

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**September 21, 2022**  
**4:00 p.m.**

- 1. Minutes: September 6, 2022**
- 2. Administrative Items**
  - 2.1 File No: LVB112219** - Request for final approval of Bridger Butler Subdivision consisting of 4 lots, and road dedication. Located in the A-1 zone, at approximately 2843 S 4700 W, Ogden, UT, 84401. **Planner: Tammy Aydelotte**

**Adjourn**

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*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 for these meetings should call the Weber County Planning Commission at 801-399-8374*

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September 6, 2022

Minutes of September 06, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: August 10, 2022 Approved

2. Administrative Items

**2.1 UVB040422** - Consideration and action on final approval of Bright Acres Subdivision, consisting of four lots. **Planner: Tammy Aydelotte**

9/6/2021 – Alternative Access request was approved.

5/24/2022 – Preliminary approval granted by Ogden Valley Planning Commission.

8/2/2022 – Recommendation of final approval by Ogden Valley Planning Commission.

The applicant is requesting a recommendation of final approval of Bright Acres Subdivision, a single-phase subdivision consisting of four lots, in the AV-3 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.

#### Final Conditions of Approval

1. All improvements shall either be installed or escrowed for prior to appearing on a County Commission agenda for final approval. – Per LUC 101-2-20, 'the term "small subdivision" means: (a) A subdivision that has nine of fewer lots.' As such, administrative approval is being sought from the land use authority for small subdivisions.
2. A 12-foot wide public trail easement shall be shown on the final plat along the southern boundary of lots 3 and 4, per the approval of the application for AAE2021-10. – This is shown on the proposed final plat.
3. The proposed access shall comply with safety, design, and parcel/lot standards as outlined in LUC, and will be verified prior to issuing certificate of occupancy for the first residence within this subdivision. – Engineering has verified the access meets minimum standards.
4. An alternative access covenant, per the approval for an alternative access dated 10/28/2020, shall be recorded with the final plat. – Record with the final plat.
5. An onsite wastewater disposal covenant shall be recorded with the final plat. – Record with the final plat.
6. A private well covenant shall be recorded with the final plat. – Record with the final plat.

#### Staff Recommendation

Staff recommends final approval of Bright Acres Subdivision, consisting of four lots located at approximately 5638 N 3100 E, Liberty. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and based on the following findings:

This recommendation is based on the following findings:

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

APPROVED BY Rick Grover under the Conditions and findings in the staff report and dropping item 7 in the conditions listed in the Staff Report.

September 6, 2022

**2.2 UVH080822** Consideration, and action on a request for approval of Hale Kinderfarm Subdivision 1st Amendment, consisting of two residential lot. Together with a request to gain access at a location other than across the front lot line. **Planner Felix Lleverino**

The applicant is requesting approval of a two-lot subdivision that will access from a public road called 500 South. The County Transportation Plan indicates that 500 South Street requires a 66' right of way. The Hale Kinderfarm Subdivision plat indicates that 500 South possesses the appropriate ROW width.

The owner intends to use the land for residential and related uses, which conforms with the purpose of the FV-3 zoning.

The Hale Kinderfarm Subdivision will be served with an individual well and septic system.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Mike Pulsipher (applicant) was on Zoom for this meeting. There was some discussion about the Alternate Access. The item was approved and then reopened to clarify the alternative access. That is listed as item 6.

### Staff Recommendation

**Staff recommends final plat approval of Hale Kinderfarm Subdivision, consisting of 2 lots. Including a request to gain access at a location other than across the front lot line. This recommendation is based on the following conditions:**

1. **The requirements listed in the Weber Fire District's review are satisfied.**
2. **The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.**
3. **The owner shall enter into a restricted landscape covenant.**
4. **A subdivision plat note is added that generally describes the irrigation limitations.**
5. **The private well is complete before the subdivision plat may record.**
6. **Alternate Access is based on the Alternate Access Agreement**

**The following findings are the basis for the staff's recommendation:**

1. **The proposed subdivision conforms to the Ogden Valley General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**

**Approved by Rick Grover based on the findings and conditions listed in the staff report with the addition of item 6 in the minutes.**

**ADJOURN**

Respectfully Submitted,  
*June Nelson*  
Lead Office Specialist



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request for final approval of Bridger Butler Subdivision consisting of 4 lots.  
**Type of Decision:** Administrative  
**Agenda Date:** Wednesday, September 21, 2022  
**Applicant:** Jeff Butler, Owner  
**File Number:** LVB112219

