording of the final mylar. A condition of the Engineering Division is that a portion of the lots be dedicated as part of the public right of way. The dedication will help to create an 80 foot right-of-way along North Ogden Road. The County Commission will need to sign the final subdivision plat because of the road dedication.

The alternative access request has been reviewed and approved by both the Fire District and the Weber County Engineering Division.

## **Staff Recommendation**

Staff recommends final approval of Jones North Divide Subdivision, consisting of three lot and an alternative access. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the subdivision plat, the owner will be required to obtain a well permit for one lot.
2. The required covenants, including the well and septic system covenants, are required to be recorded with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. Slope is considered the special condition that exists that makes it undesirable for lot 3 to access the front lot line.

## Administrative Approval

Administrative final approval of Jones North Divide Subdivision, including the request for alternative access, 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. Subdivision Plat
- B. Slope Analysis

## Map 1



# Jones North Divide Subdivision

Weber County, Utah

A Part of the Northwest Quarter of Section 19,  
Township 7 North, Range 1 East, S.L.B.&M.

## CURVE DATA

| (C1)                 | (C2)                 | (C3)                | (C4)                 | (C5)                | (C6)                 | (C7)                | (C8)                |
|----------------------|----------------------|---------------------|----------------------|---------------------|----------------------|---------------------|---------------------|
| $\Delta = 41'12.22"$ | $\Delta = 15'03.51"$ | $\Delta = 7'18.49"$ | $\Delta = 25'32.35"$ | $\Delta = 2'28.22"$ | $\Delta = 10'01.56"$ | $\Delta = 2'34.36"$ | $\Delta = 5'08.16"$ |
| $R = 1019.00'$       | $R = 355.00'$        | $R = 424.00'$       | $R = 1001.00'$       | $R = 550.00'$       | $R = 711.00'$        | $R = 700.00'$       | $R = 986.00'$       |
| $L = 74.81'$         | $L = 93.34'$         | $L = 54.12'$        | $L = 446.26'$        | $L = 23.74'$        | $L = 124.49'$        | $L = 31.48'$        | $L = 88.41'$        |
| $LC = 74.79'$        | $LC = 93.07'$        | $LC = 54.09'$       | $LC = 442.57'$       | $LC = 23.73'$       | $LC = 124.33'$       | $LC = 31.48'$       | $LC = 88.38'$       |
| $S 88'16'59" W$      | $N 82'04'54" W$      | $N 70'53'34" W$     | $N 80'00'27" W$      | $S 85'59'04" W$     | $S 89'45'52" W$      | $N 86'30'29" W$     | $N 87'49'02" E$     |

| (C9)                 | (C10)               | (C11)               | (C12)                | (C13)               | (C14)               | (C15)                | (C12)               |
|----------------------|---------------------|---------------------|----------------------|---------------------|---------------------|----------------------|---------------------|
| $\Delta = 15'03.51"$ | $\Delta = 7'18.50"$ | $\Delta = 0'57.50"$ | $\Delta = 24'49.23"$ | $\Delta = 0'43.12"$ | $\Delta = 2'28.22"$ | $\Delta = 10'01.56"$ | $\Delta = 2'34.36"$ |
| $R = 322.00'$        | $R = 390.98'$       | $R = 1034.00'$      | $R = 1034.00'$       | $R = 1034.00'$      | $R = 583.00'$       | $R = 700.00'$        | $R = 733.00'$       |
| $L = 84.66'$         | $L = 49.91'$        | $L = 17.39'$        | $L = 447.98'$        | $L = 12.99'$        | $L = 25.16'$        | $L = 118.71'$        | $L = 32.97'$        |
| $LC = 84.42'$        | $LC = 49.88'$       | $LC = 17.39'$       | $LC = 444.45'$       | $LC = 12.99'$       | $LC = 25.16'$       | $LC = 118.56'$       | $LC = 32.96'$       |
| $S 82'04'54" E$      | $S 70'53'34" E$     | $N 67'43'05" W$     | $N 79'38'51" W$      | $S 87'34'51" W$     | $S 85'59'04" W$     | $N 89'45'52" E$      | $N 86'30'29" W$     |



**SURVEYOR'S CERTIFICATE**  
I, K. Greg Hansen, 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 and amended said tract into three (3) lots, known hereafter as Jones North Divide 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 \_\_\_\_\_, 2020.  
K. Greg Hansen P.L.S.  
Utah Land Surveyor Licence No. 167819



## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT THE NORTHWEST CORNER OF THE MAX AND MARIANNE BAKER PROPERTY, TAX ID. NO. 22-009-0053 BEING A POINT LOCATED 405.94 FEET SOUTH 83°13'09" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FROM THE NORTH QUARTER CORNER OF SAID SECTION 19;  
RUNNING THENCE SOUTH 21°58'06" WEST 971.48 FEET TO THE CENTERLINE OF NORTH OGDEN CANYON ROAD AS DEFINED BY RIGHT OF USE; THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES; (1) WESTERLY TO THE NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 1019.00 FOOT RADIUS CURVE, A DISTANCE OF 74.81 FEET, CHORD BEARS SOUTH 88°16'59" WEST 74.79 FEET, HAVING A CENTRAL ANGLE OF 04°12'22"; (2) WESTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 355.00 FOOT RADIUS CURVE, A DISTANCE OF 93.34 FEET, CHORD BEARS NORTH 82°04'54" WEST 93.07, HAVING A CENTRAL ANGLE OF 15°03'51"; (3) WESTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 424.00 FOOT RADIUS CURVE, A DISTANCE OF 54.12 FEET, CHORD BEARS NORTH 70°53'34" WEST 54.09, HAVING A CENTRAL ANGLE OF 07°18'49"; (4) WESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 1001.00 FOOT RADIUS CURVE, A DISTANCE OF 446.26 FEET, CHORD BEARS NORTH 80°00'27" WEST 442.57 FEET, HAVING A CENTRAL ANGLE OF 25°32'35"; (5) SOUTH 87°13'15" WEST 75.04 FEET; (6) WESTERLY TO THE LEFT ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE, A DISTANCE OF 23.74 FEET, CHORD BEARS SOUTH 85°59'04" WEST 23.73 FEET, HAVING A CENTRAL ANGLE OF 02°28'22"; (7) WESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE RIGHT OF A 711.00 FOOT RADIUS CURVE, A DISTANCE OF 124.49 FEET, CHORD BEARS SOUTH 89°45'52" WEST 124.33 FEET, HAVING A CENTRAL ANGLE OF 10°01'56"; (8) NORTH 85°13'11" WEST 148.93 FEET; AND (9) WESTERLY TO THE LEFT ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE, A DISTANCE OF 31.48 FEET, CHORD BEARS NORTH 86°30'29" WEST 31.48 FEET, HAVING A CENTRAL ANGLE OF 02°34'36"; THENCE NORTH 02°12'13" EAST 33.00 FEET TO THE SOUTHEAST CORNER OF THE RUSS PAULSEN PROPERTY, TAX ID. NO. 22-009-0057; THENCE NORTH 13°16'04" EAST 619.07 FEET TO THE NORTHEAST CORNER OF SAID PAULSEN PROPERTY BEING ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 83°13'09" EAST 1285.78 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 20.078 ACRES.

TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY BEING 50.0 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 2134.72 FEET SOUTH 83°13'09" WEST ALONG THE NORTH LINE OF SAID SECTION AND 569.22 FEET SOUTH 07°33'48" EAST TO THE NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD AND NORTH 77°11'18" EAST 70.20 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, AND RUNNING THENCE ALONG THE CENTER LINE OF AN EXISTING ROAD THE FOLLOWING FOUR (4) COURSES; (1) NORTH 11°36'37" EAST 48.75 FEET; (2) NORTH 41°55'37" EAST 100.00 FEET; (3) NORTH 79°55'37" EAST 1000.00 FEET; AND (4) NORTH 89°25'37" EAST 642.70 FEET TO A POINT SOUTH 83°13'09" WEST 146.30 FEET AND SOUTH 22°00'00" WEST 521.62 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND THE TERMINUS OF THIS EASEMENT.

