

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

---

**July 10, 2024  
4:00 p.m.**

### **1. Administrative Items**

- 1.1** File No. UVA011224 – Request for final approval of Arrowleaf Subdivision, consisting of nine lots, located at approximately 4731 N 2900 E, Liberty UT, 84310. This request includes private access to the lots within this proposed subdivision.  
Planner: Tammy Aydelotte

**Adjourn**

---

*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***

***The Planning Division 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*

---



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for final approval of Arrowleaf Subdivision, a nine-lot subdivision.  
**Agenda Date:** Wednesday, July 10, 2024  
**Applicant:** Emilee Roche, on behalf of David Chugg  
**File Number:** UVA011224

### Property Information

**Approximate Address:** approximately 4700 N 2900 E, Liberty  
**Project Area:** 65.64 Acres  
**Zoning:** Forest Valley 3 (FV-3)  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential  
**Parcel ID:** 22-008-0067 and 22-008-0084  
**Township, Range, Section:** Section 18, T7N, R1E

### Adjacent Land Use

<b>North:</b> Forest	<b>South:</b> Forest
<b>East:</b> Residential	<b>West:</b> Forest

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@webercountyutah.gov  
801-399-8794  
**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

10/13/2023: Application accepted for Arrowleaf Subdivision.  
2/28/2024: Preliminary approval granted for Arrowleaf Subdivision

## Background and Summary

The applicant is requesting final approval of a nine-lot subdivision that will gain sole access from 2900 E in Liberty. 2900 E is built and maintained as a public road. The proposed future private lane will slope up from 2900 E on the west side and extend approximately 1800', providing access and frontage for all nine lots. An additional (see the Area Map on page 4). The appropriate 66' area for the 2900 E will need to be dedicated; provision is made for that on the proposed final plat.

The Arrowleaf Subdivision will be served with an individual well and septic systems. This proposal is located at approximately 4731 N. 2900 E.

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 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.

Drinking-Water Source Protection Zone: This proposal is not located within a Drinking Water Source Protection Zone.

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.

Upon recording the final subdivision Mylar a separate “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of the geotechnical and geological recommendations to future property owners. A condition of approval has been added to staff’s recommendations to ensure that adequate notification is provided for future property owners regarding further development is noted on the subdivision Mylar. The “Suggested Buildable Areas” will also be shown on the plat.

Irrigation and Domestic Water: The owner has secured well permits from the State of Utah. Weber-Morgan Health Department has issued a letter indicating a 48-hour pump test has been done on one of the two wells to be used for this development. Proof of a 48-hour pump test for the other shared well shall be submitted to Planning prior to recording the final plat. Proof of all water rights, including for both culinary and secondary uses, will need to be submitted to the County prior to final plat recordation. The shared wells will provide water for culinary and secondary uses for all nine lots in this subdivision.

Sanitary System: Weber-Morgan Health Department has provided feasibility letters, that were reviewed with preliminary approval.

Review Agencies: The Weber County Fire District has posted a review and approval for this proposed final plat, noting that home suppression will be required, along with an approved water tank, turnarounds, a snow removal plan, and hydrant location. Gate access, and a minimum 26’ driveable surface, and an increase in top cul-de-sac and fire sprinklers in each residence, are all requirements from Weber Fire District. Weber County Planning, Engineering, and Surveying have submitted review comments that will be addressed by a revised final subdivision plat. Weber-Morgan Health is aware of this project, but has not yet approved of this project in Frontier. Final approval from Weber-Morgan Health Department shall be required prior to recording of the final plat.

## Staff Recommendation

Staff recommends final plat approval of Arrowleaf Subdivision, consisting of 9 lots. This recommendation is based on the following conditions:

1. Prior to final plat recordation, all applicable Weber County reviewing agency requirements shall be met.
2. Proof of all applicable water rights shall be submitted.
3. A “Natural Hazard Disclosure” shall be recorded with the final plat.
4. That secondary or irrigation water follow the requirements and covenants on the subdivision ordinance.
5. That the well protection area be completely within the property boundary.
6. CC&R’s shall be recorded with the final plat
7. All improvements shall be installed, escrowed for, or a combination of both, prior to recording the final plat.