### Property Information

**Approximate Address:** 2843 S 4700 W, Taylor, UT, 84401  
**Project Area:** 5.109 acres  
**Zoning:** Agricultural (A-1)  
**Existing Land Use:** Residential/Agriculture  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-086-0030, 15-086-0031  
**Township, Range, Section:** T6N, R2W, Section 32 NW

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Agriculture
<b>East:</b> 4700 West St/Residential	<b>West:</b> Agriculture

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@webercountyutah.gov  
**Report Reviewer:** RG

## Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

## Background and Summary

5/12/2020 – Preliminary approval granted.

9/15/2020 – Recommendation of final approval given from Western Weber Planning Commission.

9/17/2020 – Extension request granted.

The applicant is requesting final approval of Bridger Butler Subdivision consisting of one existing, and three new lots, located at approximately 2843 S 4700 W in the A-1 Zone. Access for each of the four lots is provided via a 30-foot private access easement that was recently approved under file AAE 2020-01. 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.

## Analysis

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

**Zoning:** 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-1 zone standards in LUC § 104-5. The subject property is located in the A-1 Zone. Single-family dwellings are a permitted use in the A-1 Zone.

**Lot area, frontage/width and yard regulations:** In the LUC § 104-7-6, the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. The area and width of each of the four lots within the subdivision equal or exceed the minimum requirements for the zone.

Streets and rights-of-way: The proposed subdivision will not create any new public streets. Due to limited frontage along 4700 West St., access to each of the four lots is being provided by a 30-foot wide private access easement as approved by Alternative Access Exemption file AAE 2020-01. As part of this approved Alternative Access Exemption application, staff worked with the applicant in an attempt to secure additional frontage along 4700 West St. from the property owner to the south (Utah Power and Light). These efforts failed as UPL was not interested in any type of land swap or right-of-way dedication scenario at this time (see Exhibit D for a letter from UPL stating their position). This limited frontage was part of the consideration that lead to the approval of an alternative access exemption. However, in an effort to ensure sufficient building setbacks on the created lots, a 66-foot right-of-way line to accommodate a future public street has been added to the plat. This will allow the county to continue working with Utah Power and Light to possibly secure the additional frontage on 4700 West necessary to develop a full county standard public street in the future if needed and desired. This right-of-way depiction has been required as part of the final platting of this proposed subdivision and will ensure that homes built on the newly created lots are compliant with setbacks from a potential future public street should it ever convert from an access easement.

Additionally, the proposed subdivision will dedicate a small strip of right-of-way along its frontage with 4700 West St. to complete a 55' right-of-way width to centerline.

A letter from UDOT has been submitted verifying UDOT approval of access being taken off of 4700 West St.

Culinary water and sanitary sewage disposal: Taylor West Weber Water has given final approval for culinary water services for three lots. Lot #1 of this subdivision has an existing home, and is already connected to culinary water. Hooper Irrigation has given final approval for secondary water to be provided to all four lots. Lot #1 is connected to an existing onsite waste water system. Each of the three new lots will be connected to individual on-site waste water systems as well. The Weber Morgan Health Department has conducted percolation testing and have issued a feasibility letter for these new systems.

Review Agencies: All review agency requirements must be addressed and completed prior to the final plat mylar being recorded with the Records Office.

Tax Clearance: There are no outstanding tax payments related to the subject property. The 2022 property taxes are not considered due at this time, but will become due in full on November 30, 2022.

Public Notice: A notice was mailed not less than seven calendar days before the first public meeting held to grant preliminary approval of this project. This notice was sent 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.