**OWNER'S DEDICATION AND CERTIFICATION**  
Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into streets and lots as shown hereon and name said tract Jones North Divide Subdivision, and do hereby Dedicate to public use all those tracts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. And do also hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, drainage easements, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities 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.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020

**ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF WEBER )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Douglas Jones, 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 he signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public

**NARRATIVE**  
The purpose of this survey was to create a 3 Lot Subdivision from the existing property owned by Doug Jones as shown and described hereon. The survey was ordered by Doug Jones. The R-O-W Lines for North Ogdan Canyon Road is that as defined by right-of-use, not as described in the current roadway descriptions. Said description does not actually follow the centerline of the existing paved surface. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 19, T7N, R1E, SLB&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears South 83°13'09" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

**COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_  
COUNTY RECORDER  
BY \_\_\_\_\_  
DEPUTY

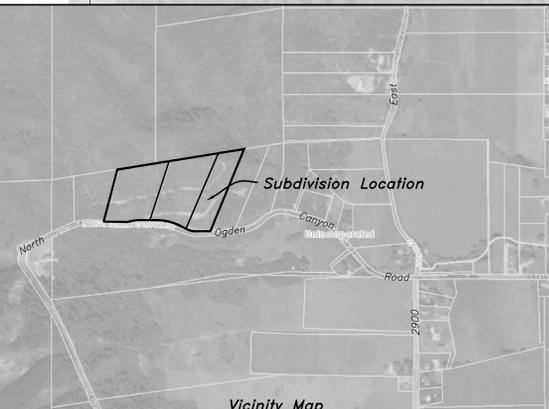
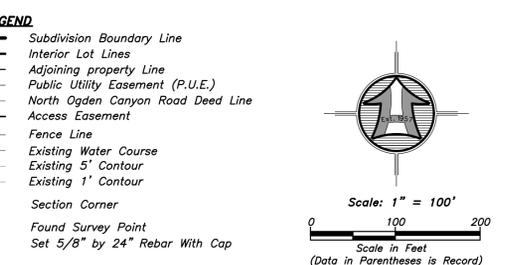
**Notes:**  
1- The Vertical Datum is NGVD29  
2- The Sewer System will be septic  
3- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from their individual properties.  
4- All Public Utility Easements are 10.0 feet wide.  
5- This property is located within a natural hazards area. A Geotechnical Investigation has been performed by CMT Engineering Laboratories, CMT Project No. 12290, Dated March 31, 2020. The final report is available for public review at the Weber County Planning Division Office.

**WEBER COUNTY ENGINEER**  
I Herby 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 \_\_\_\_\_, 2020.  
Weber County Engineer

**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 Herby Approved and Accepted by the Commissioners of Weber County Utah  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.  
Chairman, Weber County Commission  
Attest

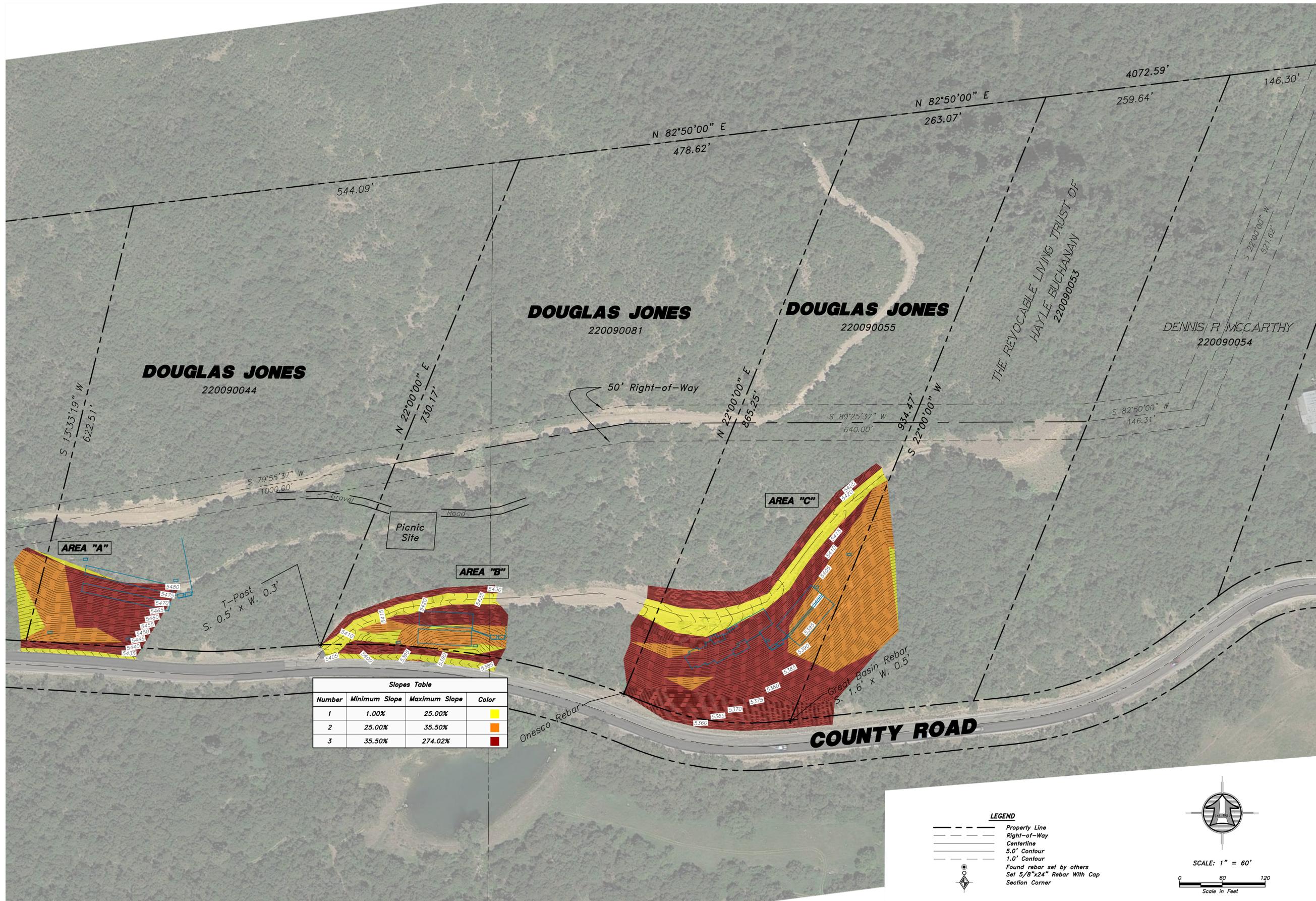
**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.  
Chairman, Weber County Planning Commission

**WEBER COUNTY SURVEYOR**  
I Herby 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 \_\_\_\_\_, 2020.  
Weber County Surveyor



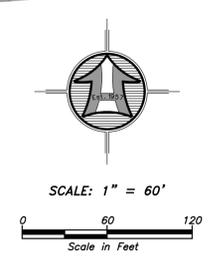
Developer:  
Doug Jones  
245 West 200 North  
Willard, Utah 84340  
435-458-2415

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
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| Number | Minimum Slope | Maximum Slope | Color  |
|--------|---------------|---------------|--------|
| 1      | 1.00%         | 25.00%        | Yellow |
| 2      | 25.00%        | 35.50%        | Orange |
| 3      | 35.50%        | 274.02%       | Red    |

- LEGEND**
- Property Line
  - - - Right-of-Way
  - Centerline
  - 5.0' Contour
  - 1.0' Contour
  - Found rebar set by others
  - Set 5/8"x24" Rebar With Cap
  - Section Corner



OVERALL SLOPE ANALYSIS MAP FOR  
**DOUG JONES**  
 NORTH OGDEN DIVIDE ROAD  
 LIBERTY, UT

Drawn By: MTH Date: 05/18/20  
 Designed By:  
 Checked By:  
 Approved By:  
 Scale: 1" = 60'  
 Drawing File: 18-3-246/19(05-02-20)  
 JOB NUMBER: 18-3-246

**HANSEN & ASSOCIATES, INC.**  
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| No. | Date | By | Revision |
|-----|------|----|----------|
|     |      |    |          |

Sheet  
**1**  
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**4**  
 Sheets