

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**August 3, 2022  
4:00 p.m.**

- 1. Minutes: July 20, 2022**
- 2. Administrative Items**
  - 2.1 UVS070922** – Consideration and action on a request for approval of Smith Estates Subdivision, consisting of one residential lot. **Presenter Felix Lleverino**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact***

***thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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July 20, 2022

**Minutes of July 20, 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; Steve Burton, Principal Planner; Felix Llererino, Planner

**1. Minutes approved for June 15, 2022; June 29, 2022**

**2. Administrative Items**

**2.1 UVM030322 and AAE2022-05:** Consideration and action on a request for final approval of Meadow Haven Subdivision, consisting of three lots, including a request for an alternative access approval. **Presenter Steve Burton**

The applicant is requesting final subdivision approval of Meadow Haven subdivision and a request for alternative access approval. Each lot contains at least three acres and is at least 150 feet wide. The proposed alternative access is to use a 30 foot wide access easement to access lots 2 and 3.

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.

Mr Grover asked about the alternate access. Steve Burton said that the owner has submitted a narrative (Exhibit B), citing lot configuration, existing road layout, and the streams on the adjacent properties as the impracticalities for granting an alternative access.

**Staff recommends final approval of Meadow Haven Subdivision, consisting of 3 lots and the proposed alternative access by private access easement. The recommendation is based on the following conditions:**

- 1. An irrigation covenant will be recorded, specifying the amount of area allowed to be irrigated on each lot.**
- 2. The alternative access covenant will be required to be recorded with the final plat.**
- 3. The well on each lot must be drilled, tested, and approved by the health department before the subdivision plat records.**
- 4. The alternative access will be built to the standards outlined in LUC 108-7-29.**

**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.**
- 3. The applicant has demonstrated that, due to nearby streams and existing public road layout, it is infeasible at this time to require a full public street to be extended through this subdivision.**

**UVM030322 and AAE2022-05 were approved during administrative approval held on July 20, 2022.**

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**Approved by Rick Grover, Planning Director**

**2.2 UVA051122:** Consideration and action on a request for final approval of Aspen Ridge at Powder Mountain 2nd Amended Subdivision. **Presenter Steve Burton**

The applicant is requesting approval of a subdivision amendment including several lot line adjustments to facilitate a ski through easement. No new lots are being created with this proposal.

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.

July 20, 2022

**Staff recommends final approval of Aspen Ridge at Powder Mountain 2<sup>nd</sup> Amendment. The recommendation is based on all review agency requirements.**

**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 of UVA051122 was granted during administrative approval held on July 20, 2022.**

**Approved by Rick Grover, Planning Director**

**2.3 LVB061522:** Consideration and action on a request for final approval of Barnett Subdivision, consisting of one lot. **Presenter Steve Burton**

The applicant is requesting final subdivision approval of Barnett Subdivision consisting of one lot. The property is in the A-3 zone. The proposal meets the zoning and subdivision ordinance and is considered a small subdivision, which can be approved by the Planning Director. The following is an analysis of the proposal compared to the land use code.

**Staff recommends final approval of Barnett Subdivision, consisting of 1 lot. The recommendation is based on all review agency requirements and the following conditions:**

1. **An irrigation covenant will be recorded, specifying the amount of area allowed to be irrigated on each lot.**

**This recommendation is based on the following findings:**

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

**LVB061522 was approved during administrative approval held on July 20, 2022.**

**Approved by Rick Grover, Planning Director**

**2.4 LVD061322 -** Consideration and action on a request for final approval of Davis Farmstead Subdivision, consisting of one lot. **Presenter Felix Lleverino**

The applicant is requesting approval of a subdivision that proposes to divide off one 43,560 square foot lot from a 32.46-acre parcel. The Davis Farmstead Subdivision fronts on an existing public right-of-way and fully built road called 900 South Street. The Weber County Transportation Plan indicates that the 900 South ROW will be widened to 100 feet. The current ROW width conforms to the Weber County Transportation Plan. Thereby, the plat is not required to dedicate additional area to the 900 S ROW.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