## **Staff Recommendation**

Staff recommends final approval of the Bridger Butler Subdivision consisting of four lots, located at approximately 2843 S 4700 W, in Taylor, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. Resolution to the three existing boundary line discrepancies identified in the submitted title report will be required simultaneously with the recording of the final plat.
2. Prior to recording the final plat, final improvement plans will need to be reviewed and approved by the County Engineer.
3. Prior to recording the final plat, approved improvements will either need to be installed or a financial guarantee will need to be approved and submitted. Should the applicant desire to submit a financial guarantee for improvements that exceed \$25,000, such a guarantee will need to be approved by the County Commission.
4. Prior to recording the final plat, the proposed right-of-way dedication will need to be approved and accepted by the County Commission.
5. Application review fees were collected based on a 3 lot subdivision. However, with the subdivision consisting of 4 lots, additional review fees will need to be submitted in the amount of \$75.00 (\$25.00 Planning, \$25.00 Engineering, & \$25.00 Surveying).
6. At the time the final plat is recorded, the owner will also be required to record the following agreements or covenants:
  - a. Declaration of Deed Covenant Concerning Provision of Irrigation Water
  - b. Onsite Wastewater Disposal Systems Deed Covenant and Restriction
  - c. Deferral of Public Improvements Agreement for curb, gutter, and sidewalk along the subdivision's frontage of 4700 West
  - d. Alternative Access Equitable Servitude and Covenant
7. Final approval letters from Taylor-West Weber Water and Hooper Irrigation will need to be submitted prior to recording the final 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

**Administrative Approval**

Administrative final approval of Cash Cow 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.

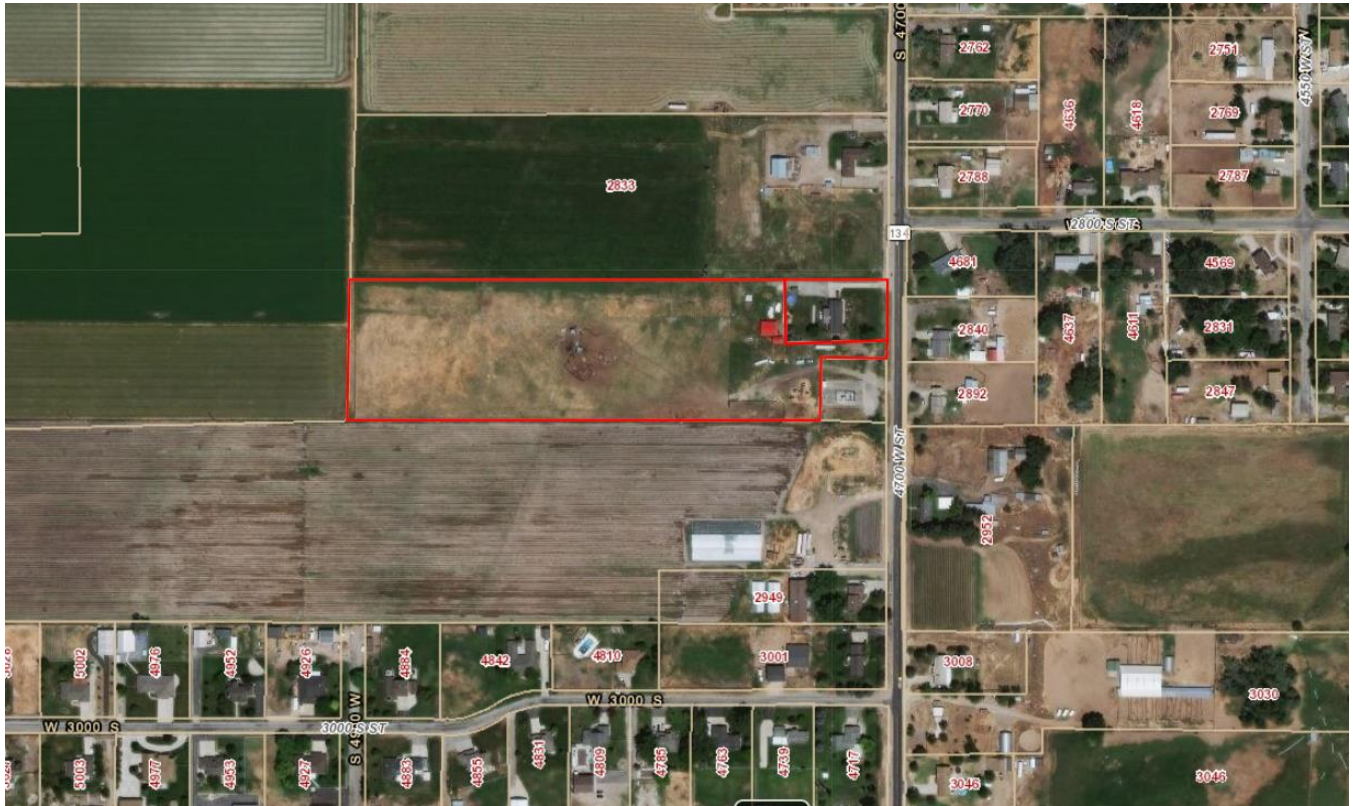
Date of Administrative Approval: \_\_\_\_\_.

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

**Exhibits**

- A. Subdivision application
- B. Proposed Final Subdivision plat
- C. Will-serve & feasibility letters
- D. Utah Power & Light Letter

**Area Map**





# BRIDGER BUTLER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
SEPTEMBER, 2022



**VICINITY MAP**  
SCALE: NONE

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°34'18"W

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE HEREON DESCRIBED PROPERTY INTO FOUR LOTS WITH A REMAINDER PARCEL. BRASS CAP MONUMENTS WERE FOUND FOR THE NORTH QUARTER CORNER AND SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, A LINE BEARING SOUTH 07°34'18" WEST BETWEEN SAID BRASS CAP MONUMENTS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. THE BOUNDARY WAS ESTABLISHED ON THE NORTH AND SOUTH LINES AS WELL AS ADJACENT TO PARCEL 15-086-0001 BY ACCEPTING THE LONG STANDING FENCE LINES USING BOUNDARY BY ACCESSION. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°34'18"W 229.38 FEET AND N89°25'42"W 9.11 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S00°49'03"W 196.50 FEET; THENCE N89°10'57"W 180.87 FEET; THENCE S00°34'14"W 150.00 FEET TO AN EXISTING FENCE LINE; THENCE N89°10'57"W ALONG SAID EXISTING FENCE LINE, 595.54 FEET; THENCE N00°34'18"E 189.89 FEET; THENCE S89°25'42"E 134.23 FEET; THENCE N00°34'18"E 146.07 FEET TO AN EXISTING FENCE LINE; THENCE S89°10'57"E ALONG SAID FENCE LINE, 643.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 222,530 SQUARE FEET OR 5.109 ACRES MORE OR LESS.

## LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- PIT #
- EXPLORATION PIT LOCATION
- BOUNDARY LINE
- LOT LINE
- EXISTING FENCE
- SECTION TIE LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- EXISTING STRUCTURE
- ROAD DEDICATION



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

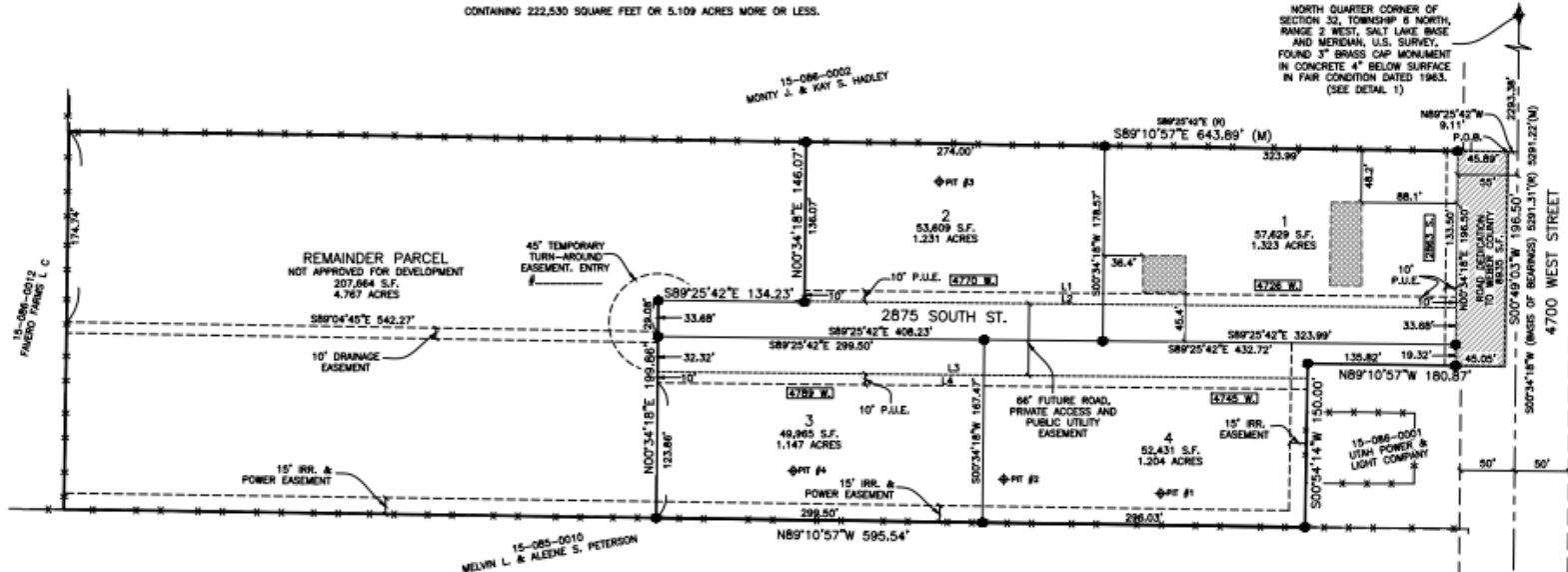
**MONUMENT DETAIL 2**  
(NOT TO SCALE)

