

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**March 9, 2022
4:00 to 5:00 p.m.**

1. Minutes: February 16, 2022

2. Administrative Items

2.1 LVD012722 - Consideration and action on a request for final approval of Doug Harbertson Subdivision, consisting of one lot. **Presenter Felix Lleverino.**

2.2 LVS010522: Consideration and action on a request for final approval of Shadow Oaks Subdivision No. 3, First Amendment, located at approximately 6508 S 2800 E, Ogden. **Presenter Steve Burton.**

2.3 File No: LVH02072022 – Request for final Approval of Henry Flats Cluster Subdivision 1st Amendment, located at 325 S 4350 W, Ogden, UT, 84404. **Presenter Tammy Aydelotte.**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd 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

Minutes of February 16, 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

- 1. Minutes approved from: February 3, 2022
- 2. Administrative Items

2.1 UVM07082021 - Request for final approval of the Jeff Allan Subdivision, a one-lot subdivision, located in the CV-2 zone. **Presenter Tammy Aydelotte**

The applicant is requesting final approval of Jeff Allan Subdivision, consisting of one lot, located at approximately 4700 E 2650 N, Eden in the CV-2 Zone. There is a recorded development agreement associated with this proposal. The development agreement references required improvements, including dedication of an extension of Clark Lane. 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.

Staff recommends final approval of Jeff Allan Subdivision, consisting of one lots located at approximately 4700 E 2650 N, Eden. This recommendation is subject to all review agency requirements prior to recording of the subdivision and the following condition:

- 1. All recommendations contained in the recorded development agreement (record date 2/14/2022), entry # 3217573, shall be followed and referenced during future development of this subdivision.
- 2. The public trail easement shall be shown on the final plat.

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

Administrative final approval of Jeff Allan 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: 2/16/2022

Rick Grover
Weber County Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Doug Harbertson Subdivision, consisting of one lot.
Agenda Date:	Wednesday, March 09, 2022
Applicant:	Guy Harbertson, Representative
File Number:	LVD012722

Property Information

Approximate Address:	2280 N 6700 W
Project Area:	46.8 Acres
Zoning:	Agricultural (A-2)
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	19-057-0062
Township, Range, Section:	T7N, R3W, Section 36

Adjacent Land Use

North:	Residential/Agricultural	South:	Agricultural
East:	Residential/Agricultural	West:	Residential/Agricultural

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a subdivision that proposes to divide off one 40,095 square foot lot from a 46.87-acre parcel. The Doug Harbertson Subdivision fronts on an existing public right-of-way and fully built road called 6700 West Street. The Weber County Transportation Plan indicates that the 6700 West ROW will be widened to 100 feet. A 50' ROW dedication is required, and the County Commission shall sign the plat.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-2.

“The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.”

Site Development Standards: Lots created in the A-2 Zone are required to comply with site development standards for the A-2 Zone. The lot within this proposal exceeds the minimum standards concerning lot area and width.

Small Subdivision: “The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director LUC §106-2-5.30 (c)”. Area dedication to the public right of way 6700 West Street shall be approved by the County Commission.

Right-of-Way Connectivity: Opportunities for roadway connectivity are explored for all development proposals following LUC 106-1-4 (7) and 106-2-3. The Doug Harbertson Subdivision does not propose to build new roads. However, it is required to dedicate area to an existing public ROW called 6700 West Street.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: West Warren Water District has voted to approve the culinary will-serve, with conditions that shall be fulfilled before home construction begins. See Exhibit C for the district’s conditions of approval.

Irrigation Water: The owner has provided proof of secondary water shares for this property.

Sewer Services: The owner has provided a preliminary Subdivision Determination from the Weber-Morgan Health Department stating that the soils within lot one of this development fall within the range of acceptability for the placement of a packed bed media system with an at-grade or drip irrigation absorption field (See Exhibit E).

Review Agencies: The Weber County Fire District has posted approval conditional upon the possibility of requiring the installation of a new hydrant when the homesite location is proposed. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions.

Staff Recommendation

Staff recommends the final approval of Doug Harbertson Subdivision. Approval is based on completing all county review agency requirements and completion of the following conditions:

1. West Warren Water District conditions are fulfilled before the home construction begins.
2. The owner shall enter into an irrigation water covenant that requires the appropriate shares remain with the subdivided building lot.
3. The subdivision plat displays the appropriate area to be dedicated to 6700 West Street. This requirement is under the direction of the Weber County Engineering Department
4. The owner enters into a Deferral Agreement for the curb, gutter, and sidewalk.
5. The County Commission shall sign the dedication plat accepting the area dedicated to 6700 West Street.

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 the applicable County codes.

Administrative Approval

Administrative final approval of the Doug Harbertson Subdivision is hereby granted after displaying conformity with applicable zoning and subdivision standards. This approval is subject to all Weber County review agency requirements and the conditions of approval stated within this planning staff report.

Date of Administrative Approval: _____

Rick Grover

Weber County Planning Director

Exhibits

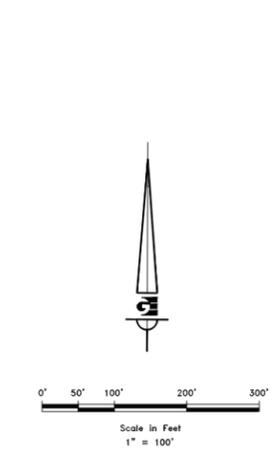
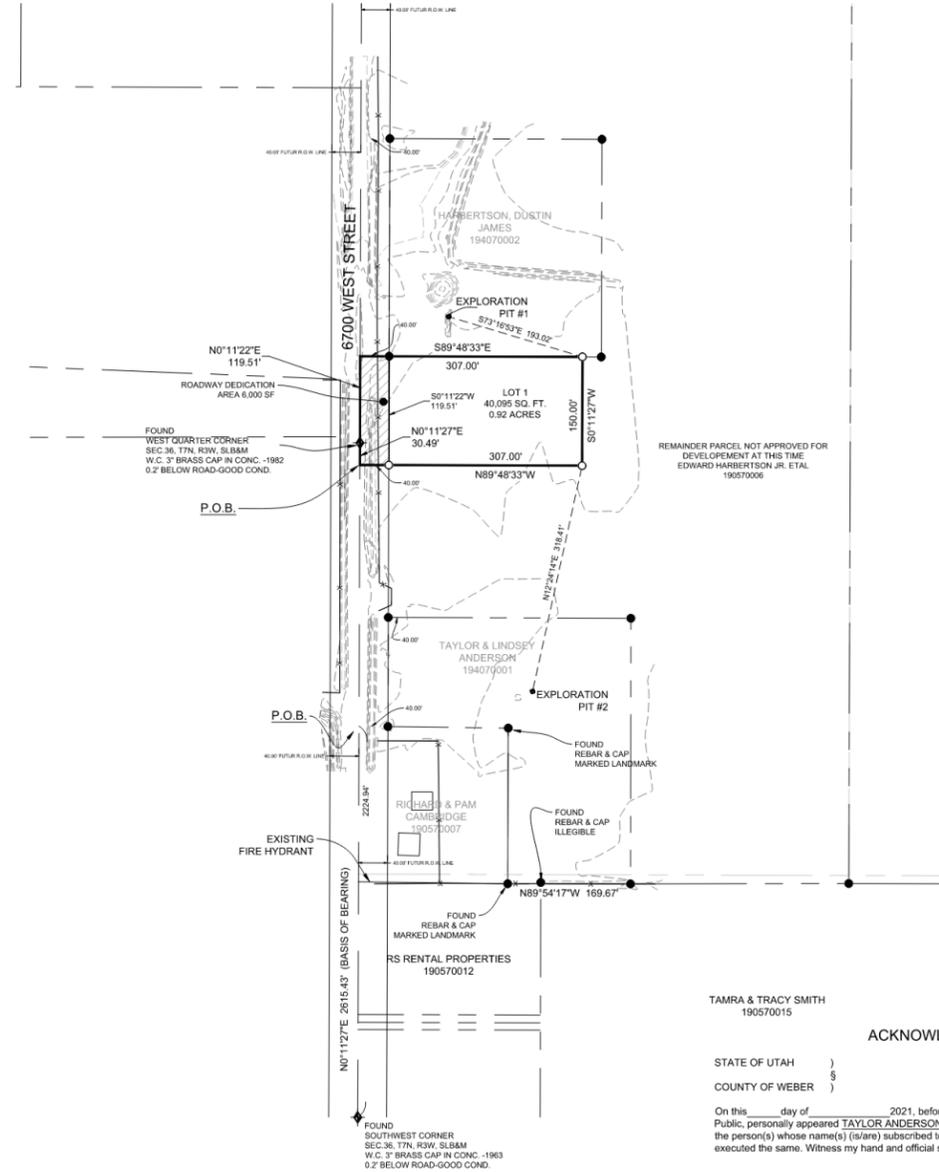
- A. Doug Harbertson Subdivision plat
- B. Current Recorders Plat
- C. Culinary Final will serve letter
- D. Proof of irrigation water shares
- E. Septic Feasibility

Area Map

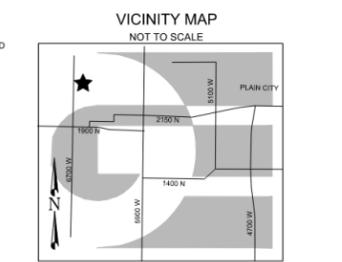
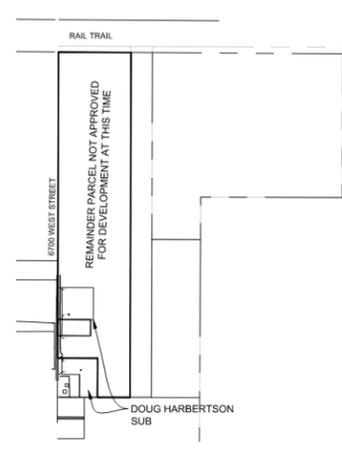


DOUG HARBERTSON SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2021



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - FOUND REBAR AND CAP MARKED GARDNER ENGINEERING (UNLESS OTHERWISE NOTED)
 - SUBDIVISION BOUNDARY
 - - - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - - - EXISTING FENCE LINE



EXPLORATION PIT #1 EVALUATION #14817
0-15" LOAM, GRANULAR STRUCTURE
16-36" LOAMY FINE SAND, SINGLE GRAIN
36-77" SILTY CLAY LOAM, MASSIVE STRUCTURE
OBSERVED GROUNDWATER TABLE 77"
DOCUMENTED GROUNDWATER TABLE 12"

EXPLORATION PIT #2 (WASTE WATER SITE AND SOILS EVALUATION #14818)
0-15" LOAM, GRANULAR STRUCTURE
15-40" SILTY CLAY LOAM, BLOCKY STRUCTURE
46-62" SILT LOAM, BLOCKY STRUCTURE
OBSERVED GROUNDWATER TABLE 62"
DOCUMENTED GROUNDWATER TABLE 12"

- NOTES**
- ZONE (A-2) CURRENT YARD SETBACKS: FRONT-30' // SIDE-10' TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24' // REAR-30'
 - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0175E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
 - 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.
 - THE REMAINDER AGRICULTURAL PARCEL IS NOT APPROVED FOR DEVELOPMENT.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

BOUNDARY DESCRIPTION

PARTS OF LOT 4 "PLAT OF SECTION 36" LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION NORTH 0°11'22" EAST 119.51 FEET; THENCE SOUTH 89°48'33" EAST 307.00 FEET; THENCE SOUTH 0°11'27" WEST 150.00 FEET; THENCE NORTH 89°48'33" WEST 307.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 0°11'27" EAST 30.49 FEET TO THE POINT OF BEGINNING. CONTAINING 46,095 SQUARE FEET OR 1.06 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS DOUG HARBERTSON SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

DOUG HARBERTSON SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ROADWAY DEDICATION, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY; 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, AND ALSO DEDICATE TO WEBER COUNTY A SLOUGH EASEMENT FOR DRAINAGE AND RUNOFF, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND FOR THE PERPETUAL PRESERVATION OF DRAINAGE IN ITS NATURAL STATE OR AS AUTHORIZED BY WEBER COUNTY.

SIGNATURE _____ DATE: _____
EDWARD H. HARBERTSON, JR. AS TO AN UNDIVIDED 3/6THS INTEREST

SIGNATURE _____ DATE: _____
STACEY LEE ADAMS AS TO AN UNDIVIDED 1/6TH INTEREST

SIGNATURE _____ DATE: _____
DOUGLAS JAMES HARBERTSON AS TO AN UNDIVIDED 1/6TH INTEREST

SIGNATURE _____ DATE: _____
GUY PAUL HARBERTSON AS TO AN UNDIVIDED 1/6TH INTEREST

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2021, before me
_____, A Notary Public, personally appeared
EDWARD H. HARBERTSON, JR. Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2021, before me
_____, A Notary Public, personally appeared
STACEY LEE ADAMS. Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2021, before me
_____, A Notary Public, personally appeared
DOUGLAS JAMES HARBERTSON. Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2021, before me
_____, A Notary Public, personally appeared
GUY PAUL HARBERTSON. Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

STAMP _____ NOTARY PUBLIC

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 _____, 2021.

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 EFFECT.
SIGNED THIS _____ DAY OF _____, 2021.

COUNTY ATTORNEY

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 2021.

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 THERON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 2021.
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2021.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 2021.
DIRECTOR WEBER-MORGAN HEALTH DEPT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 1 LOT SUBDIVISION WITH REMAINDER PARCEL AS SHOWN AND NOTED HEREON. SEE RECORD OF SURVEY #6129. SURVEY WAS ORDERED BY DOUG HARBERTSON. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°11'27" EAST WEBER COUNTY, UTAH NORTH, HAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBER 2915375. DEEDS OF ADJOINING PROPERTIES, THE PLAT OF SECTION 36 BOOK 6 PAGE 71 AND EXISTING FENCE LINES WERE USED TO DETERMINE BOUNDARY LOCATION.

DEVELOPER:
TRIPLE H EXCAVATION
1659 S 1950 W
WEST HAVEN, UT 84401
801-436-3779

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____, RECORDED FOR _____

_____ COUNTY RECORDER

BY: _____

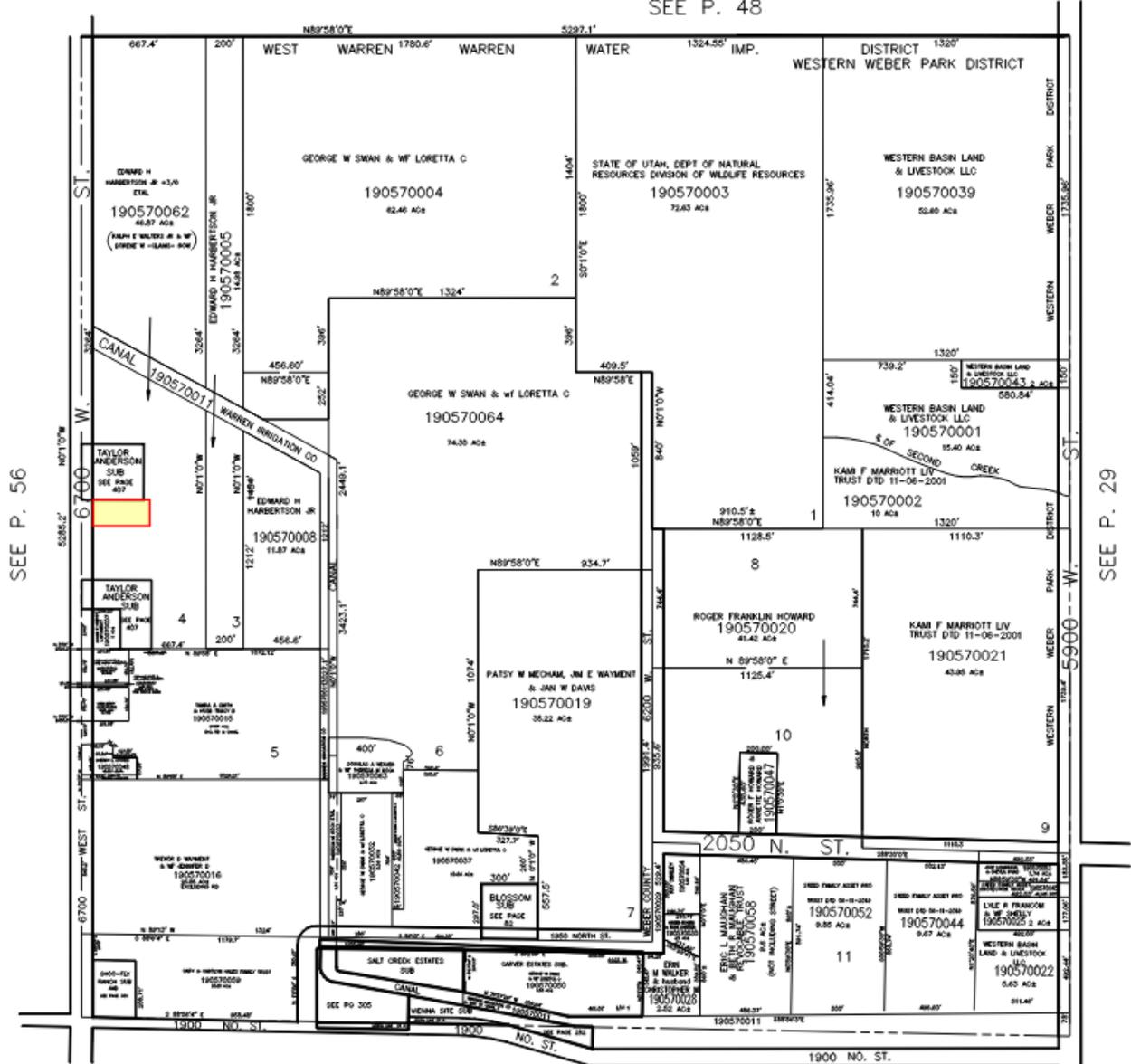
R:\2021 - 1452 SURVEY\2142 - DOUG HARBERTSON\DOUG HARBERTSON SURVEY\FIG\DOUG HARBERTSON.DWG

SECTION 36, T.7N.,R3W., S.L.B.&M.

IN WEBER COUNTY
SCALE 1" = 400'

TAXING UNIT: 531

SEE P. 48



SEE P. 56

SEE P. 29

SEE BOOK 10, P. 28-3

SEE BOOK 10, P. 28

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

March 4, 2022

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Doug and Guy Harbertson

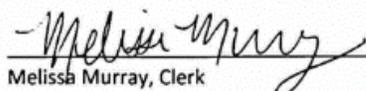
This proposed residence is located at 2280 N. 6700 W. and consists of 1 residence on 1 acre, parcel # 19-057-0062 The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed residence.

Doug and Guy Harbertson have provided proof of secondary water. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- The Weber Basin Water Rights Impact Fee must be paid for each unit of service prior to issuance of this will-serve letter and prior to commencement of construction, to enable the purchase of sufficient water to service the district. Failure to pay said fee will result in measures halting construction. PAID
- The Capital Facilities Impact Fee and Connection fee Without Existing Service Lateral or Connection Fee With Existing Service Lateral, must be paid prior to installation of a meter and water connection lines and materials. Per the water district's contract with Weber Basin, no water can be delivered until all fees have been paid.
- Any amendments to the original plat or the plan for the secondary water system will need a new approval by the water board at a monthly meeting.
- All water lines, materials and installations must be done to the specification of the WWWWID board, and must be inspected by the board chairman, or his designee, along with any necessary bacterial testing required by the state.
- A deposit of \$100.00 for metered water to be used during construction, must be paid prior to the commencement of construction. PAID

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,



Melissa Murray, Clerk
West Warren-Warren Water Improvement District

INCORPORATED UNDER THE LAWS OF THE STATE OF UTAH

NUMBER
N^o 2288



SHARES
-8-

Warren Irrigation Company, Est. 2014

CAPITAL STOCK IN SHARES
"PAR VALUE" \$25.00 EACH

This Certifies that GSD LLC (AKA GUY, STACEY, DOUG HARBERSON) is the registered holder of (8) EIGHT Shares of Warren Irrigation Company

transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed this 8th day of JANUARY A.D. 2019

Jaffrey W. Hales
Secretary



Gay L. Hales
President



\$25.00
NON-PROFIT

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



January 11, 2022

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

RE: Preliminary Subdivision **Determination**
Doug Harbertson Subdivision, 1 Lot
Parcel #19-057-0062
Soil log #15255

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 public water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Lot 1: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Packed-Bed Media Treatment System with an At-Grade or Drip Irrigation absorption field 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 0.4 gal/ft²/day as required for the silty clay loam, massive structure soil horizon with a documented percolation rate of 80 MPI.

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



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Shadow Oaks Subdivision No. 3, First Amendment, located at approximately 6508 S 2800 E, Ogden.
Type of Decision:	Administrative
Agenda Date:	March 9, 2022
Applicant:	Barbara Trainor
File Number:	LVS010522

Property Information

Approximate Address:	6508 S 2800 E
Project Area:	2.6 Acres
Zoning:	RE-20
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	07-286-0003, 07-286-0002
Township, Range, Section:	Township 5 North, Range 1 west, Section 26

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 3, Residential Estates (RE-20) Zone
- Title 106, Subdivisions

Background & Summary

The applicant has submitted a request for final approval of Shadow Oaks Subdivision No. 3, 1st Amendment. The purpose of the amendment is to adjust a boundary between two lots (originally lots 18 and 19). The proposal does not create any more lots than currently exist.

The proposed subdivision 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 is not in conflict with the 1970 South East Planning Area Master Plan.

Zoning: The subject property is located in the Residential (RE-20) Zone. The purpose of the RE-20 zone is identified in the LUC §104-3-1 as:

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

Each lot is at least 1 acre and neither lot's frontage is reducing.

Culinary water and sanitary sewage disposal: Culinary water is provided by Uintah Highlands Water and Sewer Improvement District. Lot 21 has a septic system and lot 20 is connected to Uintah Highlands Sewer.

Review Agencies: To date, the proposed subdivision has been reviewed and approved by the Surveyor's Office, Engineering Division, and the Fire District. The health department will need to sign the mylar because of the septic system on lot 20.

Staff Recommendation

Staff recommends final approval of Shadow Oaks Subdivision No. 3, First Amendment. This recommendation is based on the following findings:

1. The proposed subdivision conforms to the General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Planning Administrative Approval

Shadow Oaks Subdivision No. 3, First Amendment was approved on March 9, 2022

Rick Grover, Planning Director

Exhibits

- A. Subdivision Plat

Map 1



SHADOW OAKS SUBDIVISION NO. 3, 1ST AMENDMENT

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2021



VICINITY MAP
(NOT TO SCALE)



MONUMENT
DETAIL 1
(NOT TO SCALE)

MONUMENT
DETAIL 2
(NOT TO SCALE)

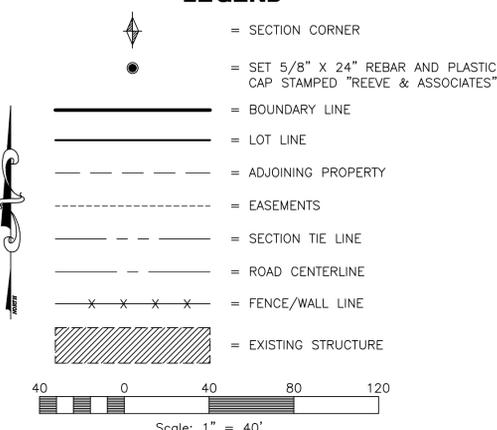
BOUNDARY DESCRIPTION

ALL OF LOTS 18 AND 19 OF SHADOW OAKS SUBDIVISION NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°29'50"E 350.74 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S00°29'53"E 452.17 FEET; THENCE N89°38'37"W 433.85 FEET TO THE EAST LINE OF LOT 17 OF SHADOW OAKS SUBDIVISION NO. 3; THENCE N13°37'53"E ALONG SAID EAST LINE, 176.17 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 93.37 FEET, A DELTA ANGLE OF 118°52'38", A CHORD BEARING OF N54°18'48"E, AND A CHORD LENGTH OF 77.50 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 29.36 FEET, AN ARC LENGTH OF 28.18 FEET, A DELTA ANGLE OF 54°59'52", A CHORD BEARING OF N21°44'07"E, AND A CHORD LENGTH OF 27.11 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 307.96 FEET, AN ARC LENGTH OF 192.27 FEET, A DELTA ANGLE OF 35°46'19", A CHORD BEARING OF N66°28'55"E, AND A CHORD LENGTH OF 189.17 FEET; THENCE N84°22'04"E 25.39 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 129.39 FEET, AN ARC LENGTH OF 191.64 FEET, A DELTA ANGLE OF 84°51'44", A CHORD BEARING OF N41°56'13"E, AND A CHORD LENGTH OF 174.60 FEET TO THE POINT OF BEGINNING.

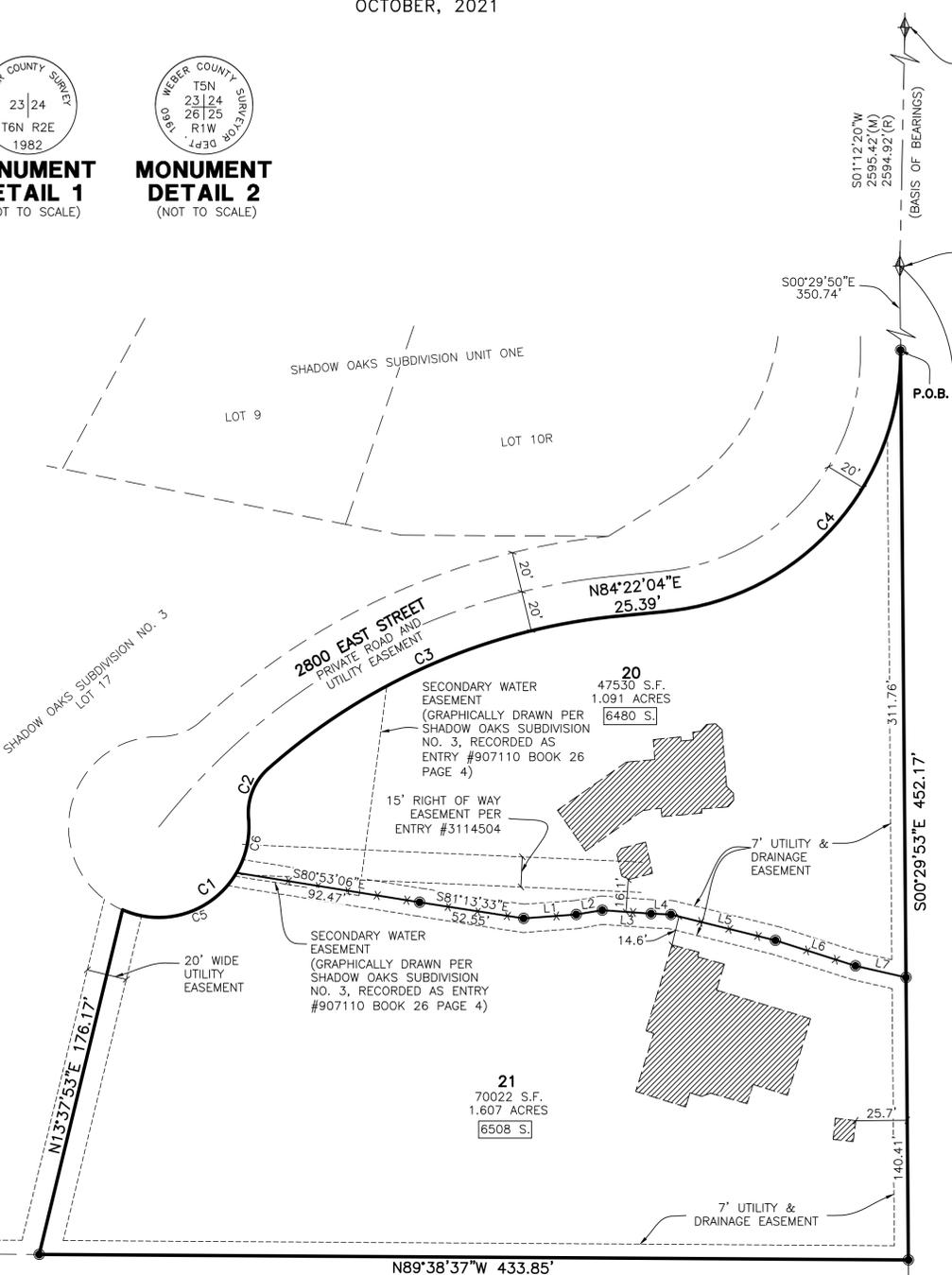
CONTAINING 117552 SQUARE FEET OR 2.698 ACRES MORE OR LESS.

LEGEND



CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	45.00'	93.37'	77.50'	76.21'	N54°18'48"E	118°52'38"
C2	29.36'	28.18'	27.11'	15.28'	N21°44'07"E	54°59'52"
C3	307.96'	192.27'	189.17'	99.39'	N66°28'55"E	35°46'19"
C4	129.39'	191.64'	174.60'	118.28'	N41°56'13"E	84°51'44"
C5	45.00'	65.54'	59.90'	40.13'	N72°01'32"E	83°27'10"
C6	45.00'	27.82'	27.38'	14.37'	N12°35'13"E	35°25'28"



EAST QUARTER CORNER OF SECTION 23 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT FLUSH WITH GROUND. SEE DETAIL 1

SOUTHEAST CORNER OF SECTION 23 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT 4" ABOVE GROUND. SEE DETAIL 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°49'26"E	26.34'
L2	N80°36'E	13.16'
L3	S85°52'32"E	24.44'
L4	S87°39'31"E	9.92'
L5	S76°10'23"E	53.72'
L6	S72°25'30"E	41.89'
L7	S77°11'57"E	25.89'

NOTES

- 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.
- LOT(S) 20 & 21 IS(ARE) LOCATED WITHIN A NATURAL HAZARD STUDY AREA, AS DEFINED IN WEBER COUNTY'S LAND USE CODE. A NATURAL HAZARD STUDY AND REPORT MAY BE REQUIRED, AS PROVIDED BY THE LAND USE CODE, PRIOR TO ANY BUILDING OF DEVELOPMENT AFTER THE DATE THIS SUBDIVISION IS RECORDED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S01°12'20"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PROPERTY BOUNDARY ON THE GROUND AND PREPARE AN AMENDED SUBDIVISION PLAT FOR THE SUBJECT PARCELS. THE BOUNDARY WAS DETERMINED BY RETRACING THE ORIGINAL SUBDIVISION PLAT USING THE MONUMENTS SHOWN HEREON. THE PLAT WAS ROTATED TO MATCH THE RECORD SECTION LINE BEARING ALONG THE EAST LINE OF THE SECTION AND SOME SMALL MATHEMATICAL MISCLOSURES WERE FORCED TO CLOSE. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **SHADOW OAKS SUBDIVISION NO. 3, 1ST AMENDMENT** 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

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SHADOW OAKS SUBDIVISION NO. 3, 1ST AMENDMENT**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, 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____.

DANIEL PUSTY
JERRY A WRIGHT
BARBARA TRAINOR
SALLY H WRIGHT

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) 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 _____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

Project Info.

Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 10-7-21
Name: SHADOW OAKS SUBD. NO. 3, 1ST AMEND.
Number: 7779-01
Revision: 2-14-22 E.R.
Scale: 1"=40'
Checked: _____

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

WEBER COUNTY RECORDER

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

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.

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 HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION _____

ATTEST _____ TITLE _____

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____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT _____

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final plat approval of Henry Flats Cluster Subdivision 1st Amendment		
Type of Decision:	Administrative		
Agenda Date:	Wednesday, March 09, 2022		
Project Area:	0.46 acres		
Zoning:	Agricultural Zone (A-2)		
Existing Land Use:	Residential		
Proposed Land Use:	Residential		
Parcel ID:	15-639-0006		
Township, Range, Section:	T6N, R2W, Section 17 NE		

Adjacent Land Use

North:	Common Area	South:	Residential
East:	Common Area	West:	4350 West St

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 2 Agricultural Zone (A-2)
- Title 106, Subdivisions, Chapter 1-8 as applicable

Development History

- Henry Flats Cluster Subdivision was recorded August 28, 2017.

Background and Summary

The Planning Division recommends final approval of Henry Flats Cluster Subdivision 1st Amendment, removing the designated building envelope on lot 6. The applicant would like additional space to for an outbuilding on the northeast side of the lot.

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 is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by encouraging lower-density development within the rural residential areas.

Zoning: The subject property is located in the Agricultural Zone more particularly described as the A-2 zone. The purpose and intent of the Agricultural (A-2) zone is identified in the LUC §104-2-1 as:

“The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the A-2 zone in LUC §104-2. The proposed subdivision amendment is in conformance with county code, and the original platted subdivision. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

A cluster subdivision in the A-2 Zone has a minimum lot area of 9,000 square feet, unless otherwise regulated by Weber-Morgan Health Department, and a minimum lot width requirement, per LUC §108-3-7(b), for a single family residential use of 60 feet. The proposed amendment will not alter the lot lines of the existing lot 6, but merely remove the building envelope. The following development standards will be reviewed upon submittal for land use approval for an addition to the existing main residential building/ an accessory building:

- Front yard setback: 20 feet
- Side yard setback: 8 feet/one foot, if accessory structure is located at least six feet to the rear of the dwelling
- Rear yard setback: 20 feet
- Maximum building height: 40 feet/30 feet for an accessory structure

The existing lot configuration, is not changing, only the buildable area within the existing lot boundaries.

Natural Hazards Areas: The proposed subdivision is located in a Zone “X” as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone “X” are typically areas in which no analysis of flood hazards have been conducted.

Culinary water and sanitary sewage disposal: Culinary water service is provided by Taylor West Weber Water. Secondary water is provided by Hooper Irrigation and Weber Morgan Health has approved an existing septic system on this lot.

Review Agencies: The Weber Fire District, Weber County Surveyor’s office, and Weber Count Planning have reviewed the proposal. The County Engineer has not yet reviewed this project. Prior to the subdivision being released for Mylar, all review agencies will need to review this proposal, and all comments will need to be addressed.

Tax clearance: The 2021 property taxes have been paid in full. The 2022 property taxes will be due in full on December 1, 2022.

Staff Recommendation

Staff recommends final approval of Henry Flats Cluster Subdivision 1st Amendment, removing the designated building envelope. This recommendation for approval is subject to all applicable review agency requirements and is based on the following condition:

1. Engineering will need to review and approve prior to printing of the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Western Weber 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 Henry Flats Cluster Subdivision 1st Amendment 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. Proposed Henry Flats Cluster Subdivision 1st Amendment Plat
- B. Recorded Henry Flats Cluster Subdivision 1st Amendment Plat

Location Map 1