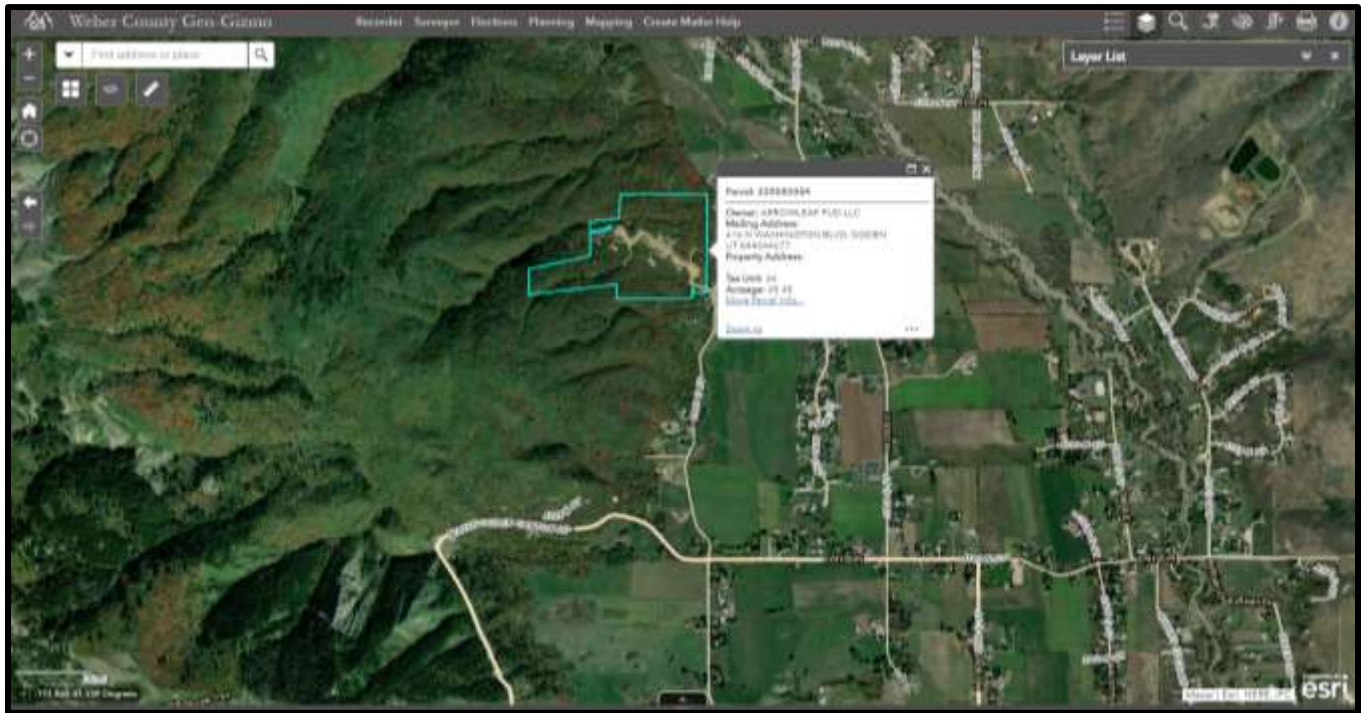
The following findings are the basis for the staff’s recommendation:

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

## Exhibits

- A. Arrowleaf Subdivision Plat

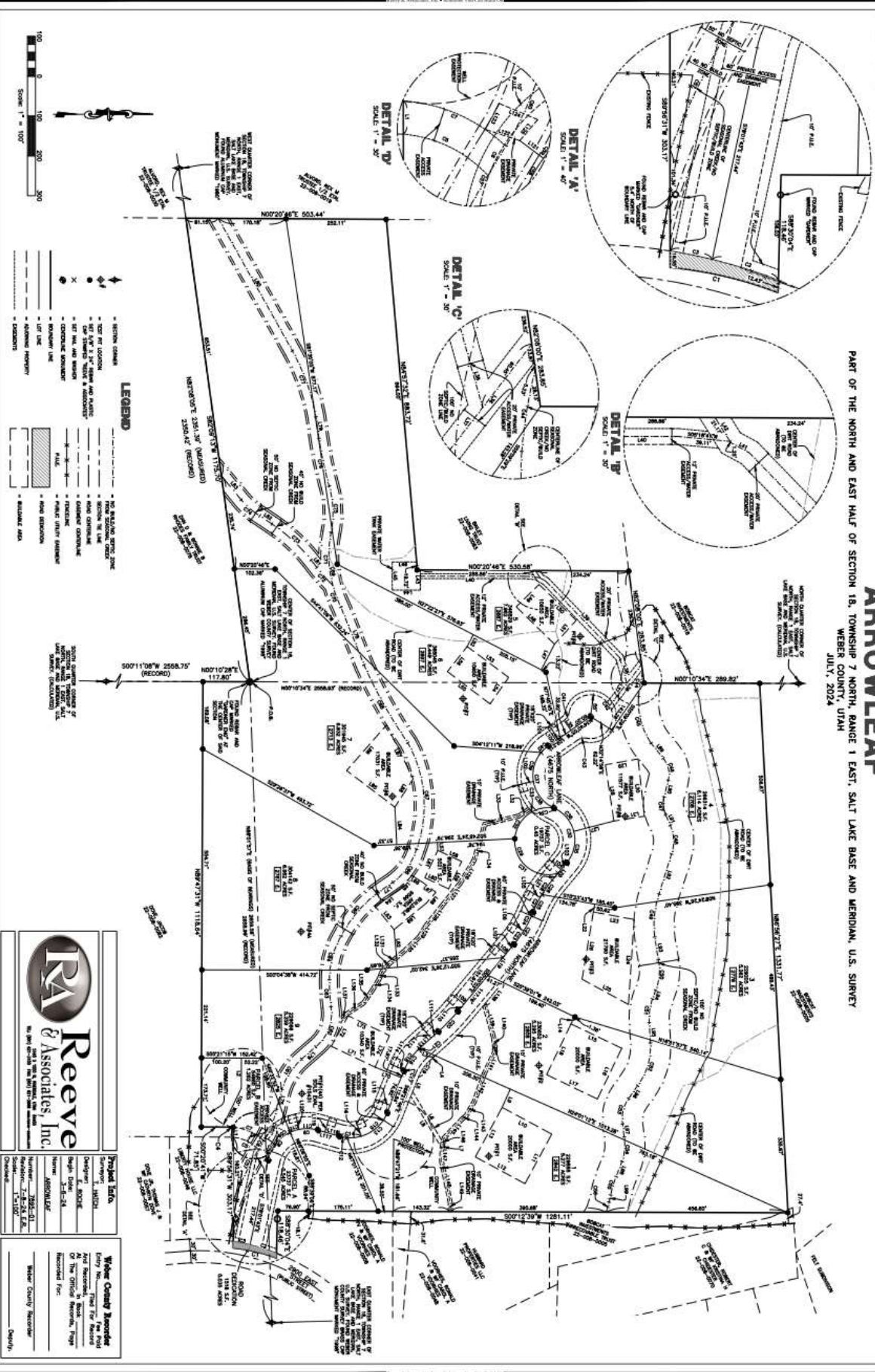
# Area Map / Zoning Map





# ARROWLEAF

PART OF THE NORTH AND EAST HALF OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JULY, 2024



**Reeve & Associates, Inc.**

5000 W. 1000 N. STE. 200  
MOUNTAIN VIEW, UT 84040  
Tel: 801.735.1100  
Fax: 801.735.1101  
www.reeveandassociates.com

**Project Info**

Surveyor:	ANDREW J. WOOD
Client:	ARROWLEAF
Map Name:	ARROWLEAF
Date:	7/15/24
Sheet:	2 OF 2

**Webster County Recorder**

File No.:	12-2024-0001
Section:	18
Subsection:	1
Map No.:	12-2024-0001

Map of the Section 18, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, July, 2024, showing the Arrowleaf Subdivision, as shown on the attached plat.

Recorded in the presence of:

Map of the Section 18, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, July, 2024.

Recorded in the presence of: