

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

November 16, 2022

4:00 p.m.

1. Minutes: October 19, 2022

2. Administrative Items

2.1 UVT101822 – Consideration and action on a request for approval of the Legends at Hawkins Creek 4th Amendment, an amendment to the buildable area within lot 33. **Planner: Felix Lleverino**

2.2 UVT101422 - Request for final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment, located in the DRR-1 zone. **Planner: Tammy Aydelotte**

2.3 UVC082222 - Request for final approval of Chance's Place Subdivision, a one-lot subdivision, located in the AV-3 zone. **Planner: Tammy Aydelotte**

2.4 UVS030122 - Consideration and action on final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots, in the FV-3 zone, located at approximately 940 S 9270 E, Huntsville, UT, 84317. **Planner: Tammy Aydelotte**

2.5 LVJ091422 - Request for final approval of JNL Business Park Subdivision, consisting of 2 lots, located at approximately 2167 Rulon White Blvd., Ogden, UT, 84404. **Planner: Tammy Aydelotte**

2.6 UVR081022- Consideration and action request for final approval of Rocky Rhodes Subdivision 1st Amendment. **Planner Tech: Marta Borchert**

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

October 19, 2022

Minutes of October 19, 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: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: October 5, 2022 Approved

2. Administrative Items

2.1 AAE2022-07 – Consideration and action on the Samarel Alternative Access request for access to a lot at a location other than across the front lot line. **Planner: Felix Lleverino**

The applicant is requesting approval of access to a lot from an area other than the own front lot line. The applicant's reasoning for alternative access from an area that would otherwise be by its front lot line is restricted due to the topography that rises steeply uphill from the Old Snowbasin Road. This request intends to create a shared drive that is used exclusively by lots one and two, as seen in Exhibit A. The subdivision configuration in Exhibit A indicates that lot 1 does not have 150' of frontage and will require access across lot 2. It is also shown that access will not be utilized from an area that is considered the lot 2 frontage.

The administrative approval body shall review the request based on the qualifying criteria and conditions listed below:

Sec 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 another instrument capable of conveying or granting such right.

It is the planning staff's opinion this proposal is a good candidate for an access exception.

Staff recommends approval of AAE 2022-07, an alternative access request for access to a lot at a location other than across the front lot line. This recommendation is based on the following conditions:

1. **All county agency conditions of approval shall be satisfied.**
2. **The design, safety, and lot/parcel standards are incorporated with the access road design.**
3. **No parking is permitted on the access road,**
4. **The final dedication plat includes the entry number for the recorded access easement agreement.**

The recommendation is based on the following findings:

1. **The topography and lot configuration restrict access from the location that is the lot's frontage.**
2. **The owner will comply with applicable land use requirements related to access easement standards.**
3. **The creation of shared access would minimize the impact on the property and rural nature of the area.**

Approved by Charlie Ewert based on the findings and conditions listed in the staff report.

2.1 LVB110921 – Consideration and action on final approval of Buffalo Run Subdivision Phase 1 (9 lots) located at 2400 S 4700 W. **Planner: Felix Lleverino**

On September 13th, 2022 the Western Weber Planning Commission approved the phasing plan for the Buffalo Run Subdivision. This was done to allow the developer to split this 18-lot development in half by creating two separate phases that may be completed and recorded individually. The Buffalo Run Subdivision phasing plan was approved with the following conditions:

October 19, 2022

1. Each phase's improvements are complete or guaranteed financially before each phase is recorded.
 - Will be completed before recording the subdivision plat.
2. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office for each phase.
 - Will be completed before recording the subdivision plat.
3. A signature block for Taylor West Weber Water District is added to the dedication plat.
 - This requirement is completed
4. All Hooper Irrigation conditions of approval are satisfied.
 - This requirement is completed, and the remaining requirements are related to installation specifications.
5. The developer shall install curb, gutter, and sidewalk improvements on 4700 West to match the rest of the subdivision.
 - The developer is aware of this requirement and will escrow the funds sufficient for the improvements on 4700 West Street.

Tyler Nelson-Gardner Engineering, Jim Marziale, owner, Sam Cooper Golden Spike Realty all spoke on behalf of the owner. Charlie Ewert let the group know that the County Commission will likely be allowing 1/3 acre lots in the future. The owner stated that he would like to sell the lots as they are designed and might change phase 2. Connectivity of the streets were discussed, as well as explanation of the deferral agreement for curb, gutter and sidewalk.

Staff recommends final approval of Buffalo Run Subdivision Phase 1, a proposal for a nine-lot residential development. This recommendation is based on the following conditions:

1. **All subdivision improvements are complete or escrowed before the subdivision plat is recorded.**
2. **The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.**
3. **An annexation plat, bringing land into the Central Weber Sewer Improvement District, is approved by the County Surveyor's Office. The annexation plat shall be recorded before the subdivision plat is recorded.**
4. **A signature block for Taylor West Weber Water District is added to the dedication plat.**
5. **All Hooper Irrigation conditions of approval are satisfied.**
6. **The developer shall enter into a deferral agreement for the curb, gutter, and sidewalk for improvements on 4700 West.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the West Central Weber General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**
3. **The subdivision conforms to zoning and subdivision ordinances.**

Approved by Charlie Ewert based on the findings and conditions listed in the staff report.

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 approval of The Legends at Hawkins Creek 4th Amendment, an amendment to the buildable area within lot 33.

Agenda Date: Wednesday, November 16, 2022

Applicant: Ryan Spendlove

File Number: UVT101822

Property Information

Approximate Address: 6527 E Chaparral Road

Project Area: 1.52 Acres

Zoning: Forest Valley 3 (FV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 20-102-0033

Township, Range, Section: T6N, R1E, Sections 24

Adjacent Land Use

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

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 14 (Forest Valley, FV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

On November 16th, 2022, the Planning Division accepted the application for The Legends at Hawkins Creek 4th Amendment.

Background and Summary

The applicant is requesting approval of a one-lot subdivision amendment that would reconfigure that buildable area within lot 33 of The Legends at Hawkins Creek. This property has existing frontage on a private road called Chaparral Road.

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.

Analysis

General Plan: This proposal conforms with Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is within the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

“The purpose of the Forest Valley Zone, FV-3 is to provide an 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.”

Small Subdivision: “The Land Use Authority for preliminary plan/plat approval of a subdivision other than a small subdivision, as defined in Section 101-2-20 of this Land Use Code, is the applicable planning area Planning Commission. The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director LUC §106-1-5.30.” This proposal qualifies as a small subdivision consisting of nine or fewer lots for which no new streets are being created or realigned.

Drinking-Water Source Protection Zone: This proposal is located within a Drinking Water Source Protection Zone #3. The prohibited uses within these zones may be found in LUC §108-18-6. The vacant forest land will also be used as residential property. Residential uses and septic systems are permitted in Zone 3 areas.

Natural Hazards: This property is located within a FEMA flood zone area classified as Zone X, which is outside of the 500-year flood risk.

This subdivision proposal includes a site-specific Geologic Reconnaissance performed by GCS Geoscience dated July 25th 2022, identified as File# 2022.30. The conclusions from Page 8 state that due to the soil types and steep slopes “We suggest (not require) that a site-specific geotechnical engineering soils and groundwater study by a licensed geotechnical Engineer be conducted for home site design and construction; minimally we recommend (require) that a licensed geotechnical Engineer observe the foundation excavation before the setting of the footings of proposed structures during the commencement of construction, to confirm the stability of the foundation soils for the proposed residence.”

Irrigation and Domestic Water: The Hawkins Creek development contains a water system that serves the needs of all its residents.

Sanitary System: The Hawkins Creek development contains a common drain field that has been in use since 2006 that is approved by the Utah State Division of Water Quality.

Review Agencies: The Weber County Fire District has no issues with the proposal. Weber County Planning, Engineering, and Surveying have submitted review comments that will be addressed by a revised subdivision plat.

Staff Recommendation

Staff recommends final plat approval of Legends at Hawkins Creek 4th Amendment, an amendment to the buildable area within lot 33. This recommendation is based on the following conditions:

1. Before recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. A "Natural Hazard Disclosure" shall be recorded with the final plat.

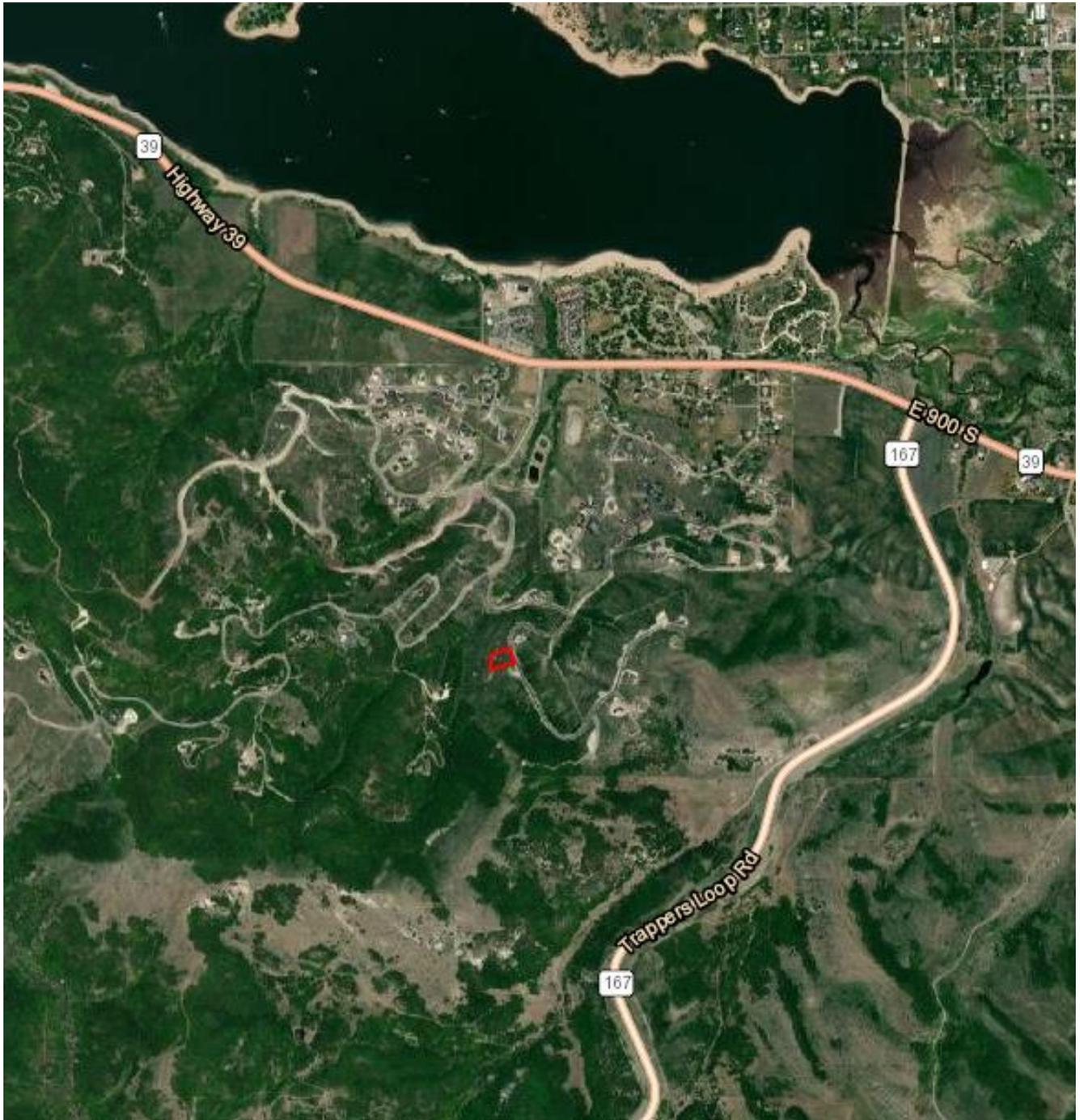
The following findings are the basis for the staff's recommendation:

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

Exhibits

- A. Legends at Hawkins Creek 4th Amendment Plat
- B. Current Recorders Plat
- C. GCS Geoscience report (select pages)

Area Map



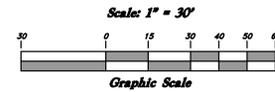
The Legends AT Hawkins Creek 4th Amendment

Exhibit A

A Cluster Subdivision

Lot 33

A part of the Southwest 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey
Unincorporated Weber County, Utah
August 2022



LEGEND

- Set 5/8" Rebar (24" long) & cap w/ Fencepost
- Set Hub & Tack
- (Rad.) Radial line
- (N/R) Non-Radial line
- W.C.S. Weber County Survey
- ◆ Section Corner

- 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
- 20' cut and fill easements along frontage of lots as shown.
- Drainage easement is shown 15 feet off the low point channel and runs along the natural contours of the lot.

A 5/8" rebar 24" long with plastic cap (see detail below) was set at all property corners.



"NOTICE OF PURCHASES OF RESTRICTED 'R' LOTS"
Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development ordinance of Weber County. (Amd. Ord. #3-82, Jan. 26, 1982.)

"NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS"
Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas.

North 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Weber County Brass Cap - (1991) Good Condition. (at road surface)

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in the county offices. 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 _____, 2022.

Signature _____

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 _____, 2022.

Signature _____

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, hereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2022.

Title _____
Attest _____
Chair, Weber County Commission

WEBER COUNTY ATTORNEY

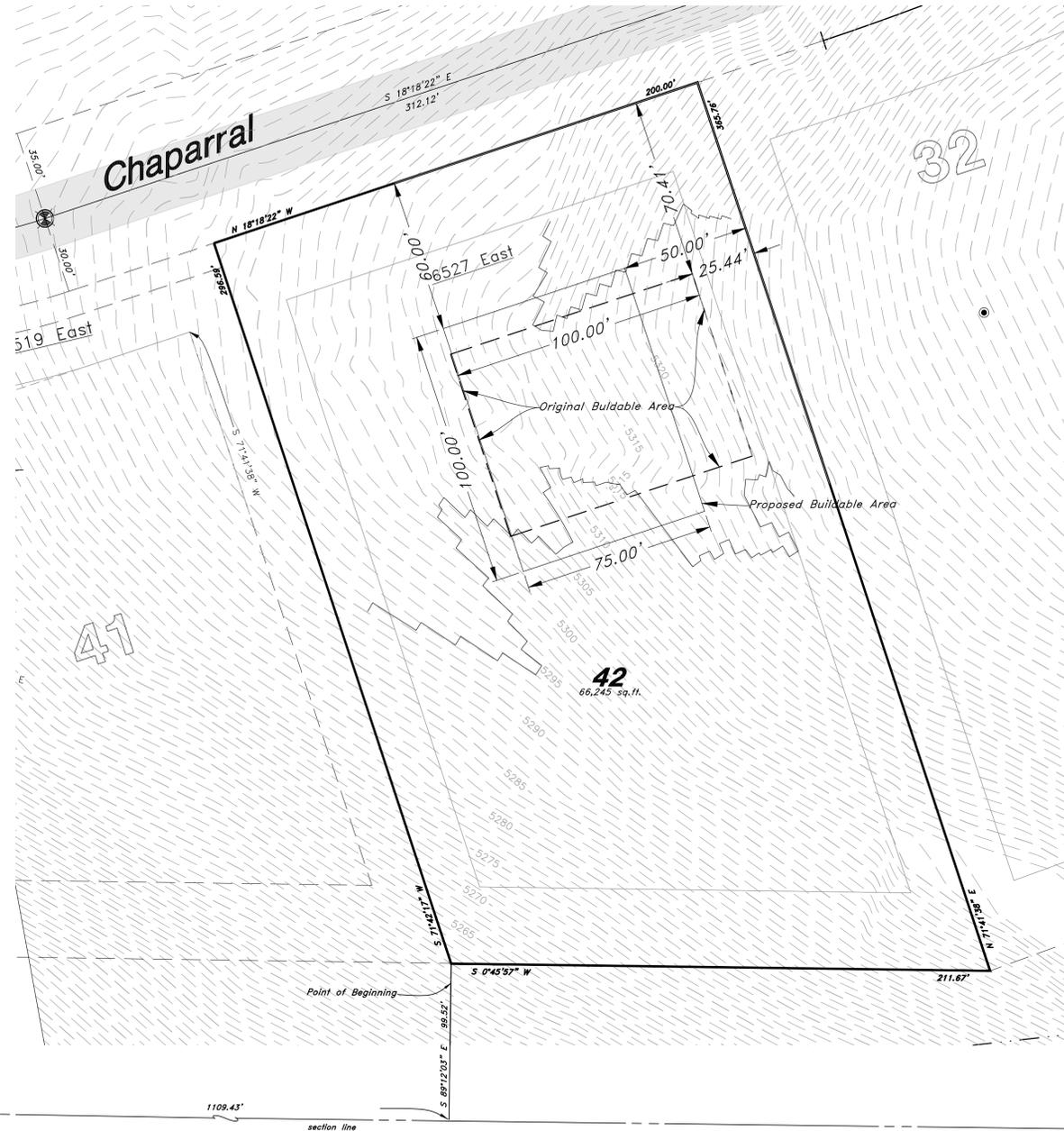
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
Signed this _____ day of _____, 2022.

Signature _____

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the _____ day of _____, 2022.

Chair, Ogden Valley Township Planning Commission



SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that The Legends At Hawkins Creek 4th Amendment A Cluster Subdivision, Lot 33 in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

I also certify that all the lots within Weber Industrial Park Plat B Part of Lots 36 and 37 meet the frontage and area requirements of the Weber County Zoning Ordinance.
Signed this _____ day of _____, 2022.

166484

License No.

Mark E. Babbitt

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and private streets as shown on this plat of The Legends at Hawkins Creek 4th Amendment Lot 33 and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and also grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds and 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 drainage 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 _____, 2022

Ryan Spendlove - Owner

Heldi Spendlove

ACKNOWLEDGMENT

State of Utah } ss
County of _____

On the _____ day of _____, 2022, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name

BOUNDARY DESCRIPTION

All of Lot 33 of The Legends at Hawkins Creek A Cluster Subdivision, Weber County Utah - According to official Plat Thereof.

Southwest Corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Bureau of Land Management Brass Cap - (1966) 0.66' above ground

2628.75' meas. (2628.95' W.C.S.)

Owner:
Ryan Spendlove
693 N 7800 E Huntsville, UT 84317
Developer:
Ryan Spendlove
693 N 7800 E Huntsville, UT 84317

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
FILED FOR RECORD AND	AT _____
RECORDED _____	IN BOOK _____
OF OFFICIAL	RECORDS, PAGE _____
RECORDED	FOR _____
WEBER COUNTY RECORDER	
BY: _____	DEPUTY

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Narrative:

At the request of Ryan Spendlove, owner of Lot 33 of The Legends at Hawkins Creek, we have prepared this 3rd Amendment plat for the purpose of amending the buildable area of Lot 33. The basis of bearing for this plat is S 89°36'57" E between the Brass Caps found at the Northwest corner and the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey. Property Corners were Monumented as Shown on the Drawing.

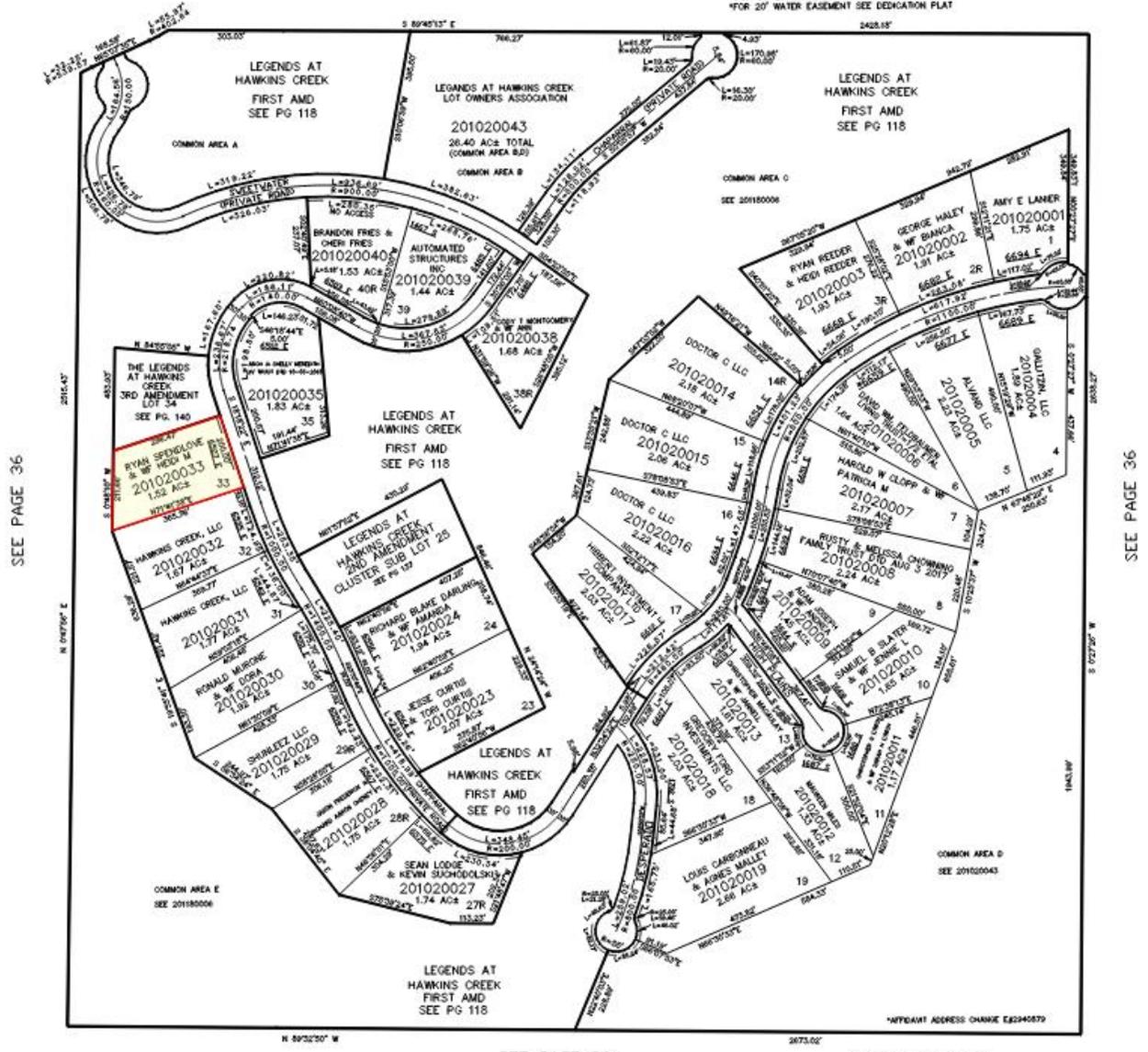
PART OF THE SW.1/4, OF SECTION 24, T.6N., R.1E., S.L.B. & M.
LEGENDS AT HAWKINS CREEK

SCALE 1" = 200'

TAXING UNIT: 520

SEE PAGE 36

FOR BUILDABLE AREA SEE DEDICATION PLAT
FOR 30' DRAINAGE ESMY SEE DEDICATION PLAT
*FOR 20' WATER EASEMENT SEE DEDICATION PLAT



10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

SEE PAGE 36

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 63, PAGES 57 TO 59 OF RECORDS.

FOR TAX PURPOSES ONLY

BK 07-06

During the reconnaissance no conditions of imminent geologic hazards were observed at the site.

CONCLUSIONS

Based upon the findings of this review we believe that Lot 33 Legends at Hawkins Creek Subdivision is not adversely exposed to the geological hazards specified in the Section 108-22 Natural Hazard Areas of the Weber County Code (2022). With this finding we point out that the property is located upon Norwood Formation (Tn) bedrock, a unit that has a notoriety of poor stability performance and geotechnically challenging soils throughout the region.

Because groundwater and subsurface soils conditions for the site are presently unevaluated; because of the steep slopes on the property; and because the site is primarily upon Norwood Formation (Tn) bedrock and related soils; for building within the prescribed Building Area we suggest (but not require) that site specific geotechnical engineering soils and groundwater study by a licensed Geotechnical Engineer be conducted for homesite design and construction; but minimally we recommend (require) that a licensed Geotechnical Engineer observe the foundation excavation prior to the setting of the footings of proposed structures during commencement of construction, to confirm the suitability of the foundation soils for the proposed residence construction.

Although not addressed by the Weber County ordinances, we recommend that radon exposure be evaluated to determine if radon reduction measures are necessary for the new construction. It is our understanding that new construction in Ogden Valley area often includes radon remedial measures as part of final design.

LIMITATIONS

Our services were limited to the scope of work discussed in the introduction section of this report, and the Conditions specified in our (GCS) Proposal-Agreement dated June 29, 2022. The results provided by this study are limited to geological hazards included as "potential hazards" in Section 108-22 Natural Hazard Areas of the Weber County Code (2022). The reporting provided here is not a geotechnical engineering study based upon subsurface observations, engineering, and calculations, and should in no way preclude the results of a geotechnical engineering soils and groundwater studies for foundations, earthwork, and geoseismic design prepared by a professional engineer licensed in the State of Utah.

Although risk can never be eliminated, more detailed and extensive studies yield more information, which may help understand and manage the level of risk. The recommendations contained in this report are based on our site observations, available data, probabilities, and our understanding of the facilities investigated. This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No warranty, express or implied, is made.

This report may be used only by the client (addressee) and only for the purposes stated within a reasonable time from its issuance. The regulatory requirements and the "state



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment, located in the DRR-1 zone.

Type of Decision: Administrative

Agenda Date: Wednesday, November 16, 2022

Applicant: **Rick Everson**

File Number: UVT101422

Property Information

Approximate Address: 8578 E Cobabe Court, Eden, UT, 84310

Project Area: 0.670 acres

Zoning: Destination and Recreation Resort (DRR-1) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 23-167-0018, 23-167-0008

Township, Range, Section: T7N, R2E, Section 08 NE & Section 05 SE

Adjacent Land Use

North: Meridian Ave.	South: Cobabe Court
East: Overlook Drive	West: The Overlook at Powder Mtn Phase 3

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 29 (DRR-1 Zone)

Background and Summary

The applicant is requesting final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment Subdivision. The purpose of this application is to plat the actual location of the installed roadway and utilities, which were shifted 12' to the west during installation. This application proposes to shift lot lines to the west by 12'. This proposal does not change the area of open space or the dimensions of lot 48, it merely shifts parcel boundaries to align with what has already been installed (private roadway and utilities). This proposal is located at approximately 8578 E Cobabe Court, Eden, UT, 84310 in the DRR-1 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.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the DRR-1 zone. Single-family dwellings are a permitted use in the DRR-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-2-5, the DRR-1 zone does not have a minimum lot area, nor a minimum lot width for single family dwellings.

The following are setbacks for single-family dwellings in the DRR-1 zone:

Front: 0'
Side: 5'
Rear: 10'

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 DRR-1 zone standards in LUC § 104-29. The proposed subdivision will shift the installed private right-of-way (Cobabe Ct.) to the west by 12 feet. The affected lot (existing lot 48 of Overlook at Powder Mountain Phase 3) shall retain the existing area, and the open space to the west of the affected lot will simply shift a portion of its' area to the open space located to the east of the hammerhead that is being re-platted.

Culinary water and sanitary sewage disposal: As the purpose of this subdivision is simply to re-align an existing roadway, no will-serve letters for water and sewer were required with this application.

Review Agencies: To date, the proposed subdivision has been reviewed and approved by Weber County Engineering, Weber County Surveying, and Weber Fire District. Weber County Planning is recommending approval based upon all review agency requirements being met prior to recording the final plat. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

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

Staff Recommendation

Staff recommends final approval of Overlook Subdivision Phase 3, 1st Amendment, consisting of one lot, openspace, and private right-of-way, located at approximately 8578 Cobabe Ct., Eden, Ut, 84310. This recommendation is subject to all review agency requirements prior to recording of the subdivision and 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 Approval

Administrative final approval of Overlook Subdivision Phase 3, 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 based on the findings listed in this staff report.

Date of Administrative Approval: _____

Weber County Planning Director

Exhibits

- A. Application
- B. Narrative and Proposed Subdivision Plat

Area Map



The Overlook at Powder Mountain Phase 3 Amendment 1

[+ Add Follower](#) [Change Status](#)

Address: 8578 E Cobabe Court, Eden, UT, 84310
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: Rick Everson
Created On: 10/13/2022
Project Status: Accepted
Status Date: 10/14/2022
File Number: LVT101422
Project Manager: [Tammy Aydelotte](#)

[Application](#) [Documents 8](#) [Comments 1](#) [Reviews 5](#) [Followers 14](#) [History](#) [Payments 1](#) [Area Fees](#)

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [Edit Application](#)

Project Description Overlook at Powder Mountain Ph3 Amendment 1

Property Address 8578 E Cobabe Court
Eden, UT, 84310

Property Owner Anne Winston
213-509-9809
awinston@powdermountain.com

Representative Rick Everson
801-897-4880
rick@wattsliving.com

Accessory Dwelling Unit False
Current Zoning DRR-1

Subdivision Name Overlook at Powder Mountain Phase 3
Number of Lots
Lot Number Lot 48
Lot Size 3326
Frontage 50
Culinary Water Authority Powder Mountain Water and Sewer District
Secondary Water Provider Not Applicable
Sanitary Sewer Authority Powder Mountain Water and Sewer Improvement District
Nearest Hydrant Address 8540 E Cobabe Court
Signed By Representative, Rick Everson

Parcel Number

[Remove](#) 231670008 - [County Map](#)

Overlook at Powder Mountain Phase 3, Amendment 1

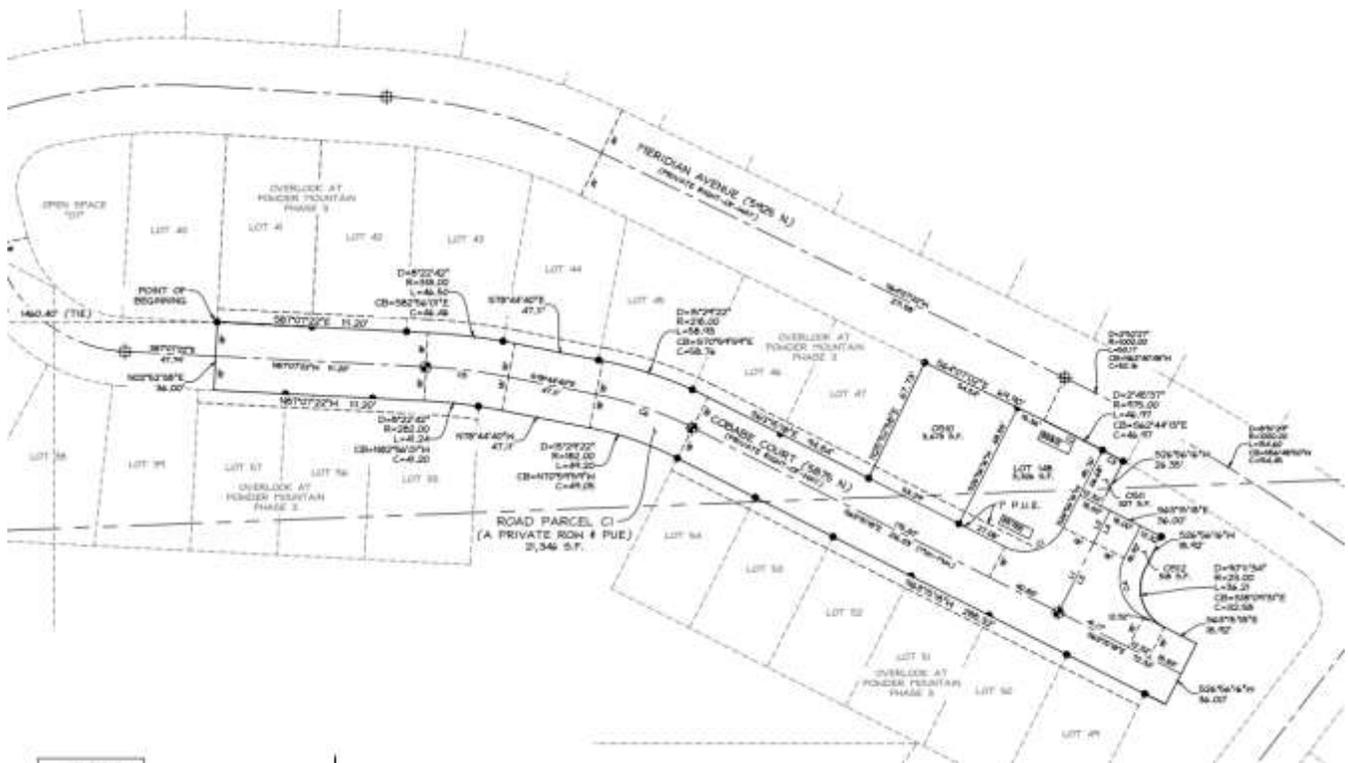
Narrative:

This plat amendment will amend Road Parcel C, Open Space Parcel OS8, and Lot 48 of Overlook at Powder Mountain Phase 3 subdivision plat.

Explanation: At some point during the road/utility design process, the hammerhead was shifted approximately 12' to the west, which didn't get updated on the subdivision plat. The improvements have all been installed, and this error was caught during as-built surveying and staking of the street monuments. Luckily, shifting the hammerhead to the west by 12 feet only affects Lot 48, because immediately to the west of Lot 48 is an open space parcel.

This amendment is essentially sliding the hammerhead 12 feet west, and also the west lot line of Lot 48 by the same distance, and taking the difference out of the open space parcel OS8. By sliding these lines, it creates two areas that will be open space parcels (labeled OS11 and OS12).

This change results in the same amount of road right of way, open space, and lot area. It simply aligns the property lines with the installed roadway.





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of Chance’s Place Subdivision, a one-lot subdivision, located in the AV-3 zone.

Type of Decision: Administrative

Agenda Date: Wednesday, November 03, 2021

Applicant: **Chance Hanse, Owner**

File Number: UVC082222

Property Information

Approximate Address: 1163 N 7800 E, Huntsville, UT, 84317

Project Area: 3.16acres

Zoning: Agricultural Valley (AV-3)

Existing Land Use: Residential/Agricultural

Proposed Land Use: Residential

Parcel ID: 21-005-0050

Township, Range, Section: T6N, R2E, Section 06 SE

Adjacent Land Use

North: Residential/Agricultural	South: Residential
East: 7800 East St.	West: Residential/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (AV-3 Zone)

Background and Summary

The applicant is requesting final approval of Chance’s Place Subdivision, consisting of one lot, located at approximately 1163 N 7800 E, 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.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the AV-3 zone. Single-family dwellings are a permitted use in the AV-3 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-2-5, the AV-3 zone requires a minimum lot area of 3 acres for a single family dwelling and a minimum lot width of 150 feet. All lots in this proposed subdivision meet this requirement.

The following are setbacks for the AV-3 zone:

- Front: 30’
- Side: 10’ with a total width of 2 side yards not less than 24’
- Rear: 30’

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 AV-3 zone standards in LUC § 104-2, as well as the CV-2 zone standards in LUC § 104-20. The

proposed subdivision will dedicate sufficient right-of-way along 7800 East Street so as to meet the required half-width dedication for a 66' right-of-way.

Culinary water and sanitary sewage disposal: Weber-Morgan Health Department has performed the necessary soil testing to provide design requirements for an on-site septic system. A well permit from Weber-Morgan Health has also been provided for culinary water. A letter from Weber-Morgan Health Department, indicating that a 48-hour pump test has been performed and that quantity and quality of water meets minimum requirements.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Surveyor's Office, Weber Fire District, and the Engineering Division. Weber-Morgan Health Department has not yet reviewed this project. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

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

Staff Recommendation

Staff recommends final approval of Chance's Place Subdivision, consisting of one lot located at approximately 1163 N 7800 E, Huntsville, UT, 84317. This recommendation is subject to all review agency requirements prior to recording of the subdivision and the following condition:

1. A letter from Weber-Morgan Health Department, indicating that a 48-hour pump test has been performed and that quantity and quality of water meets minimum requirements, shall be submitted to Weber County Planning prior to recording of 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 Approval

Administrative final approval of Chance's Place 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. Application
- B. Proposed Subdivision Plat
- C. Feasibility Letters

Area Map



Exhibit A – Application

Chance's Place Subdivisions

[+ Add Follower](#) [✎ Change Status](#)

Address: 1163 n 7800 e, Huntsville , UT, 84317
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: Chelsea Hansen
Created On: 6/14/2022
Project Status: Accepted
Status Date: 8/22/2022
File Number: UVC062222
Project Manager: [Tammy Aydelotte](#)

[Application](#) [Documents 14](#) [Comments 4](#) [Reviews 6](#) [Followers 14](#) [History](#) [Payments 1](#) [Area Fees](#)

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [✎ Edit Application](#)

Project Description One lot subdivision

Property Address 1163 n 7800 e
Huntsville , UT, 84317

Property Owner Chance Hansen
801-648-6055
hanch5@icloud.com

Representative —

Accessory Dwelling Unit False

Current Zoning AV-3

Subdivision Name Bandit Flats

Number of Lots

Lot Number 210050050

Lot Size 3.16

Frontage 224.21

Culinary Water Authority Weber Basin Water Conservancy District

Secondary Water Provider

Sanitary Sewer Authority

Nearest Hydrant Address

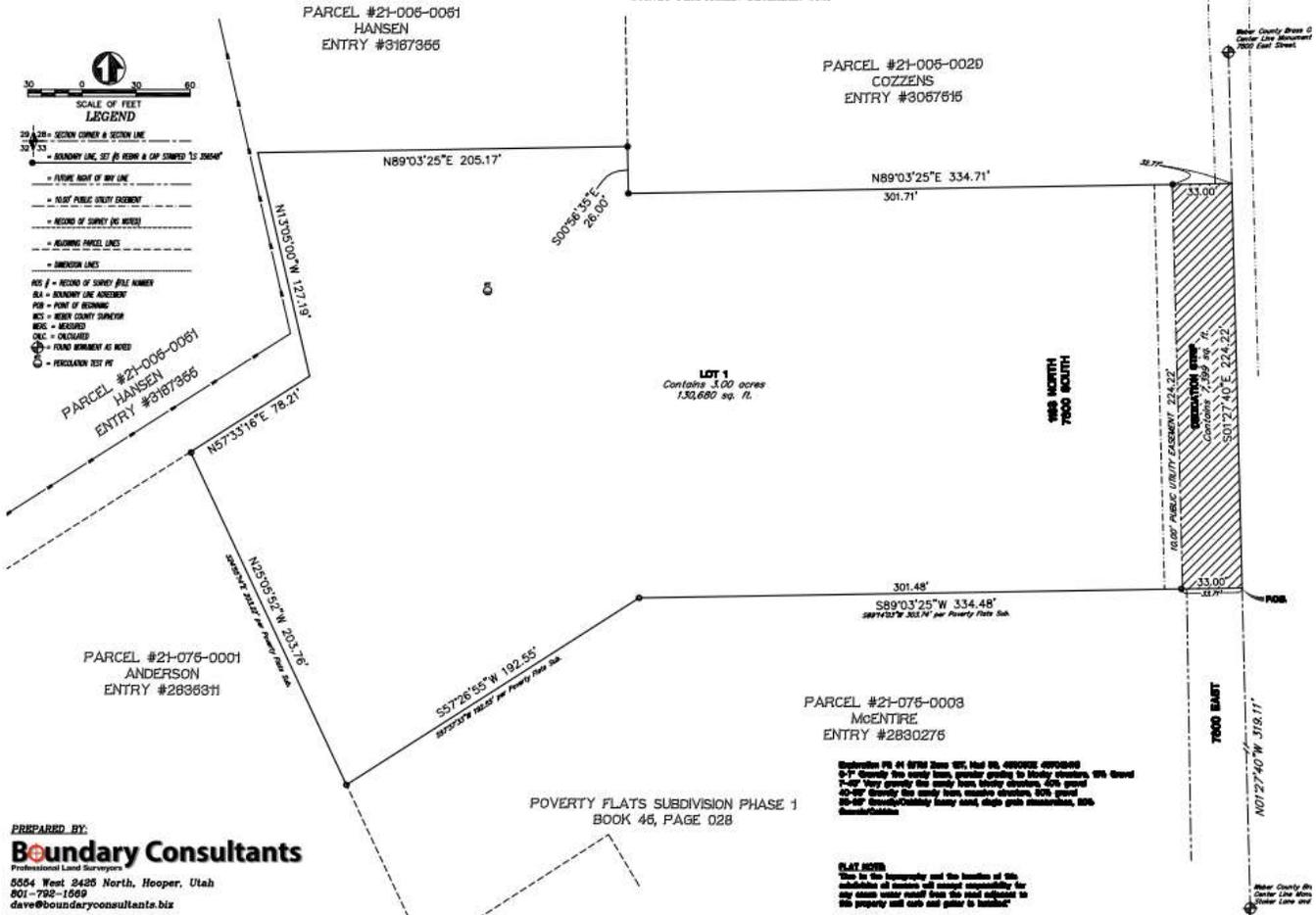
Signed By Owner, Chance Hansen

Parcel Number

[✖ Remove](#) 210050050 - [County Map](#)

Exhibit B - Proposed Subdivision Plat

CHANCE'S PLACE SUBDIVISION
OGDEN VALLEY, WEBER COUNTY, UTAH
 LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6,
 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
 SURVEY PERFORMED: DECEMBER 2021





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



November 2, 2020

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

RE: Chance & Chelsea Hansen
1221 N 7800 E Huntsville, UT
Parcel #21-005-0006
Soil log #15087

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 28, 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** (UTM Zone 12T, Nad 83, 436060E 4570124N)
- 0-7" Gravelly fine sandy loam, granular grading to blocky structure, 15% Gravel
 - 7-40" Very gravelly fine sandy loam, blocky structure, 40% gravel
 - 40-53" Gravelly fine sandy loam, massive structure, 30% gravel
 - 53-68" Gravelly/Cobblely loamy sand, single grain structureless, 80% Gravels/Cobbles

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 a private well. The placement of the well is critical so as to provide the required 100 foot protection zone around the well. The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

Anticipated maximum ground water table not to exceed 48 inches and Gravelly Fine Sandy Loam ending at 53" below grade, fall within the range of acceptability for the utilization of an At-Grade 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 0.4 gal/sq. ft. /day as required for the gravelly fine sandy loam, massive structure soil horizon.

For consideration of a conventional wastewater disposal system a percolation test would need to be conducted so that the bottom of the percolation test hole is at 65 inches deep below original grade in the Gravelly/Cobblely loamy sand single grain layer, which may be excessively fast and considered unsuitable. Percolation testing must be performed by a certified individual and witnessed by Health Department staff. Please make an appointment with our office at 801-399-7160.

Percolation Test Weather Restrictions

Within the Weber-Morgan Health District percolation tests shall not be conducted when the ambient air temperature falls below 35 degrees Fahrenheit day or night for a minimum of 48 contiguous hours. In addition to the percolation test results provided by the certified percolation tester, percolation test performed in the fall months must also include an hourly weather forecast for the day(s) in which the percolation test was performed. The weather forecast should be for the localized area in which the test

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



was performed e.g., Eden, Huntsville, Morgan. Percolation test results submitted without proof that the ambient temperature was within the allowable range may be rejected.

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.

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.

If you have any questions, please feel free to contact this office at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Dant".

Michael Dant, LEHS
Environmental Health Division
801-399-7160

MD

Weber-Morgan Health Department
Environmental Health Division
477 23rd Street
Ogden, UT 84401

Well/Spring Permit

CHANCE & CHELSEA HANSEN
1163 N 7800 E
HUNTSVILLE, UT 84317

LEGEND DRILLING #920

NOVEMBER 15, 2021
Permit Date

A handwritten signature in black ink, appearing to read "Brian Cowan".

Brian Cowan, MPH, LEHS, Health Officer

Post in Public View — Non-Transferable

100-FOOT WELLHEAD PROTECTION ZONE MAP - WMHD

CHANCE & CHELSEA HANSEN – 801.648.6065 cell
WR: E6180, (35-13896)
WEBER PARCEL: 21-005-0050

DRILLING ADDRESS: 1163 N. 7800 E. HUNTSVILLE, UT 84317
DRILLER: LEGEND DRILLING SERVICES, LLC. – 801.866.9861 – LegendDrilling@gmail.com

*Proposed drilling location "x" (shown in yellow) will be ~20-feet North of E6180, so as not to encroach neighboring property lines with the 100-ft WPZ.
Proposed wellhead GPS: 41.27991, 111.76285
Proposed wellhead PLSS Description: N390 W1182 SE SEC06 T6N R2E SLBM; UTM (NAD83): 436115.978, 4570110.793





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots, in the FV-3 zone, located at approximately 940 S 9270 E, Huntsville, UT, 84317.

Type of Decision: Administrative

Agenda Date: Wednesday, November 16, 2022

Applicant: **Low Properties, LC**

File Number: UVS03012022

Property Information

Approximate Address: 940 S 9270 E, Huntsville, UT, 84317

Project Area: 9.265 acres

Zoning: Forest Valley (FV-3)

Existing Land Use: Agricultural/Residential

Proposed Land Use: Residential

Parcel ID: 21-162-0040, 21-023-0039, 21-023-0042

Township, Range, Section: T6N, R2E, Section 16 SE

Adjacent Land Use

North: South Fork River	South: 850 South Street
East: Residential	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Stream corridors, wetlands, shorelines)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)

Background and Summary

The applicant is requesting final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots. There is an existing bridge to cross, in order to access one of the lots. The other two lots will have a shared driveway that straddles the lot boundary between proposed lots 302 & 303 (on the proposed final plat). This driveway will need to be installed by the homebuilder. The applicant has met County Engineering’s requirements regarding lot access across the Southfork River. The idea is to minimize the number of bridges within this subdivision. This proposed subdivision is located in the FV-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.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the FV-3 Zone. Single-family dwellings are a permitted use in the FV-3 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-14-5, the FV-3 zone requires a minimum lot area of 3 acres for a single family dwelling and a minimum lot width of 150 feet. All lots in this proposed subdivision meet this requirement.

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 FV-3 zone standards in LUC § 104-14. The proposed subdivision will create a new public street that will be reviewed to ensure it meets the County standards during the final subdivision process.

Culinary water and sanitary sewage disposal: Weber-Morgan Health Department has performed the necessary soil testing to provide feedback regarding on-site wells, as well as recommendations for design requirements for on-site septic systems for each lot. Proof of water shares have also been provided for secondary water.

The Utah Division of Water Rights has approved a contract with Mr. Lowe for 3 acre feet of water (1-acre foot per lot). Each acre foot of water assigned to every lot will be used for both culinary and secondary water purposes, per Weber Basin. As there will be less than a half acre-foot of water allocated for irrigation purposes, which won't be sufficient to irrigate the minimum requirement of 30 percent of the proposed lot, the following applies to this subdivision:

Per LUC § 106-4-2.1(b)2b. "A restricted-landscape covenant is recorded to the lot that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable..."

Natural hazards/wetlands: Per LUC § 104-28-2, a seasonal stream runs through the proposed subdivision area.

Structures, accessory structures, roads, or parking areas shall not be developed or located within 50 feet from the high water mark from the existing ephemeral streams located within the proposed subdivision, unless a stream alteration is approved by the Army Corps of Engineers and State Department of Natural Resources

The proposed subdivision lies within designated wetlands areas. It has been determined that a wetlands delineation report is not necessary, as setbacks from the river have already been shown on the plat which will protect and preserve the wetland areas and stream corridors.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Weber-Morgan Health Department, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

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

Staff Recommendation

Staff recommends final approval of Sunshine Valley Estates Phase 3 Subdivision, consisting of three lots located at approximately 940 S 9270 E, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All wells shall be drilled and pump-tested, with final approval of the well given from Weber-Morgan Health Department, prior to recording the final plat.
2. A restricted-landscape covenant is recorded to the lot that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable;
3. An onsite wastewater covenant shall be recorded with the final plat.

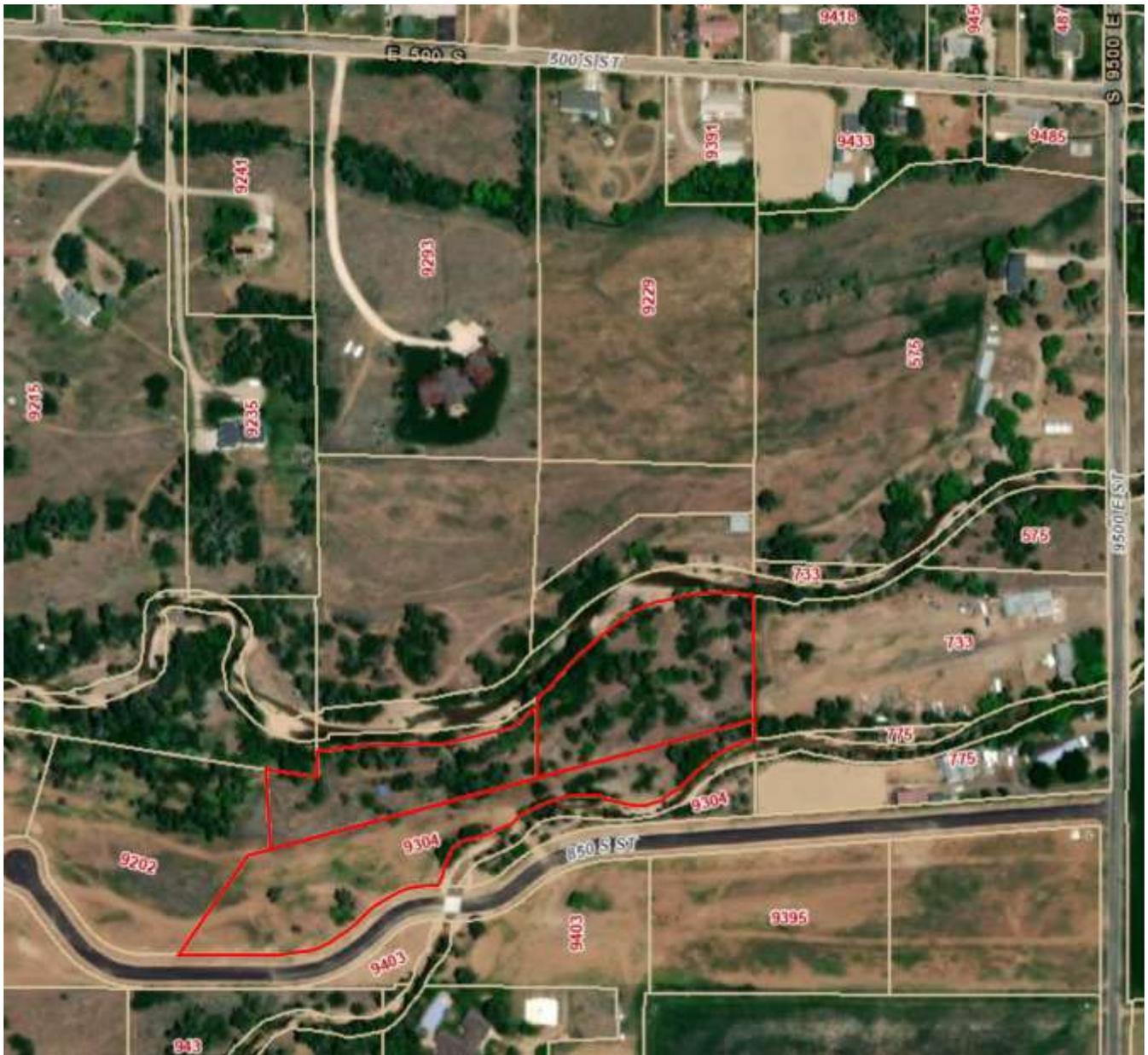
This recommendation is based on the following findings:

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

Exhibits

- A. Subdivision Plat
- B. Application
- C. Septic Feasibility and Orders from the State Engineer

Area Map



SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 3

AMENDING LOT 204 OF SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2 TOGETHER WITH OTHER LANDS
 PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 NOVEMBER, 2022



- LEGEND**
- SECTION CORNER
 - TOP OF LOT CORNER
 - TOP OF 1" OF DRIVE AND DRIVE
 - 100' WIDE STRIP (FROM RIVER HIGH WATER MARK)
 - STREET CENTERLINE (REMARK)
 - BOUNDARY LINE
 - ADDRESS PROPERTY
 - RESIDENTS
 - SECTION TO LINE
 - ROAD CENTERLINE
 - CENTER OF SOUTH BRANCH OF SOUTHERN RIVER (FROM RIVER HIGH WATER MARK)
 - 100' WIDE STRIP (FROM RIVER HIGH WATER MARK)
 - FROM 1:000 PLAN

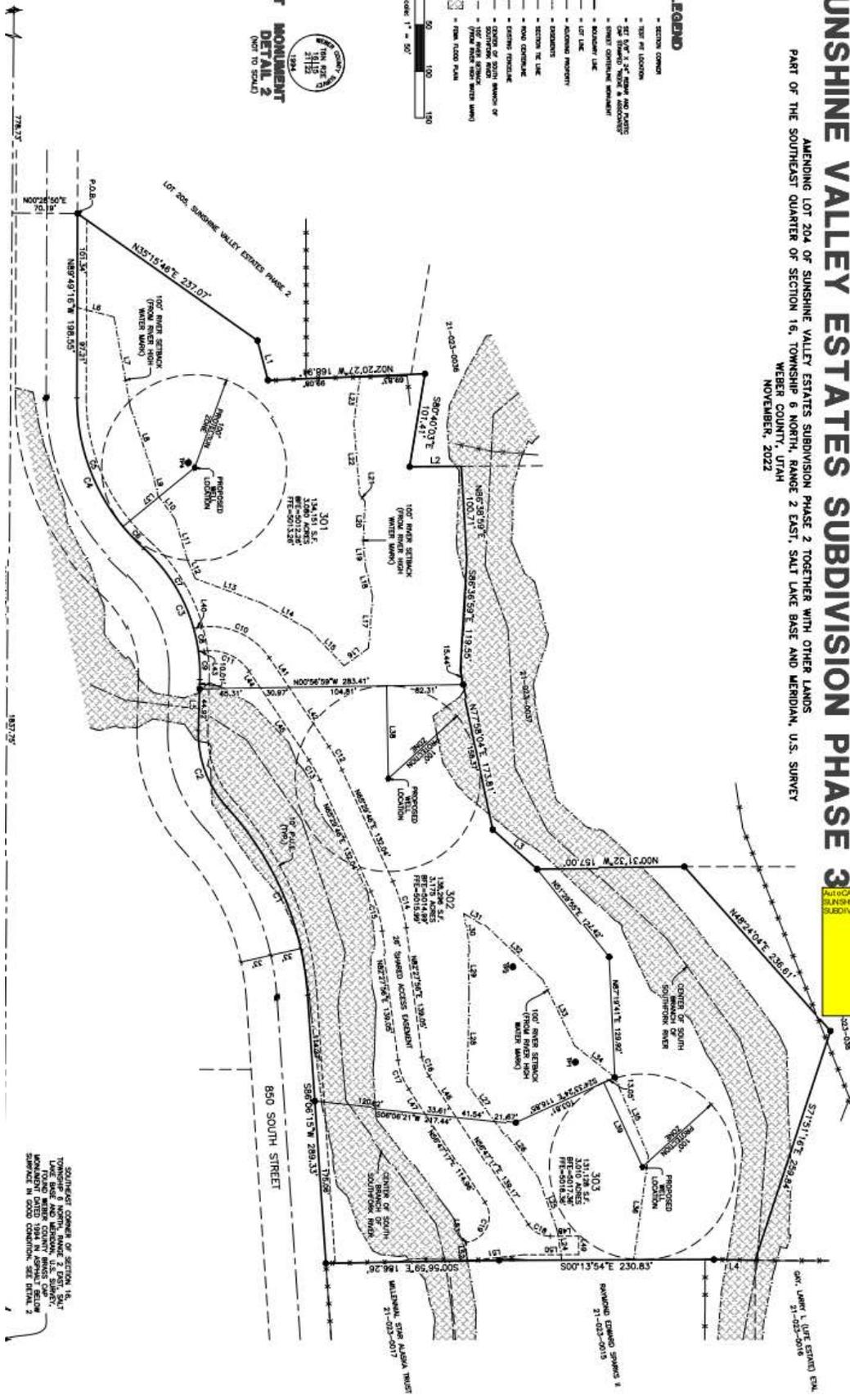


Exhibit B – Application

Sunshine Valley Estates Phase 3 -Subdivisions

[+ Add Follower](#) [/ Change Status](#) [/ Edit Project](#)

Address: 940 S 9270 E., Huntsville, UT, 84317
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: Emilee Roche
Created On: 2/11/2022
Project Status: Accepted
Status Date: 5/18/2022
File Number: LVS03012022
Project Manager: Tammy Aydelotte

[Application](#) [Documents 19](#) [Comments 3](#) [Reviews 2](#) [Followers 11](#) [Status](#) [Notifications](#) [Payments 1](#)

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [/ Edit Application](#) [Print](#)

Project Description Sunshine Valley Estates Phase 3 & 4

Property Address 940 S 9270 E.
Huntsville, UT, 84317

Property Owner Matt Lowe
801-648-8229
matt@lowecompanies.com

Representative --

Accessory Dwelling Unit False
Current Zoning FV-3
Subdivision Name Sunshine Valley Estates Phase 3
Number of Lots
Lot Number 7
Lot Size 3.0
Frontage 100
Culinary Water Authority Health Department (Well)
Secondary Water Provider
Sanitary Sewer Authority Health Department (Septic)
Nearest Hydrant Address
Signed By Representative, Emilee Roche

Parcel Number

[✖ Remove](#) 210230038 - [County Map](#)

[✖ Remove](#) 210230037 - [County Map](#)

Address: 940 S. 9270 E., Huntsville, UT, 84317
Maps: [Google Maps](#)
Project Type: Access Exception
Sub Type: Access Exception
Created By: Emilee Roche
Created On: 3/21/2022
Project Status: Accepted
Status Date: 5/18/2022
Parent Project: Sunshine Valley Estates Phase 3 -Subdivisions
File Number: AAE 2022-04
Project Manager: Tammy Aydelotte

- Application
- Documents 3
- Comments 1
- Reviews 0
- Followers 2
- Status
- Notifications
- Payments 1

Application

[+ Add Building](#)
[+ Add Parcel](#)
[+ Add a Contractor](#)
[/ Edit Application](#)
[Print](#)

Project Description Phase 3 of Sunshine Valley Estates Subdivision which includes 3 lots. In order to limit the disturbance of the natural area and the creek, we request a shared driveway for the 3 lots

Property Address 940 S. 9270 E.
Huntsville, UT, 84317
Property Owner Matthew Lowe
801-648-8229
matt@lowecompanies.com
Representative Steve Droste
435-302-5868

Accessory Dwelling Unit False
Current Zoning FV-3
Subdivision Name Sunshine Valley Estates Phase 3
Number of Lots
Lot Number 3
Lot Size 3 acres
Frontage 150
Culinary Water Authority Weber Basin Water Conservancy District
Secondary Water Provider
Sanitary Sewer Authority Health Department (Septic)
Nearest Hydrant Address Unknown
Signed By Representative, Steve Droste

Parcel Number

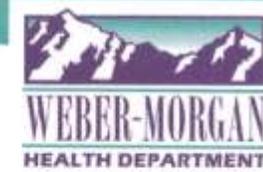
- [✖ Remove](#) 210230036 - [County Map](#)
- [✖ Remove](#) 211620004 - [County Map](#)
- [✖ Remove](#) 211620004 - [County Map](#)

Alternative Access Narrative:

Phase 3 consists of 3 lots. In order to limit the disturbance of the natural area and the existing creek, we request a shared driveway access for the 3 lots.

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

March 22, 2022



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

RE: Preliminary Subdivision **Determination**
Sunshine Valley Estates Subdivision Phase 3, 3 lots
Parcel #21-023-0038 & 21-023-0037
Soil log #14658 & 15273

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Lot 301, 302 & 303: Anticipated ground water tables not to exceed 36 inches, and soil classified as Type 1, fall within the range of acceptability for a Packed Bed Media Treatment System with non-chemical disinfection followed by a conventional trench or drip irrigation with a maximum trench depth limited to 24 inches. The absorption system is to be designed using a maximum loading rate of 0.9gal/sq. ft. /day as required for a coarse loamy sand, single grained structure with high gravel content soil horizon.

ENGINEERING CONSIDERATIONS Lots 302 & 303:

The proposed lot sizes for lot 302 and 303 are very restrictive for placement of an onsite wastewater treatment system. The Health Department cannot warrant or guarantee the size, shape, or square footage of a structure per individual lot. The structure size, shape and number of bedrooms will need to be determined in conjunction with an appropriate wastewater treatment system design. As part of the subdivision review the developer was required to show that the lots were sized to allow for the installation of an original and replacement drainfield sufficiently sized for a four bedroom residence. Designing the wastewater system utilizing a drip irrigation drainfield may aid in increasing the number of bedroom of the potential residence.

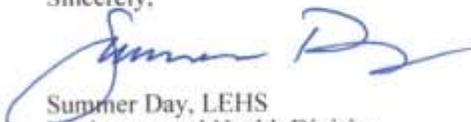
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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
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

Exchange Details for E1521

Utah Division of Water Rights

3/7/2019 4:32 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Exchange: E1521 (35-6910)

Base Water Right Number: 35-827

General:

Status: Approved	Stock/Contract #: 42514	County Tax ID:
Right Evidenced By: U.S. Bureau of Reclamation and Contract with Weber Basin Water Conservancy District, under 35-87 (A10989) and 35-827 (A27608)		
Proposed Det. Book: 35-	Map:	Pub. Date:

Water Company:

Water Company/District associated with this Exchange: Weber Basin Water Conservancy District

Owners:

Name: John E. and Nancy S. Lowe Address: 2752 E 5900 N Liberty, UT 84310-9891	Interest:
Remarks:	

Dates:

Filing:	Filed: 06/20/1979	Priority: 06/20/1979	
Advertising:	Publication Began:	Publication End:	Newspaper:
	Protest End Date:	Protested: Not Protested	Hearing Held:
Approval:	State Eng. Action:	Action Date: 10/26/1979	
	Recon. Req. Date:	Recon. Req Action:	
Certification:	Proof Due Date:	Extension Filed Date:	
	Election or Proof:	Election/Proof Date:	
	Certificate Date:	Lapsed, Etc. Date:	Lapsed Letter
Wells:	Prov. Well Date:	Well Renov. Date:	

--- Current Right ---

Current General:

Quantity of Water: 1 ACFT Source: Pineview Reservoir County: Weber
--

Current Points of Diversion:

Points of Diversion - Surface:
 Stream Alteration Required:
 (1) N 1699 ft. E 603 ft. from S4 corner, Sec 16 T 6N R 1E SLBM
 Diverting Works: Source:
 Elevation: UTM: 429438.517, 429438.517 (NAD83)

Current Water Uses:

Supplemental to Other Water Rights
 Miscellaneous: Irrigation, domestic, municipal, industrial, power, and Period of Use: 01/01 - 12/31

--- Proposed Exchange ---

Proposed General:

Quantity of Water - CFS: 0 And/Or: Acre Feet: 1
 From: 01/01 To: 12/31
 Source: Underground Water Well
 County: Weber
 Common Description: 3 mi. South of Huntsville

Proposed Points of Exchange:

Points of Exchange - Underground:
 (1) S 761 ft. W 1020 ft. from NE corner, Sec 21 T 6N R 2E SLBM
 Well Diameter: 6 in. Depth: 50 to 400 ft. Year Drilled: Well Log: Well Id#:
 Elevation: UTM: 439301.207, 4566488.833 (NAD83)
 Source/Cmnt:

Proposed Points of Release:

Quantity of water: 0 cfs And/Or: 1 acft
 Period of Use: 01/01 To 12/31
 *** Location of Release Point(s) is the SAME as Point(s) of Diversion in CURRENT RIGHT above ***

Proposed Water Uses:

Proposed Water Uses - Group Number: 207770
 Water Rights Appurtenant to the following use(s):
 E1521(APP),

Water Use Types:		
Irrigation-Beneficial Use Amount: 0.25 acres	Group Total: 0.25	Period of Use: 04/01 to 10/31
Comments:		
Stock Water-Beneficial Use Amount: 2 ELUs	Group Total: 2	Period of Use: 01/01 to 12/31
Comments:		
Domestic-Beneficial Use Amount: 1 EDUs	Group Total: 1	Period of Use: 01/01 to 12/31
Comments:		

Place Of Use:	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE													
Sec 21 T 6N R 2E SLBM						X											
Group Acreage Total :																	

Proposed Use Totals:

Irrigation sole-supply total: 0.25 acres	for a group total of: 0.25 acres
Stock Water sole-supply total: 2 ELUs	for a group total of: 2 ELUs
Domestic sole-supply total: 1 EDUs	for a group total of: 1 EDUs

Place of Use Stock:

	North West				North East				South West				South East			
	NW	NE	SW	SE												
Sec 21 T 6N R 2E SLBM						X										

- - - Common Right - - -

Segregation History:

This Right was Segregated from: none										
as originally filed:	Flow in CFS	AND/OR/BLANK	Quantity in Acre-Feet	Water Uses						
				Irrigated Acreage	Stock (ELUs)	Domestic (Families)	Acre-Feet			
			1.0	0.25	2.0	1.0				
This Right as currently calculated:	Flow in CFS		Quantity in Acre-Feet	Water Uses						
				Irrigate Acreage	Stock (ELUs)	Domestic (Families)	Acre-Feet			
			1.0	0.25	2.0	1.0				

Exchange Details for E1522

Utah Division of Water Rights

3/7/2019 4:33 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Exchange: E1522 (35-6911)

Base Water Right Number: 35-827

General:		
Status: Approved	Stock/Contract #: 42514	County Tax ID:
Right Evidenced By: U.S. Bureau of Reclamation and Contract with Weber Basin Water Conservancy District, under 35-87 (A10989) and 35-827 (A27608)		
Proposed Det. Book: 35-	Map:	Pub. Date:

Water Company:
Water Company/District associated with this Exchange: Weber Basin Water Conservancy District

Owners:
Name: John E. and Nancy S. Lowe Address: 2752 E 5900 N Liberty, UT 84310-9891
Interest:
Remarks:

Dates:
Filing: Filed: 06/20/1979 Priority: 06/20/1979
Advertising: Publication Began: Publication End: Newspaper: Protest End Date: Protested: Not Protested Hearing Held:
Approval: State Eng. Action: Action Date: 10/01/1979 Recon. Req. Date: Recon. Req Action:
Certification: Proof Due Date: Extension Filed Date: Election or Proof: Election/Proof Date: Certificate Date: Lapsed, Etc. Date: Lapsed Letter
Wells: Prov. Well Date: Well Renov. Date:

--- Current Right ---

Current General:
Quantity of Water: 1 ACFT Source: Pineview Reservoir County: Weber



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of JNL Business Park Subdivision, consisting of 2 lots, located at approximately 2167 Rulon White Blvd., Ogden, UT, 84404

Agenda Date: Wednesday, November 16, 2022

Applicant: Jeffrey Leeper, Owner

File Number: LVJ091422

Property Information

Approximate Address: 2167 Rulon White Blvd., Ogden, UT 84404

Project Area: 3.132 acres

Zoning: Manufacturing Zone (M-1)

Existing Land Use: Vacant

Proposed Land Use: Commercial Office/Warehouse

Parcel ID: 19-065-0016

Township, Range, Section: T7N, R2W, Section 36 SE

Adjacent Land Use

North: Commercial	South: Commercial
East: Commercial	West: Farr West

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 22 (M-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)

Background

The applicant is requesting approval of JNL Business Park Subdivision consisting of two lots, located at approximately 2167 Rulon White Blvd., Ogden, UT 84404, in the M-1 Zone. The proposed lots within this subdivision meet the minimum lot width requirements of this zone (100'). Access for these lots will be from an access easement (entry # 3147567) across the parcel to the west, from Rulon White Blvd. The purpose of this subdivision is to split into an existing parcel into two legal lots of record.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by expanding light industrial/manufacturing uses in existing manufacturing areas, in order to assist with stabilization of the tax base.

Zoning: The subject property is located in a Manufacturing (M-1) zone. The land use requirements for this zone are stated in the LUC§ 104-22 as follows:

“The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.”

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in M-1 zone (LUC 104-22). The proposed subdivision will not create any

new public streets. The proposal meets the criteria for a “Small Subdivisions”, as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-5-7, the M-1 zone has no minimum lot area requirements, but does require a minimum of 100’ in lot width. The proposed subdivision is a two lot subdivision that fronts two county roads identified as 2350 North Street, and Rulon White Blvd.

Review Agencies: The proposed subdivision has been reviewed, but not yet approved by Engineering and the County Surveyor. Weber Fire District has approved this subdivision.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, pathways, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of JNL Business Park Subdivision, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A final approval letter from Bona Vista Water Improvement District shall be obtained prior to recording the final plat.
2. Proof of annexation into Central Weber Sewer District shall be submitted prior to recording of the final plat.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of JNL Business Park Subdivision, consisting of two lots, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: **Wednesday, November 16, 2022.**

Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Subdivision Plat

Area Map



Exhibit A - Application

JNL Business Park Subdivisions

[+ Add Follower](#) [Change Status](#)

Address: 2167 Rulon White Blvd., Ogden, UT, 84404
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: [Jeffrey Leeper](#)
Created On: 9/6/2022
Project Status: Accepted
Status Date: 9/14/2022
File Number: LVJ091422
Project Manager: [Tammy Aydelotte](#)

[Application](#) | [Documents](#) **8** | [Comments](#) **2** | [Reviews](#) **4** | [Followers](#) **13** | [History](#) | [Payments](#) **1** | [Area Fees](#)

Application

[+ Add Building](#) | [+ Add Parcel](#) | [+ Add a Contractor](#) | [Edit Application](#)

Project Description minor subdivision - split lot from 1 to 2.

Property Address 2167 Rulon White Blvd.
Ogden, UT, 84404

Property Owner Jeffrey Leeper
949-922-1669
jeff@bv-am.com

Representative --

Accessory Dwelling Unit False
Current Zoning M-1
Subdivision Name JNL Business Park
Number of Lots

Lot Number
Lot Size
Frontage
Culinary Water Authority Bona Vista Water Improvement District
Secondary Water Provider Pineview Water
Sanitary Sewer Authority Central Weber Sewer
Nearest Hydrant Address 2147 Rulon White
Signed By Owner, Jeffrey A. Leeper

Parcel Number

[x Remove](#) 190650016 - [County Map](#)

Building Description	Square Feet	Valuation
----------------------	-------------	-----------

Contractor Type	Name	Contact	Address
-----------------	------	---------	---------

Exhibit B - Proposed Plat



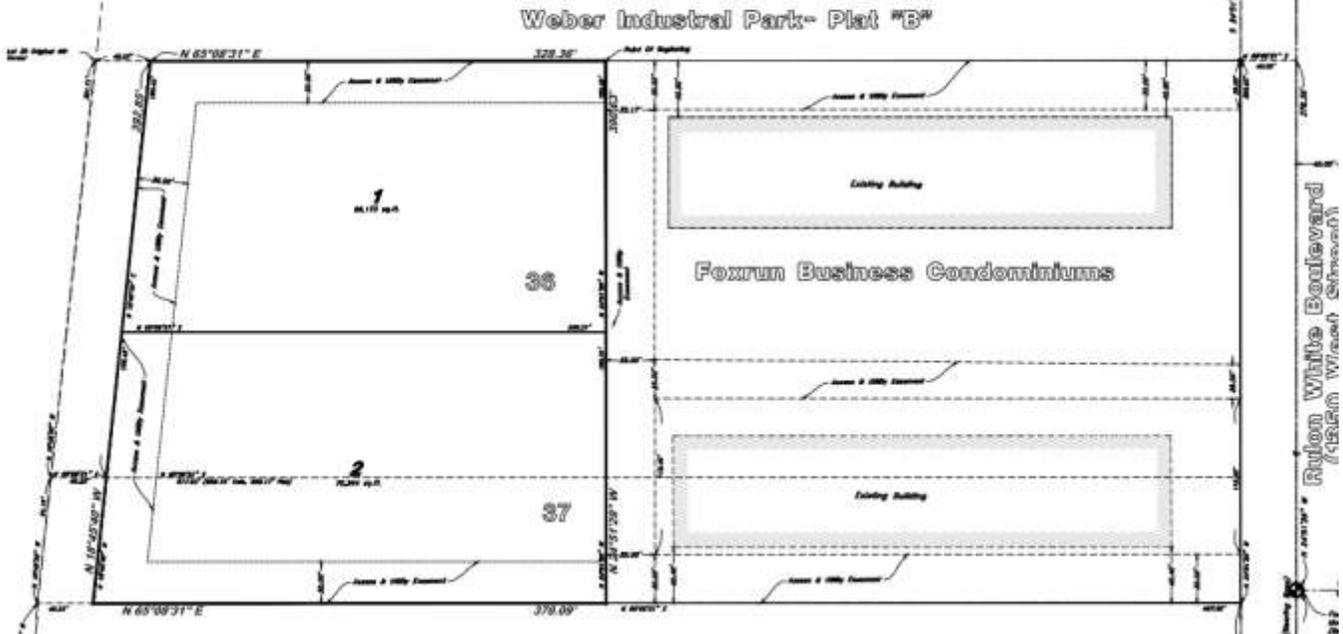
Legend

- Lot Mark & Marker
- Lot Marker & Cap
- "T" Monument
- Lot Mark & Post
- Monument to be set
- (---) Boundary Line
- (---) Non-Boundary Line
- - - Fence



JNL Business Park
A Commercial Subdivision
 A part of Lots 36 and 37, Weber Industrial Park - Plat "B" and also being a part of the Southeast 1/4 of Section 36, T7N, R2W, SLB&M, U.S. Survey Weber County, Utah

North Quarter corner of the S. 1/4, T7N, R2W, SLB&M U.S. Survey





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action request for final approval of Rocky Rhodes Subdivision 1st Amendment.
Agenda Date:	Wednesday, November 16, 2022
Applicant:	Gwen Rhodes
Representative:	Paul Beus
File Number:	UVR081022

Property Information

Approximate Address:	3822 N 3500 E, Eden
Project Area:	3.0 acres
Zoning:	AV-3
Existing Land Use:	Common Area
Proposed Land Use:	Agriculture Valley
Parcel ID:	22-177-0002

Township, Range, Section: T7N, R1E, Section 20

Adjacent Land Use

North:	Agriculture Valley	South:	Agriculture Valley
East:	Agriculture Valley	West:	Agriculture Valley

Staff Information

Report Presenter:	Marta Borchert mborchert@webercountyutah.gov 801-399-8761
--------------------------	---

Report Reviewer:

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 2, Agriculture Valley Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

This is a proposal to change the boundary line between 221770002 and 220130014 to obtain more room for drive way and shift the pickle ball court and greenhouses to lot 2 on the northern border.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

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 subject property is located in the Agricultural Valley (AV-3) Zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-4-1 as:

The purpose of the Agricultural Valley Zone, AV-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.

Review Agencies: The Weber County Engineering Division and Weber Fire District have granted conditional approval. The Surveyor's office will review the final plat once administrative approval of the subdivision is granted. Final subdivision approval will be granted from Planning, Engineering, and Surveying after all conditions have been met.

Staff Recommendation

Staff recommends final approval of Rocky Rhodes 1st Amendment. This recommendation for approval is subject to all applicable review agency requirements.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of UVG021921 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

Location Map 1