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°25'42"E	643.89
L2	S89°25'42"E	134.23
L3	S89°25'42"E	134.23
L4	S89°25'42"E	134.23

## DEVELOPER

JEFF BUTLER  
2843 S. 4700 W.  
TAYLOR, UT 84401





2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
1/13/2020

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401  
To Whom It May Concern:

This is to inform you that ***Final*** approval has been given and the District has the capacity to provide culinary water only for 3 lots for the proposed Butler Subdivision at the approximate address 2843 S. 4700 W. Taylor, Utah.

Requirements that have been met:

- Plan review fee= \$100 per lot. (total \$300)
- Water rights fee = \$4,363.00 per lot or current costs when paid. (\$13,089.00 total)

Requirements that must be met before Building Permits are issued:

- Secondary Water = Must connect to Hooper Irrigation for pressurized secondary water.
- Must install all piping and connections to Taylor West Weber Water standards.
- Impact Fees = \$5,228.00 per lot or current costs when paid.
- Water Meter = \$375.00 per lot.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

**FINAL APPROVAL OF THE SUBDIVISION SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.** Final approval is subject to meeting all of the requirements of the District and all fees paid. Inspections must be performed on the installation of the piping.

Sincerely, 

Ryan Rogers – Manager  
Taylor West Weber Water Improvement District





PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

February 3, 2021

Weber County Planning Commission  
2380 Washington Blvd, #240  
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Bridger Butler Subdivision

The development is located at approximately 2840 South and 4700 West and consists of 4 lots.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were an adequate number of water shares surrendered for the development water use and the access fees to the Secondary System have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed secondary line. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston  
Office Manager  
Board Secretary



March 24, 2020

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

RE: Preliminary Subdivision **Determination**  
Butler Subdivision, 4 lots  
Parcel #15-086-0030  
Soil log #14122

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on November 19, 2014 and March 23, 2020. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1, completed November 19, 2014 (UTM Zone 12 Nad 83 0408282 E 4562964 N)  
0-18" loam, granular structure, 5% fine gravel  
18-44" sandy loam, massive structure,  
44-68" sandy loam, many mottles throughout @ 45 inches  
Ground water @ 68"

Exploration Pit #2, completed November 19, 2014 (UTM Zone 12 Nad 83 0408240 E 4522966 N)  
0-08" loam, granular structure  
08-63" sandy loam, massive structure  
63-73" sandy loam, mottling @ 64 inches  
Ground water @ 73"

Exploration Pit #3, completed November 19, 2014 (UTM Zone 12 Nad 83 0408222 E 4563049 N)  
0-16" loam, granular structure  
17-48" sandy loam, massive structure  
48-72" sandy loam, mottling @ 60 inches  
Ground water @ 71"

Exploration Pit #4, completed March 23, 2020 (UTM Zone 12 Nad 83 0436137 E 4569006 N)  
0-11" loam, granular structure  
11-29" sandy loam, massive structure  
29-65" sandy loam, horizon as a is light gray to white indicating saturated conditions. The soil were evaluated in early springs soil were wet at time of evaluation.

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

#### DESIGN REQUIREMENTS

Culinary water will be provided by Taylor-West Weber Water Improvement District, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit.**

Lot 1: Has an existing home, serviced by an approved onsite wastewater system which was given final approval by this office in June 1972, under permit number W72160.

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

Lot 2-4; Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Mound Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.22 gal/sq. ft. /day as required for the sandy loam, massive structure soil horizon.

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,

  
Summer Day, LEHS III, Program Manager  
Environmental Health Division  
801-399-7160