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

1. **West Warren Water District conditions shall be 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 owner enters into a Deferral Agreement for the curb, gutter, and sidewalk.**

**This recommendation is based on the following findings:**

## ADMINISTRATIVE REVIEW

July 20, 2022

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

Administrative final approval of the Davis Farmstead 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: July 20, 2022

**Rick Grover**

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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:** UVS070922, Consideration and action on a request for approval of Smith Estates Subdivision, consisting of one residential lot.  
**Agenda Date:** Wednesday, August 03, 2022  
**Applicant:** Vickie and Randy Smith (Owners)  
**File Number:** UVS070922

### Property Information

**Approximate Address:** 7495 E 500 N, Huntsville, Utah, 84317  
**Project Area:** 10 Acres  
**Zoning:** Agricultural Valley 3 (AV-3)  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential  
**Parcel ID:** 20-008-0038  
**Township, Range, Section:** T6N, R2E, Sections 7

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> 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 2 (Agricultural Valley, AV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

## Background and Summary

The applicant is requesting approval of a one-lot subdivision that will access from a public road called 500 North. The County Transportation Plan indicates that 500 North Street requires an 80' right of way. The Smith Estates Subdivision plat indicates that 500 North possesses the appropriate ROW width.

The owner intends to use the land for residential and agricultural uses, which are in conformity with the designated AV-3 zoning.

The Smith Estates Subdivision will be served with an individual well and septic system.

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

## 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 AV-3 Zone. The purpose of this zone is stated in the LUC §104-2-1.

*"The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*

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

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f))." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Public Right of Way Opportunities: The preliminary subdivision plan includes opportunities that could prepare a way for a wide range of connection opportunities. Weber County Planning and Engineering concur that 66 feet on the western edge of the lot should be preserved for a potential future public right of way, with an additional 20 foot setback.

Drinking-Water Source Protection Zone: This proposal is located within a Drinking Water Source Protection Zone #4. The prohibited uses within these zones may be found in LUC §108-18-6. Residential uses and septic systems are permitted in Zone 4 areas.

Irrigation and Domestic Water: The owner has secured a Private Well Approval from the Weber-Morgan Health Department (see Exhibit D). The well will provide water for culinary and secondary uses.

An amendment to the improvements required for all subdivisions codified on 5-25-2021, states that the private well must be drilled, tested for a minimum of 48 hrs, and analyzed by the Weber-Morgan Health Department before final plat recording. This requirement is satisfied.

Sanitary System: Weber-Morgan Health Department has provided feasibility letters stating that the percolation rates of lot 1 of Smith Estates Subdivision fall within the range of acceptability for the placement of a packed bed media system followed by a conventional trench, with a maximum trench depth limited to 18 inches. (see Exhibit C).

Review Agencies: The Weber County Fire District has posted a review and approval for this proposal. Weber County Planning, Engineering, and Surveying have submitted review comments that will be addressed by a revised subdivision plat. The Weber-Morgan Health Department is ready to approval this proposal after the final plat shows the test pit location, soil horizons, and the owner pays the review fee.

## Staff Recommendation

Staff recommends final plat approval of Smith Estates Subdivision, consisting of 1 lot. This recommendation is based on the following conditions:

1. The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.

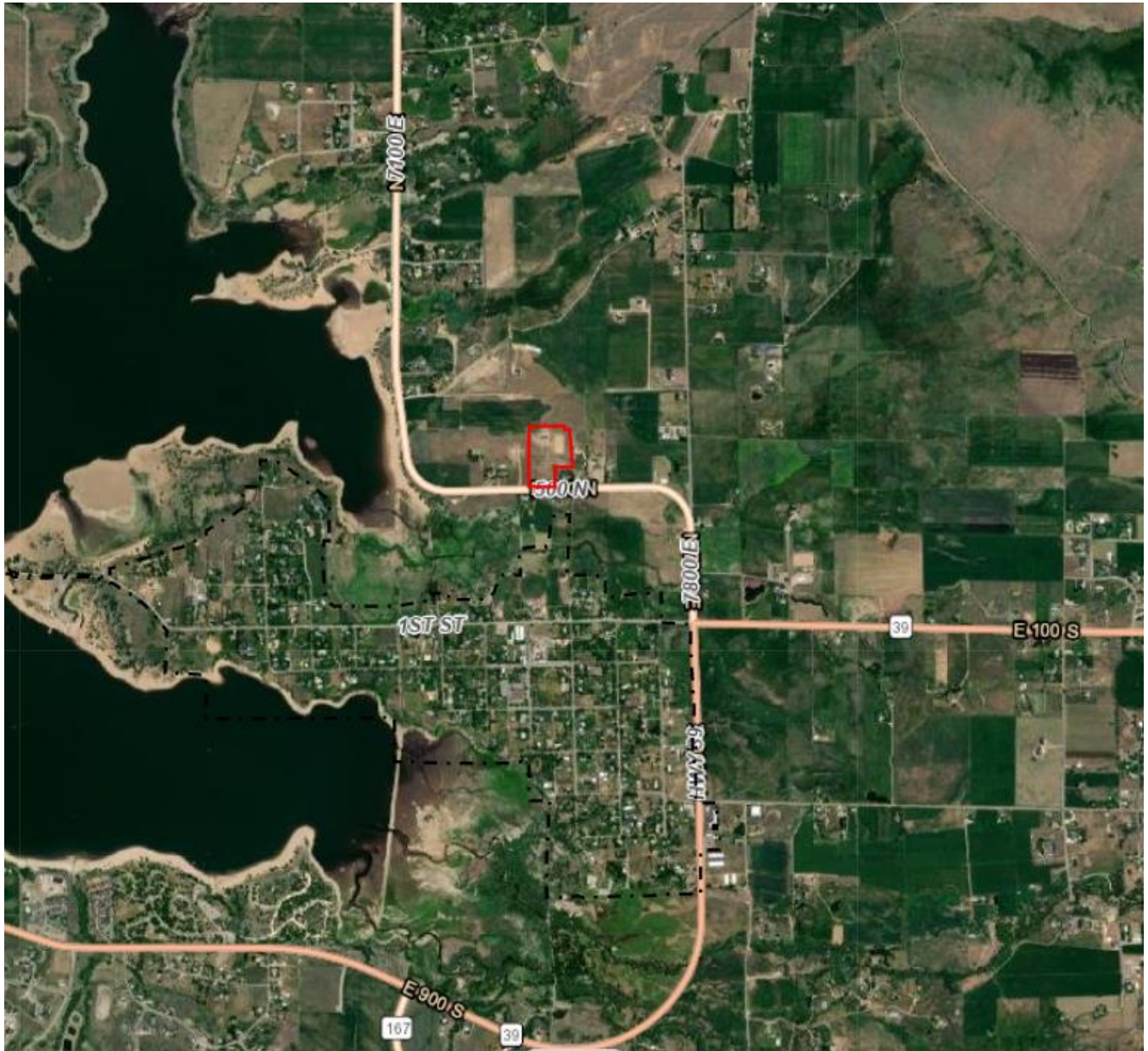
The following findings are the basis for the staff's recommendation:

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

## Exhibits

- A. Smith Estates Subdivision Plat
- B. Current Recorders Plat
- C. Septic Feasibility Letter
- D. Private Well Approval

Area Map





**Smith Estates**  
 A part of the South 1/2 of Section 7, T6N, R2E, SLB&M, U.S. Survey  
 Huntsville, Weber County, Utah  
 February 2022

**William Lindsey Jr. Trustee**  
(21-007-0018)

**Tahina Regan Fletcher Separate Property Trust DTD Feb 22, 2006-96% ETAL**  
(21-007-0018)

**Jack H. & Elson B Clawson**  
21-008-0037

**Frank W. Clawson & Ruth E. Clawson Trustees**  
(21-008-0029)

**NARRATIVE**

This plot was requested by Mr. Randy Smith. A Weber County Brass Cap Monument was found at the South Quarter Corner of Section 7, Township 6 North, Range 2 West, Soil Lake Base and Meridian.

A Weber County Brass Cap Witness corner was found at the Northeast corner of Section 7, Township 6 North, Range 2 West, Soil Lake Base and Meridian.

Right of way Monuments were found along the North and South right of way of 500 North Street.

A Rebar with Revere Cap was found along the North right of way line of 500 North Street. Its location coincides with the Southwest corner of Lot 2, Huntsville Heights Subdivision (Entry #125308), bk 36 pg 03, prepared and plotted by Reeve and Reeve, Inc. in June 1993.

A line bearing North 17°52'56" East between the South Quarter corner and the Witness corner of Section 7, was used as the basis of bearings.

The South line of the property was established along the North Right of way line of 500 North Street, which was positioned using the found right of way monuments.

The North line of the property was established per deed distance from the North right of way line of 500 North Street.

The West line of the property was established along the East Boundary of Huntsville Heights Subdivision (Entry #125308), bk 36 pg 03).

The East line of the property was established along an Old Existing fence line.

The Northeast boundary line of the property was established along an Old Existing fence line as described in that certain fence line Agreement between Capital Assurance Service, Inc. and William E. Lindsey Jr. & Sarah J. Lindsey (Entry #1659574 bk 2031 pg 1693).

Property corners were monumented as depicted on this drawing.

**LEGEND**

—E—	Centerline	RDC	Dot of Slope
—D—	Corner Taperline	TOP	Top of Slope
—O—	Overhead Taperline	CO	Corner
—P—	Power Line	PC	Corner
—S—	Sanitary Sewer Line	D&T	Drift Monitor
—W—	Water Line	W&D	Spot Elevation
—C—	Contour		
—L—	Landmark		
—R—	Rebar with Revere Cap		
—B—	Brass Cap		
—M—	Monument		
—C—	Catch Basin		
—P—	Power Pole		
—R—	Rebar		
—M—	Mortar		
—C—	Concrete		
—L—	Lead		
—P—	Paint		
—R—	Rebar		
—M—	Mortar		
—C—	Concrete		
—L—	Lead		
—P—	Paint		
—R—	Rebar		
—M—	Mortar		
—C—	Concrete		
—L—	Lead		
—P—	Paint		

**OWNERS DEDICATION**

We, the undersigned owner of the herein described tract of land, hereby set apart and subdivide the same into Lots, Parcels and Streets as shown on this plot and name said tract Smith Estates, and hereby dedicate to Huntsville, Weber County, Utah all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever; also dedicate and grant an easement across those certain strips of land designated as Public Utility and Drainage Easements (PUE&D) for Public Utility and Drainage purposes as shown herein, the same to be used for the installation, maintenance and operation of Public Utilities, Drainage, and Service lines as may be authorized by Huntsville, grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, 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 erected within such easements, and also hereby dedicate, grant and convey to Huntsville, Weber County, Utah all those portions of said tract of land designated as Parcels, the same to be used for Storm Water Detention and drainage purposes, as may be authorized by Huntsville.

Signed this Day of February, 2022.

6242920 License No. Andy Hubbard

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this Day of February, 2022 by \_\_\_\_\_ Reading At: \_\_\_\_\_ Commission Number: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A part of the South half of Section 7, Township 6 North, Range 2 East, Soil Lake Base and Meridian, Beginning at a point on the North Right of Way line of 500 North Street, said point is 1507.28 feet North 00°01'50" West along the Quarter Section line to said North Right of Way Line from the South Quarter corner of said Section, and 143.52 feet South 89°01'28" West along said North Right of Way line to the Point of Beginning; and running thence South 89°01'28" West 350.02 feet along said North Right of Way line to the East boundary of Huntsville Heights Subdivision (Entry #125308), in Book 36 of Page 03; thence North 01°10'53" East 640.56 feet along said East boundary line and boundary line extending; thence North 88°28'53" East 504.84 feet more or less to an existing fence line agreement (Entry #1659574 in Book 2031 of Page 1693); thence South 01°10'53" East 57.59 feet; thence North North 88°11'32" East 91.16 feet; thence South 02°22'20" East 272.61 feet (262.35 feet to close) to the point of beginning; thence West 73.88 feet; thence South 02°22'20" East 272.61 feet (262.35 feet to close) to the point of beginning.

**NOTES:**

- In accordance with Appendix B of the 2012 International Fire Code, Homes with a fire-line calculation area greater than 6,200 square feet will be required to install an internal fire sprinkler system.
- Depending on site grading and proposed building elevations, subdrains may be required within this development.
- 15' wide Public Utility and Drainage Easements (PUE&D) on front lot lines as indicated by dashed lines except at otherwise shown.
- No Driveways, Fire Hydrants, Catch Basins or Mail Boxes permitted within 50.0' Setback Area due to the need of retaining large amounts of snow until it is able to be removed and/or melted.

**LAND USE AUTHORITY**

This is to certify that this plot and the dedication of this plot along with the dedication of all easements were duly approved and accepted by the Land Use Authority of Huntsville this Day of February, 2022.

**HUNTSVILLE APPROVALS**

This plot was approved by the City Engineer and the Planning Director.

By: \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer  
 By: \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Director

**WEBER COUNTY SURVEYOR**

I hereby certify that the Weber County Surveyor's Office has reviewed this plot and all conditions for approval by this office has been satisfied. The approval of this plot by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plot from the responsibilities and/or limitations associated therewith.

Signed this Day of February, 2022.

\_\_\_\_\_ Weber County Surveyor

**HUNTSVILLE ATTORNEY**

I certify that the requirements of all applicable statutes and ordinances governable by the State of Utah and the ordinances of Huntsville of the foregoing plot and dedications have been complied with.

Signed this Day of February, 2022.

\_\_\_\_\_ City Attorney

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND RECORDED IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

180721 - South Estates

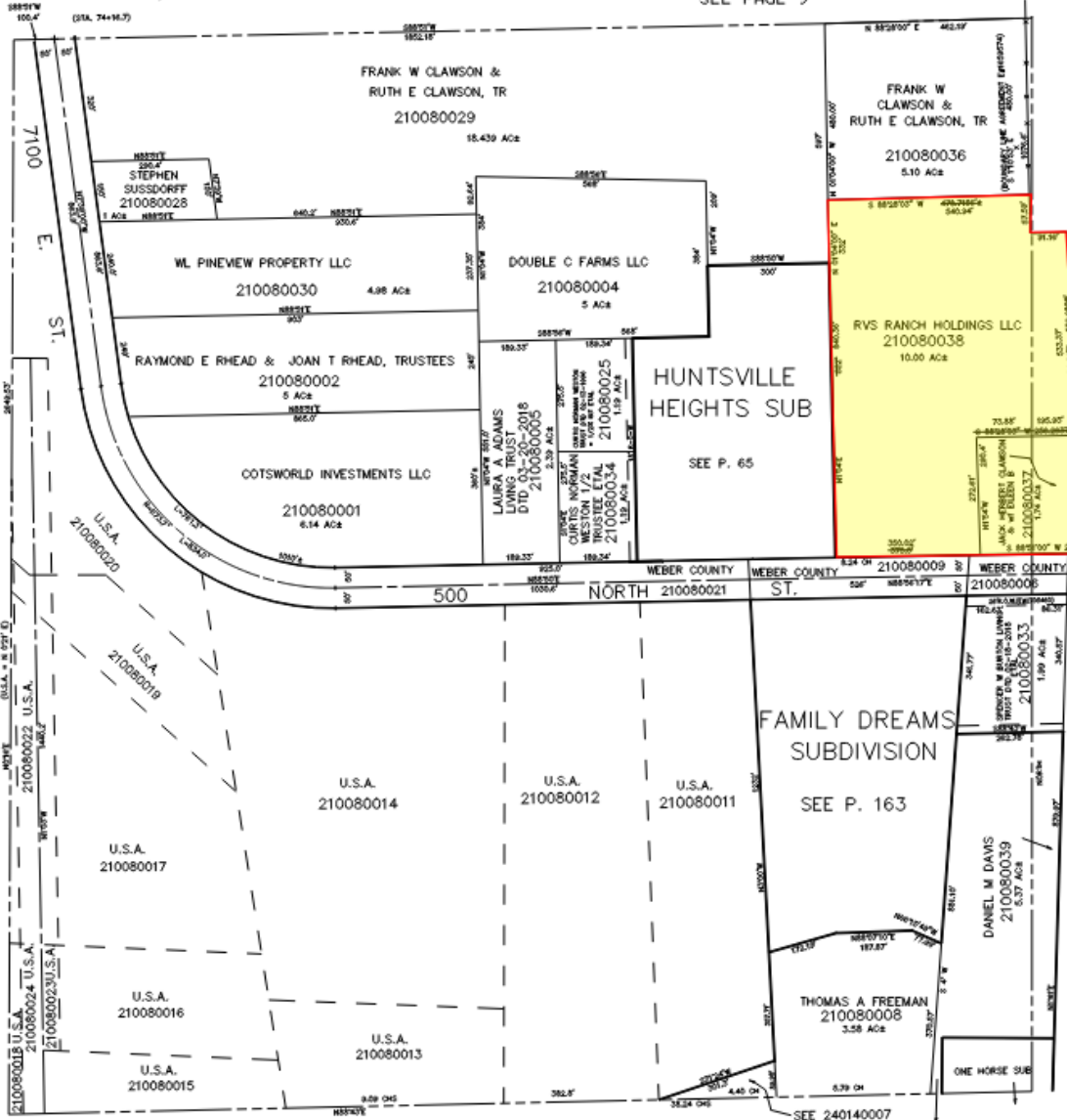
W:\180721 Clawson Huntsville\Drawings\180721 CLAWSON-AP - 1.dwg, 3/7/2022 3:34:44 PM, sheet 1,1

S.W. 1/4  
SECTION 7, T.6N., R.2E., S.L.B. & M.  
IN WEBER COUNTY  
SCALE 1" = 200'

SEE PAGE 9

TAXING UNIT: 35, 520

SEE BOOK 20, PAGE 10



SEE PAGE 7

SEE BOOK 24, PAGE 15

SEE BOOK 24, PAGE 14

\*FOR TAX PURPOSES ONLY\*

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



June 29, 2022

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

RE: Randy Smith Property  
7500 E 500 N, Huntsville UT  
Parcel #21-008-0038  
Soil log #14790

Gentlemen:

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

Documented ground water tables not to exceed 48 inches, fall within the range of acceptability for a Packed Bed Media Treatment System followed by a conventional trench with a maximum trench depth limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.35gal/sq. ft. /day as required for a gravelly sandy clay, massive structure soil with a documented percolation rate of 96-120 minute per inch. The absorption field must be located within 50 feet of test pit #3 (UTM Zone 12T, Nad 83, 435622E 4568908N).


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

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

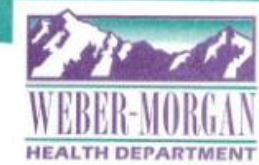
  
Summer Day, LEHS III, Program Manager  
Environmental Health Division  
801-399-7160

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

1/19/21

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



January 19, 2021

Randy Smith  
1317 N 7000 E  
Huntsville, UT 84317

RE: **Private Well Approval at:**  
7394 E 500 N  
Huntsville, UT 84317  
Parcel #21-008-0038

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:

1. The Water Right Number: E5993 (35-13656)
2. Well driller license #920
3. The well is 165 feet deep with a "Bentonite Chip 3/8" seal to a depth of 30 feet.
4. The well yields 18 GPM with a 63-foot drawdown in 2 hrs.
5. The water samples for the partial inorganic analysis were submitted to Chemtech-Ford Laboratories on January 5, 2022. The water analysis was satisfactory.
6. A bacteriological water sample was collected by staff of this department on January 5, 2022. The water analysis was satisfactory.
7. This is not a shared well.

The required 100-foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feedlots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at (801) 399-7160 if you have further questions.

Sincerely,

  
Summer Day, LEHS III, Program Manager  
Division of Environmental Health

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