



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

December 06, 2017
4:00-5:00 p.m.

1. Consideration and action on an administrative application for final approval of Elkhorn Subdivision Phase 2, 2nd Amendment, a boundary line adjustment between two lots of the same ownership. Applicant; Terry and Linda Spallino.
2. Consideration and action for final approval of Rackliff Subdivision, consisting of two lots, with the request to defer asphalt, curb, gutter, and sidewalk. Applicant; Marjorie and Michael Day, Daniel and Remedios Rackliff.
3. Consideration and action on an administrative application for final approval of Woodland Estates Subdivision Unit 2 Amendment 5, a subdivision amendment consisting of one lot. Applicant; Ryan Border.
4. *Adjournment*

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of Elkhorn Subdivision Phase 2, 2nd Amendment, a boundary line adjustment between two lots of the same ownership.

Type of Decision: Administrative

Agenda Date: Wednesday, December 06, 2017

Applicant: Terry and Linda Spallino, owner

File Number: UVE 090817

Property Information

Approximate Address: 5453 Wapiti Circle, Liberty UT

Project Area: 1.26 Acres

Zoning: Residential Estates (RE-15) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 22-130-0013, 22-130-0014

Township, Range, Section: T7N, R1E, Section 22, Section 27

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 3 (RE-15 Zone)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District) Section 3 (Important Wildlife Habitat Areas)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant has submitted a proposal to amend a shared lot line between lots 33 and 34. The County Surveyor has re-numbered both lots in the following manner: Lot 33 will become lot 92 and Lot 34 will become Lot 93. The proposed subdivision will expand the size of the recorded lot 33 of the Elkhorn Subdivision Phase 2 from 19,498 sq ft to 20,394 sq ft. This lot line adjustment will not bring either lot into non-compliance with site development standards of the RE-15 Zone. There is a home on lot 33. There are no structures on lot 34. The existing structure on Lot 33 will remain in compliance with minimum yard set-backs for the RE-15 Zone. Lot 33 is a corner lot that currently utilizes access on Wapiti Circle (see the Area Map on page 4).

Both lots are located within a Geologic Study Area where County ordinance requires a Geologic Study be conducted. However the applicant is simply executing a boundary line adjustment and under approval of the County Engineer and the Planning Director, the requirement for a geologic reconnaissance has been waved until the time of land use permit and building permit. As a measure to notify future property owners, an "N" has been placed following lot number 93 to indicate that at the time of building permit a geologic reconnaissance will be required. Elkhorn Subdivision is located within an important wildlife habitat area where home designs are required to utilize natural earth tones and minimal fencing that would impede wildlife grazing.

The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC. The following section is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The Elkhorn Subdivision Phase 2 2nd Amendment is in harmony with the Ogden Valley General Plan by encouraging a mixture of developed areas including residential infrastructure as found on page 4 of the Ogden Valley General Plan.

Zoning: The property is located in the RE-15 Zone. The purpose of this zone is stated in the LUC §104-3-1 as follows:

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

This proposal meets the purpose and intent of the Weber County Land Use Code.

Lot Area, Frontage Width and Yard Regulations: The proposed Lot 92 will contain 20,394 square feet and is 146 ft. wide. The proposed Lot 93 will contain 34,494 square feet and have a width of 100 feet. The site development standards for the RE-15 Zone are as follows:

Minimum Lot Area: 1500 square feet

Minimum Lot Width: 100 Feet

The Yard Regulations for a single family dwelling in the RE-15 zone are as follows:

Front: 30 feet

Sides: 10 feet with total width of two side yards not less than 24 ft.

Rear: 30 feet

Natural Hazards Area: This lot is located within a FEMA Flood Zone X, and is in the area determined to be outside of the 500-year flood area.

The proposed subdivision is located within a Natural Hazards Area. A geologic waiver has been approved by the County Engineer and the Planning Director. This waiver, which will be recorded with the final Mylar, states that at the time of land use permit and building permit, a geologic study will be required.

A note will be added to the final Mylar stating that at the time of land use permit and building permit application a geologic report will be required, as an additional notice an “N” will be placed following lot number 93 as required in LUC § (108-2-4).

Small Subdivision: The Weber County Land Use Code (Title 101) defines a “small subdivision” as “An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.” This subdivision amendment consists of two lots and no new streets are being created or realigned. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Sanitary Water and Culinary Water: Wolf Creek Water and Sewer are current providers for sanitary and culinary water services.

Review Agencies: The applicant has addressed all Weber County Engineering and Surveying requirements. The Planning Division has several comments that will be addressed on the revised plat. The Planning requirements have been added to this report as conditions of approval.

Tax Clearance: The 2016 property taxes have been paid in full. The 2017 property taxes are due in full as of November 30, 2017.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Staff Recommendations

Staff recommends final plat approval Elkhorn Subdivision Phase 2, 2nd Amendment consisting of 2 lots. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.

2. A note on the plat for future property owners that a geologic study will be required at the time of building permit application and an "N" will be placed on the dedication plat following the Lot number 93.
3. A geologic waiver will be recorded with the final Mylar indicating that a geologic study is required at the time building permit.

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 the applicable County codes.

Administrative Approval

Administrative final approval of Elkhorn Subdivision Phase 2 2nd Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

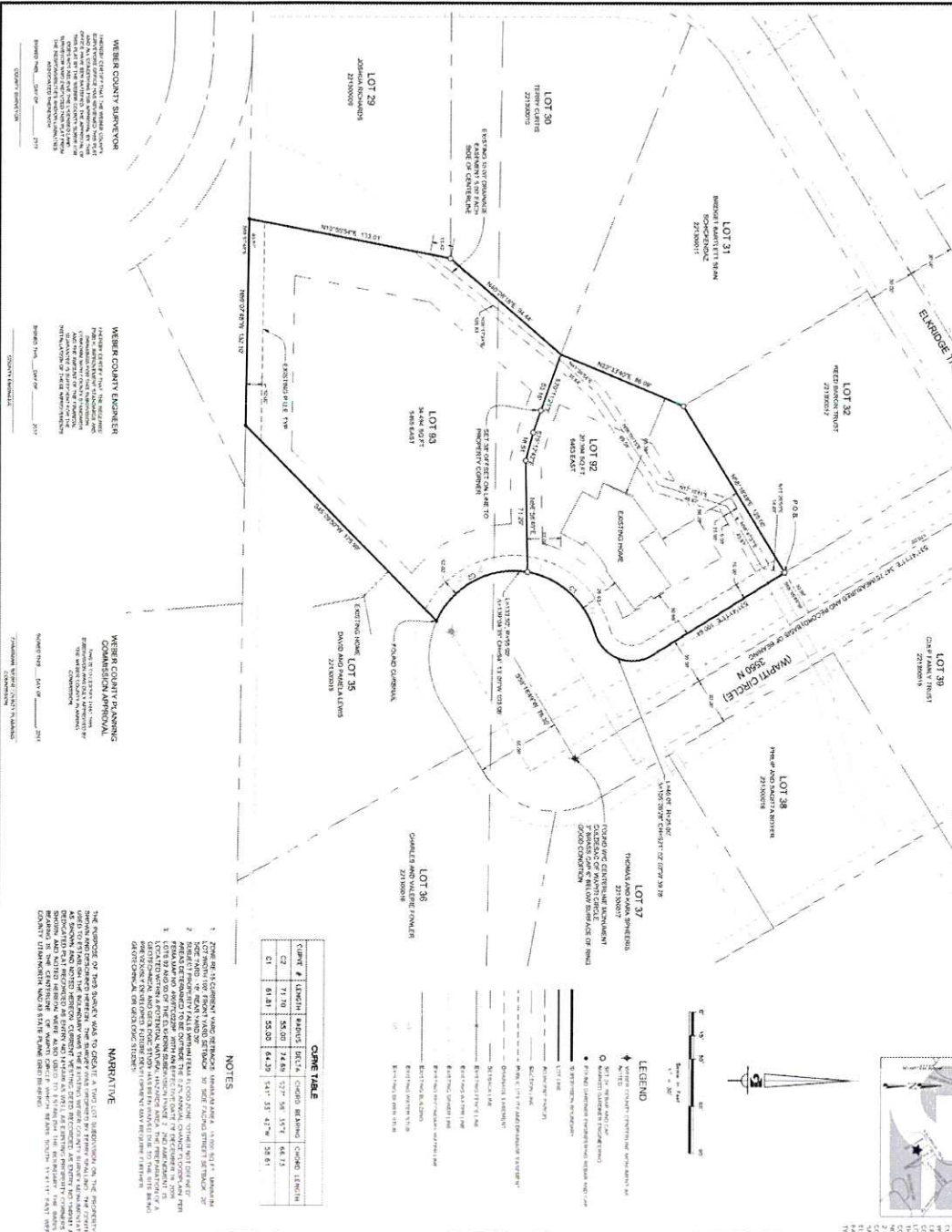
Exhibits

- A. Elkhorn Subdivision Phase 2, 2nd Amendment
- B. Elkhorn Subdivision Phase 2
- C. Current Recorders Plat

Area Map



ELKHORN SUBDIVISION PHASE 2, 2ND AMENDMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, SEPTEMBER 2017



WEBER COUNTY SUPERVISOR
I hereby certify that I am a duly elected and qualified Supervisor of Weber County, Utah, and that I have read and approved the above described subdivision map and the accompanying plat, and that I have caused the same to be recorded in the public records of Weber County, Utah, in accordance with the provisions of the Utah Subdivided Lands Act, Chapter 2, Title 20, Utah Code Annotated, 1953, as amended, and the rules and regulations of the Utah Subdivided Lands Board.

Recorded This _____ Day of _____, 2017.
COUNTY CLERK

WEBER COUNTY ENGINEER
I hereby certify that I am a duly licensed and qualified Engineer of Weber County, Utah, and that I have read and approved the above described subdivision map and the accompanying plat, and that I have caused the same to be recorded in the public records of Weber County, Utah, in accordance with the provisions of the Utah Subdivided Lands Act, Chapter 2, Title 20, Utah Code Annotated, 1953, as amended, and the rules and regulations of the Utah Subdivided Lands Board.

Recorded This _____ Day of _____, 2017.
COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL
I hereby certify that the above described subdivision map and the accompanying plat have been reviewed and approved by the Planning Commission of Weber County, Utah, on this _____ day of _____, 2017.

Recorded This _____ Day of _____, 2017.
PLANNING COMMISSION

NOTES

1. OWNER IS TO CONVEY TO THE COUNTY ENGINEER AND SUPERVISOR, IN WRITING, A COPY OF ALL RECORDS AND INSTRUMENTS, INCLUDING BUT NOT LIMITED TO, DEEDS, EASEMENTS, AND OTHER INSTRUMENTS, WHICH MAY AFFECT THE PROPERTY AND WHICH ARE NOT OF RECORD IN THE PUBLIC RECORDS OF WEBER COUNTY, UTAH, AND WHICH ARE NECESSARY TO THE PROPER CONVEYANCE OF THE PROPERTY.
2. OWNER IS TO CONVEY TO THE COUNTY ENGINEER AND SUPERVISOR, IN WRITING, A COPY OF ALL RECORDS AND INSTRUMENTS, INCLUDING BUT NOT LIMITED TO, DEEDS, EASEMENTS, AND OTHER INSTRUMENTS, WHICH MAY AFFECT THE PROPERTY AND WHICH ARE NOT OF RECORD IN THE PUBLIC RECORDS OF WEBER COUNTY, UTAH, AND WHICH ARE NECESSARY TO THE PROPER CONVEYANCE OF THE PROPERTY.
3. LOTS 37 AND 38 ARE TO BE CONVEYED TO THE COUNTY ENGINEER AND SUPERVISOR, IN WRITING, A COPY OF ALL RECORDS AND INSTRUMENTS, INCLUDING BUT NOT LIMITED TO, DEEDS, EASEMENTS, AND OTHER INSTRUMENTS, WHICH MAY AFFECT THE PROPERTY AND WHICH ARE NOT OF RECORD IN THE PUBLIC RECORDS OF WEBER COUNTY, UTAH, AND WHICH ARE NECESSARY TO THE PROPER CONVEYANCE OF THE PROPERTY.
4. THE COUNTY ENGINEER AND SUPERVISOR SHALL BE RESPONSIBLE FOR THE PROPER CONVEYANCE OF THE PROPERTY TO THE COUNTY ENGINEER AND SUPERVISOR, IN WRITING, A COPY OF ALL RECORDS AND INSTRUMENTS, INCLUDING BUT NOT LIMITED TO, DEEDS, EASEMENTS, AND OTHER INSTRUMENTS, WHICH MAY AFFECT THE PROPERTY AND WHICH ARE NOT OF RECORD IN THE PUBLIC RECORDS OF WEBER COUNTY, UTAH, AND WHICH ARE NECESSARY TO THE PROPER CONVEYANCE OF THE PROPERTY.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AS SHOWN ON THE PLAT OF THE ELKHORN SUBDIVISION PHASE 2, 2ND AMENDMENT, DATED AND RECORDED AS ABOVE, IS HEREBY DESCRIBED AS FOLLOWS:

1. A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AS SHOWN ON THE PLAT OF THE ELKHORN SUBDIVISION PHASE 2, 2ND AMENDMENT, DATED AND RECORDED AS ABOVE, IS HEREBY DESCRIBED AS FOLLOWS:

2. A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AS SHOWN ON THE PLAT OF THE ELKHORN SUBDIVISION PHASE 2, 2ND AMENDMENT, DATED AND RECORDED AS ABOVE, IS HEREBY DESCRIBED AS FOLLOWS:

3. A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AS SHOWN ON THE PLAT OF THE ELKHORN SUBDIVISION PHASE 2, 2ND AMENDMENT, DATED AND RECORDED AS ABOVE, IS HEREBY DESCRIBED AS FOLLOWS:

4. A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AS SHOWN ON THE PLAT OF THE ELKHORN SUBDIVISION PHASE 2, 2ND AMENDMENT, DATED AND RECORDED AS ABOVE, IS HEREBY DESCRIBED AS FOLLOWS:

CURVE #	LENGTH	BEARS	DEG. A	CHORD BEARING	CHORD LENGTH
C1	71.70	\$55.00^{\circ}	74.60	S 27° 46' 13" W	64.73
C2	61.81	\$55.00^{\circ}	64.20	S 27° 46' 13" W	54.61

CURVE #	LENGTH	BEARS	DEG. A	CHORD BEARING	CHORD LENGTH
C3	71.70	\$55.00^{\circ}	74.60	S 27° 46' 13" W	64.73
C4	61.81	\$55.00^{\circ}	64.20	S 27° 46' 13" W	54.61

OWNERS' DEDICATION

I, the undersigned, do hereby dedicate to the public use of the State of Utah, the easements and rights herein described, and I am not to be held responsible for any damage or injury to any person or property resulting from the use of the same.

DATED THIS _____ DAY OF _____, 2017.
BY: _____

ACKNOWLEDGEMENT

I, the undersigned, do hereby acknowledge that I have read and approved the above described subdivision map and the accompanying plat, and that I have caused the same to be recorded in the public records of Weber County, Utah, in accordance with the provisions of the Utah Subdivided Lands Act, Chapter 2, Title 20, Utah Code Annotated, 1953, as amended, and the rules and regulations of the Utah Subdivided Lands Board.

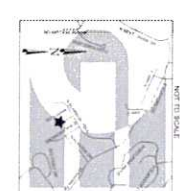
Recorded This _____ Day of _____, 2017.
COUNTY ENGINEER



SUBDIVISION CERTIFICATE

I hereby certify that the above described subdivision map and the accompanying plat have been reviewed and approved by the Planning Commission of Weber County, Utah, on this _____ day of _____, 2017.

Recorded This _____ Day of _____, 2017.
PLANNING COMMISSION



VICINITY MAP
NOT TO SCALE

OWNERS' DEDICATION

I, the undersigned, do hereby dedicate to the public use of the State of Utah, the easements and rights herein described, and I am not to be held responsible for any damage or injury to any person or property resulting from the use of the same.

DATED THIS _____ DAY OF _____, 2017.
BY: _____

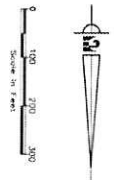
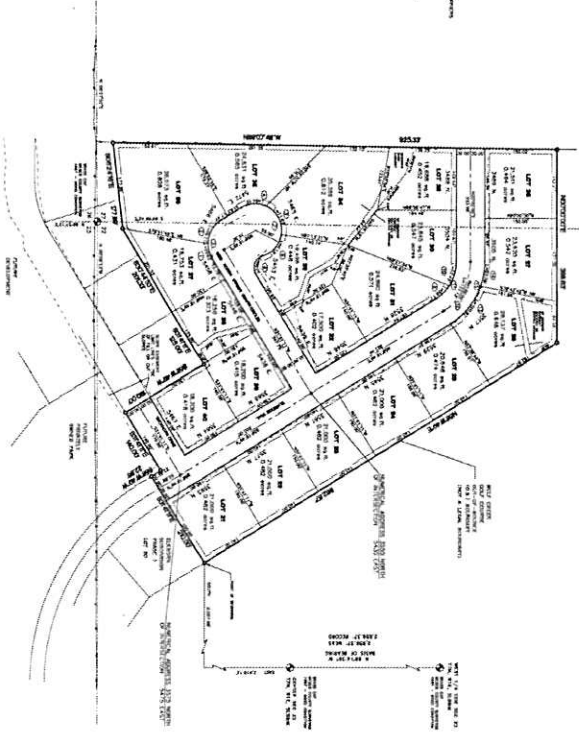
5-29

ELKHORN SUBDIVISION, PHASE 2
PART OF THE SOUTHEAST 1/4 OF SECTION 22
AND PART OF THE NORTHEAST 1/4 OF SECTION 21
T1N, R1E, S18E4M, US SURVEY
WEBER COUNTY, UTAH
JUNE 1996

NOTES
 1. ALL LOTS ARE TO BE PLACED IN A SINGLE PLAT.
 2. THE PLAT SHALL BE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.
 3. THE PLAT SHALL BE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.
 4. THE PLAT SHALL BE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.
 5. THE PLAT SHALL BE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

CURVE DATA TABLE

POINT NUMBER	BEARING	DISTANCE	CURVE DATA
1	N 89° 59' 54" E	100.00	100.00
2	S 89° 59' 54" E	100.00	100.00
3	S 89° 59' 54" E	100.00	100.00
4	S 89° 59' 54" E	100.00	100.00
5	S 89° 59' 54" E	100.00	100.00
6	S 89° 59' 54" E	100.00	100.00
7	S 89° 59' 54" E	100.00	100.00
8	S 89° 59' 54" E	100.00	100.00
9	S 89° 59' 54" E	100.00	100.00
10	S 89° 59' 54" E	100.00	100.00
11	S 89° 59' 54" E	100.00	100.00
12	S 89° 59' 54" E	100.00	100.00
13	S 89° 59' 54" E	100.00	100.00
14	S 89° 59' 54" E	100.00	100.00
15	S 89° 59' 54" E	100.00	100.00
16	S 89° 59' 54" E	100.00	100.00
17	S 89° 59' 54" E	100.00	100.00
18	S 89° 59' 54" E	100.00	100.00
19	S 89° 59' 54" E	100.00	100.00
20	S 89° 59' 54" E	100.00	100.00
21	S 89° 59' 54" E	100.00	100.00
22	S 89° 59' 54" E	100.00	100.00
23	S 89° 59' 54" E	100.00	100.00
24	S 89° 59' 54" E	100.00	100.00
25	S 89° 59' 54" E	100.00	100.00
26	S 89° 59' 54" E	100.00	100.00
27	S 89° 59' 54" E	100.00	100.00
28	S 89° 59' 54" E	100.00	100.00
29	S 89° 59' 54" E	100.00	100.00
30	S 89° 59' 54" E	100.00	100.00
31	S 89° 59' 54" E	100.00	100.00
32	S 89° 59' 54" E	100.00	100.00
33	S 89° 59' 54" E	100.00	100.00
34	S 89° 59' 54" E	100.00	100.00
35	S 89° 59' 54" E	100.00	100.00
36	S 89° 59' 54" E	100.00	100.00
37	S 89° 59' 54" E	100.00	100.00
38	S 89° 59' 54" E	100.00	100.00
39	S 89° 59' 54" E	100.00	100.00
40	S 89° 59' 54" E	100.00	100.00
41	S 89° 59' 54" E	100.00	100.00
42	S 89° 59' 54" E	100.00	100.00
43	S 89° 59' 54" E	100.00	100.00
44	S 89° 59' 54" E	100.00	100.00
45	S 89° 59' 54" E	100.00	100.00
46	S 89° 59' 54" E	100.00	100.00
47	S 89° 59' 54" E	100.00	100.00
48	S 89° 59' 54" E	100.00	100.00
49	S 89° 59' 54" E	100.00	100.00
50	S 89° 59' 54" E	100.00	100.00
51	S 89° 59' 54" E	100.00	100.00
52	S 89° 59' 54" E	100.00	100.00
53	S 89° 59' 54" E	100.00	100.00
54	S 89° 59' 54" E	100.00	100.00
55	S 89° 59' 54" E	100.00	100.00
56	S 89° 59' 54" E	100.00	100.00
57	S 89° 59' 54" E	100.00	100.00
58	S 89° 59' 54" E	100.00	100.00
59	S 89° 59' 54" E	100.00	100.00
60	S 89° 59' 54" E	100.00	100.00
61	S 89° 59' 54" E	100.00	100.00
62	S 89° 59' 54" E	100.00	100.00
63	S 89° 59' 54" E	100.00	100.00
64	S 89° 59' 54" E	100.00	100.00
65	S 89° 59' 54" E	100.00	100.00
66	S 89° 59' 54" E	100.00	100.00
67	S 89° 59' 54" E	100.00	100.00
68	S 89° 59' 54" E	100.00	100.00
69	S 89° 59' 54" E	100.00	100.00
70	S 89° 59' 54" E	100.00	100.00
71	S 89° 59' 54" E	100.00	100.00
72	S 89° 59' 54" E	100.00	100.00
73	S 89° 59' 54" E	100.00	100.00
74	S 89° 59' 54" E	100.00	100.00
75	S 89° 59' 54" E	100.00	100.00
76	S 89° 59' 54" E	100.00	100.00
77	S 89° 59' 54" E	100.00	100.00
78	S 89° 59' 54" E	100.00	100.00
79	S 89° 59' 54" E	100.00	100.00
80	S 89° 59' 54" E	100.00	100.00
81	S 89° 59' 54" E	100.00	100.00
82	S 89° 59' 54" E	100.00	100.00
83	S 89° 59' 54" E	100.00	100.00
84	S 89° 59' 54" E	100.00	100.00
85	S 89° 59' 54" E	100.00	100.00
86	S 89° 59' 54" E	100.00	100.00
87	S 89° 59' 54" E	100.00	100.00
88	S 89° 59' 54" E	100.00	100.00
89	S 89° 59' 54" E	100.00	100.00
90	S 89° 59' 54" E	100.00	100.00
91	S 89° 59' 54" E	100.00	100.00
92	S 89° 59' 54" E	100.00	100.00
93	S 89° 59' 54" E	100.00	100.00
94	S 89° 59' 54" E	100.00	100.00
95	S 89° 59' 54" E	100.00	100.00
96	S 89° 59' 54" E	100.00	100.00
97	S 89° 59' 54" E	100.00	100.00
98	S 89° 59' 54" E	100.00	100.00
99	S 89° 59' 54" E	100.00	100.00
100	S 89° 59' 54" E	100.00	100.00



NARRATIVE
 A plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map.

EXPLANATION
 1. All lots are to be placed in a single plat.
 2. The plat shall be subject to the provisions of the Subdivision Map Act.

WEBER COUNTY PLANNING COMMISSION APPROVAL
 I, the undersigned, Planning Commissioner, do hereby approve the subdivision map and plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map.

WEBER COUNTY SHERIFF
 I, the undersigned, Sheriff, do hereby approve the subdivision map and plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map.

WEBER COUNTY ATTORNEY
 I, the undersigned, Attorney, do hereby approve the subdivision map and plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map.

WEBER COUNTY ENGINEER
 I, the undersigned, Engineer, do hereby approve the subdivision map and plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map.

WEBER COUNTY COMMISSIONER
 I, the undersigned, Commissioner, do hereby approve the subdivision map and plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map.

ACKNOWLEDGEMENT
 I, the undersigned, County Clerk, do hereby acknowledge the recording of the subdivision map and plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map.

ACKNOWLEDGEMENT
 I, the undersigned, County Recorder, do hereby acknowledge the recording of the subdivision map and plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map.

OWNER'S DECLARATION

I, the undersigned, owner of the land shown on the attached map, do hereby declare that the subdivision map and plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map, is a true and correct representation of the land shown on the attached map.

LOT NUMBER	OWNER'S NAME	ADDRESS	CITY	STATE	ZIP
1					
2					
3					
4					
5					
6					
7					
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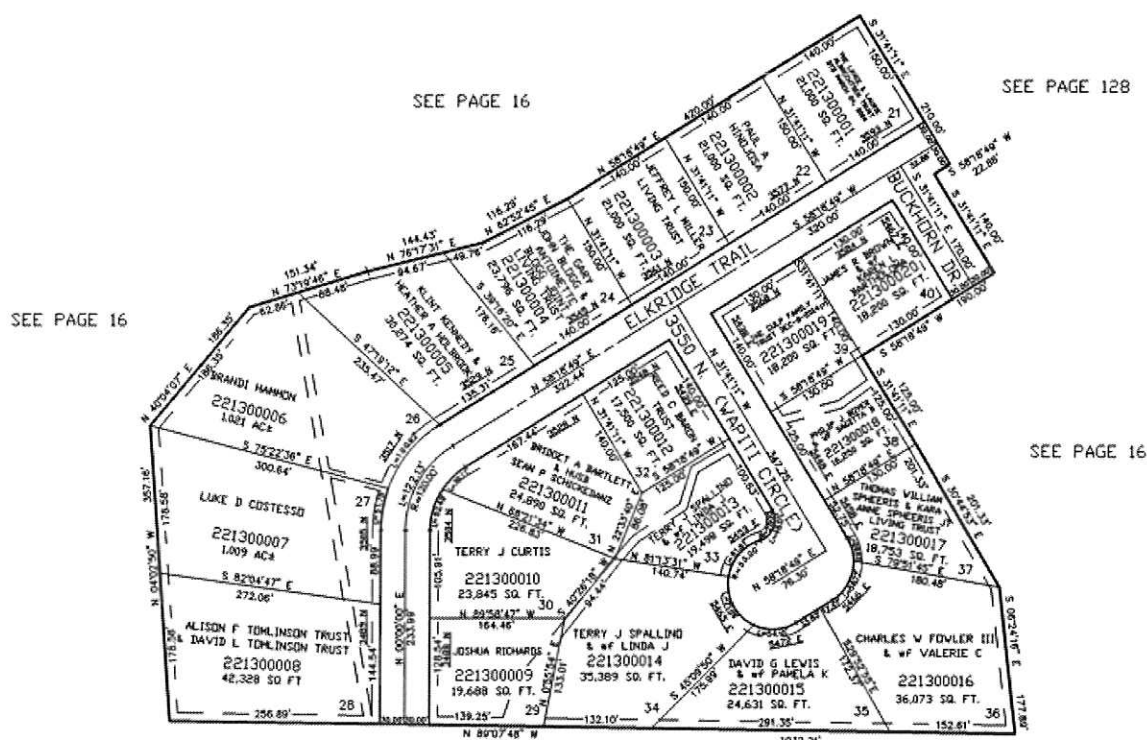
COUNTY RECORDER
 I, the undersigned, County Recorder, do hereby acknowledge the recording of the subdivision map and plat of the subdivision of the Southeast 1/4 of Section 22 and the Northeast 1/4 of Section 21, T1N, R1E, S18E4M, US Survey, Weber County, Utah, as shown on the attached map.

PART OF THE SE 1/4 OF SEC. 22 & PART OF THE NE 1/4 OF SEC. 27, T.7N., R.1E., S.L.B. & M.
ELKHORN SUBDIVISION, PHASE 2 LOTS 24 THROUGH 28 AMENDED

130

TAXING UNIT: 203

IN WEBER COUNTY
SCALE 1" = 100'



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

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 42 PAGE 43 OF RECORDS.
AMENDED, 46-94



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final approval of Rackliff Subdivision, consisting of two lots, with the request to defer asphalt, curb, gutter, and sidewalk.

Application Type: Administrative

Agenda Date: Wednesday, December 06, 2017

Applicant: Marjorie and Michael Day, Daniel and Remedios Rackliff

Subdivision File Number: LVR071417

Property Information

Approximate Address: 4409 West 1800 South, Taylor

Project Area: 3.58 Acres

Zoning: A-1

Existing Land Use: Residential/Agriculture

Proposed Land Use: Residential

Parcel ID: 15-080-0055, 15-080-0047

Township, Range, Section: Township 6 North, Range 2 West, Section 29

Adjacent Land Use

North: Residential	South: Agriculture
East: Residential/Agriculture	West: Residential/Agriculture

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions) Chapter 1-8 as applicable

Background and Summary

The applicants have submitted a request for final approval of Rackliff Subdivision, a small subdivision consisting of two lots that front directly on 1800 S Street, located at approximately 4435 West 1800 South, Taylor, Utah. The proposed subdivision will establish a property line between lot one, formerly lot one of Days End Subdivision, and lot two while establishing lot two as a legal residential lot where the Rackliffs plan to build a home. Lot two contains 2.441 acres that is currently vacant. The proposed subdivision conforms to both the zoning and subdivision requirements including adequate area and frontage. This proposal comes with a request to defer asphalt, curb, gutter and sidewalk. At this time it is impractical to widen 1800 South Street and construct curb, gutter and sidewalk due to those improvements not being present in the surrounding area.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating residential lots which will preserve the low density rural residential setting (see page 2-5 of the Western Weber General Plan).

Zoning: The subject property is located in the Agricultural (A-1) Zone. The purpose and intent of the A-1 Zone is found in the LUC §104-5-1:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Small Subdivision: The Uniform Land Use Code of Weber County (LUC) §101 defines a "small subdivision" as "A subdivision consisting of three or fewer lots and for which no streets will be created or realigned". This subdivision consists of two lots and no new streets are being created or realigned. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Lot area, width and yard regulations: Lot one contains .97 acres and will be 170 ft. wide. Lot two will contain 2.441 acres and will be 170 ft. wide.

The site development standards for the A-1 Zone are as follows:

- Minimum Lot Area: 40,000 sq. ft.
- Minimum Lot Width: 150 Feet

The Yard Regulations for a single family dwelling in the A-1 zone are as follows:

- Front: 30 feet
- Sides: A minimum of 10 feet with a total of two side yards not less than 24 feet
- Rear: 30 feet

Lot one has an existing home and accessory structure, both of which meet minimum yard set-backs and will not be brought into non-compliance by the creation of Rackliff Subdivision. Lots one and two exceed the minimum area and width requirements of the A-1 Zone.

Culinary water and sanitary sewage disposal: Culinary water will be supplied by Taylor West Weber Water. Sanitary sewer services will be handled by an approved septic system that has received water table monitoring and septic system feasibility letters from the Health Department. Daniel and Remedios Rackliff possess 2 ½ Class A secondary water shares as shown in exhibit D on page 8 of this report.

Review Agencies: Weber County Fire Marshal has approved this proposal. Weber County Engineering has posted comments on the project, to which, the applicant will be able to adequately address. Weber County Surveying has redlined the plat with specific correct/additions that will be addressed by a recently revised plat that has been submitted by the applicant.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes are due in full as of November 30, 2017.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6(c).

Staff Recommendation

Staff recommends approval of Rackliff Subdivision, a two lot subdivision, including a request to defer asphalt, curb, gutter and sidewalk. This recommendation for approval is subject to all review agency requirements and based on the following condition:

1. A Deferral Agreement for asphalt, curb, gutter and sidewalk shall be entered into by the owners and recorded with the final Mylar.

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 Rackliff Subdivision, a two lot subdivision, including a request to defer asphalt, curb, gutter and sidewalk, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

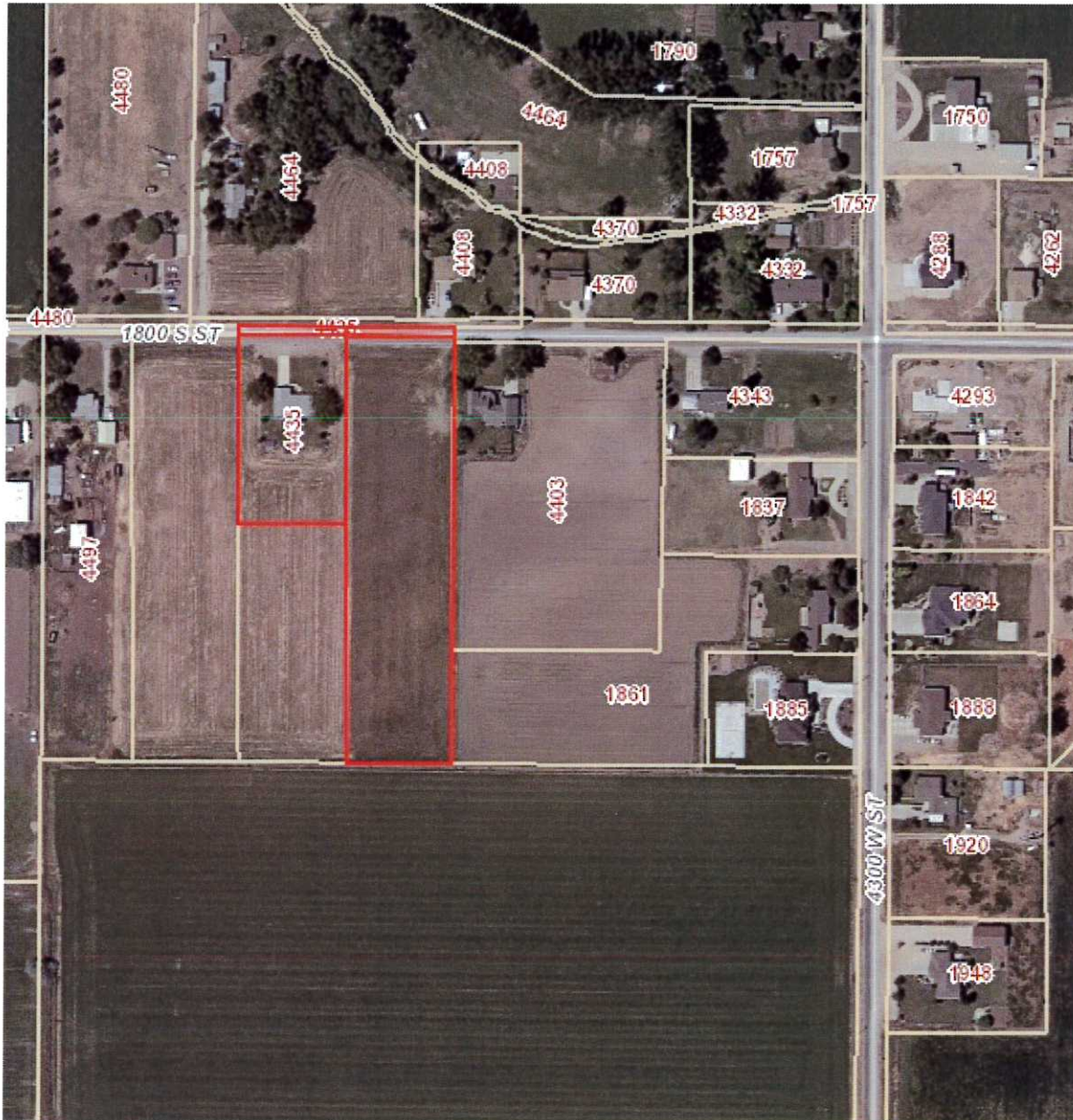
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

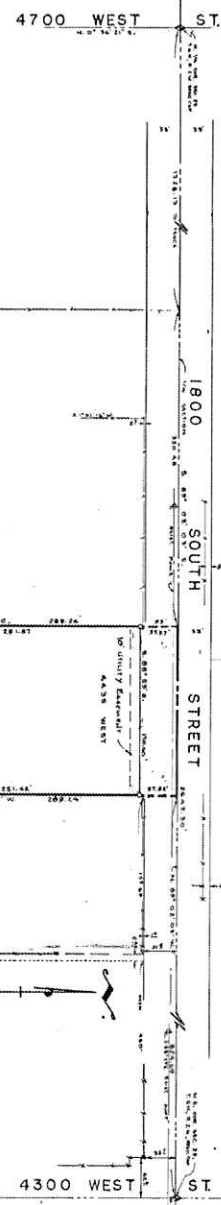
- A. Proposed Subdivision
- B. Days End Subdivision
- C. Taylor West Weber Water Will Serve Letter
- D. Hooper Irrigation Certificate
- E. Health Department Feasibility Letter
- F. Health Department Water Table Monitoring

Map 1



9-02

DAY'S END SUBDIVISION
 LOCATED IN THE NE 1/4 OF SEC. 29, T.6N, R.2W, S.18&M, U.S. SURVEY
 WEBER COUNTY, UTAH
 APRIL, 1994



NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT.
 2. THE LOCAL GOVERNMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES.
 3. THE LOCAL GOVERNMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES.

BOUNDARY DESCRIPTION
 The boundary description of the subdivision is as follows: ...

SUPERVISOR'S CERTIFICATION

I, **DAVID L. HARRIS**, SUPERVISOR OF WEBER COUNTY, UTAH, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, AND THAT THE LOCAL GOVERNMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES.



OWNER'S DECLARATION

I, **DAVID L. HARRIS**, SUPERVISOR OF WEBER COUNTY, UTAH, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, AND THAT THE LOCAL GOVERNMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES.



WEBER COUNTY ENGINEER
 I, **DAVID L. HARRIS**, ENGINEER FOR THE ABOVE DESCRIBED SUBDIVISION, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, AND THAT THE LOCAL GOVERNMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES.

WEBER COUNTY PLANNING COMMISSION APPROVAL
 I, **DAVID L. HARRIS**, PLANNING COMMISSION APPROVAL, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, AND THAT THE LOCAL GOVERNMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES.

WEBER COUNTY SURVEYOR
 I, **DAVID L. HARRIS**, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, AND THAT THE LOCAL GOVERNMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES.

WEBER COUNTY ATTORNEY
 I, **DAVID L. HARRIS**, ATTORNEY, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, AND THAT THE LOCAL GOVERNMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES.

WEBER COUNTY COMMISSION ACCEPTANCE
 I, **DAVID L. HARRIS**, COMMISSION ACCEPTANCE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES, AND THAT THE LOCAL GOVERNMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT RULES.

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

May 10, 2017

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that ***preliminary*** approval has been given to provide culinary water only for one home for the approximate address of ~~4415~~ West 1800 South in Taylor, Utah. 4465 VS

Requirements:

*Water rights fee = ¼ share of Hooper or Wilson Irrigation (in District's name) or a Weber Basin contract (\$2,902 or current cost when paid)

*Secondary water = ½ share of Hooper or Wilson Irrigation (in District's name) to be held by District for a pressurized system

*Hookup/Impact fee = \$6,824 (or current cost when paid)

Final approval will be subject to meeting all of the requirements of the District and all fees/shares being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Val Surrage - Manager

VS/sph

Expires 10/10/17

transferred 6/11/17

DL Fruehman

INCORPORATED UNDER THE LAWS OF THE STATE OF UTAH



No. 7238 **2 1/2 Shares**

HOOPER IRRIGATION COMPANY

Capital Stock 10,000 Shares

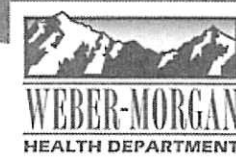
THIS CERTIFICATE represents that Quinton Sanders is the owner of two and one-half shares of Class A shares of the Capital Stock of HOOPER IRRIGATION COMPANY transferable only in the books of the Corporation by the holder hereof in person or by attorney upon surrender of this certificate heretofore endorsed.

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 02 day of January, 1917.

Michelle Fruehman Eric A
SECRETARY PRESIDENT

Par Value \$10.00

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



August 27, 2015

Renee Sanders
153 7th St
Ogden, UT 84404

RE: Wastewater Site and Soils Evaluation #14234
Approx. 4405 W 1800 S
Parcel # 15-080-0055

Dear Ms Sanders:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on August 27, 2015. The exploration pit is located on the enclosed plat developed during the site evaluation along with the assigned numerical code for each exploration pit. The soil horizons, required percolation depths, actual and anticipated maximum ground water tables have been logged as follows:


Exploration Pit #1 (UTM Zone 12 Nad 83 408992 E 4565315 N)
0-13" Sandy loam, granular structure
13-42" Fine sandy loam, massive structure
42-51" Fine silt loam, massive structure
Ground water encountered at 51" below grade.

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

Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application of maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible. Each group of monitoring wells can be for an area not exceeding 600 feet or approximately a 3 acre area.

If you have any further questions, contact this office at your convenience.

Sincerely,

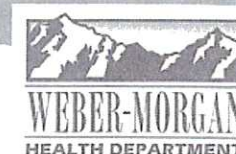


Scott Braeden, LEHS
Environmental Health Division
801-399-7160
SB/nm

EDUCATE | ENGAGE | EMPOWER

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

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



March 22, 2016

Renee Sanders
153 7th Street
Ogden, UT 84404

**Subject: Water Table Monitoring located at approximately 4405 W. 1800 S. in Ogden, UT.
Land serial #15-080-0055**

Dear Mrs. Sanders:

This letter is to notify you of the results for water table monitoring that was conducted on your property. Monitoring was performed from January 12, 2016 through March 4, 2016. The peak ground water level was observed on February 26, 2016.

The water table for the subject property remained below 24 inches throughout the monitoring period. Therefore, an **At-Grade Wastewater Disposal System** would be suitable for the property with respect to water table.

The Weber-Morgan Health Department does not assert that this property meets zoning, subdivision or any other development feasibility requirements.

If not already accomplished, the following requirements must be satisfied in accordance with Utah Administrative code R317-4 and Weber-Morgan Health Department Onsite Wastewater Treatment System regulation, before the Weber-Morgan Health Department is able to issue a letter of feasibility for residential development on the property:

1. Approval of onsite systems in western Weber County is made in accordance with the AGround Water Management Plan for Western Weber County, (adopted by the Weber-Morgan Board of Health 27 August 2001). The plan addresses replacement systems and density requirements.
2. **Drinking water.** Culinary drinking water must be provided by an approved public water system or an approved private well. **Properties to be served by a public water system must provide our office with a letter from the utility company, documenting that the system is capable of provided water to the property.** If a private well is to be used, the well must be permitted and approved by a member of this office.

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

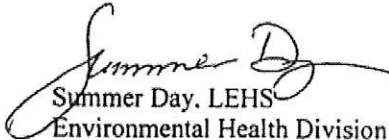
3. **Soils Evaluation and Percolation Testing.** Soil exploration pits shall be made at the minimum rate of one exploration pit per lot proposed. Application and guidance for soils evaluation are available at the health department or online at webermorganhealth.org. Percolation tests may be required based on soil types and must be performed by a certified individual. A list of certified individual is available at the health department

Once feasibility has been demonstrated, and the following requirements have been satisfied, the health department will then be able to issue an Onsite Wastewater Disposal Permit:

1. **System design.** Alternative systems must be designed by a Certified, level 3 onsite systems professional or other qualified professional. The system must be designed in accordance with Utah State Rule, R317-4, Onsite Wastewater Systems and Weber-Morgan Health Department Rules for Individual Wastewater Systems.
2. **Building plans.** Plans must include the property's dimensions, topographical features, easements, a floor plan (indicating the number of bedrooms and basement, if applicable), driveways and outbuildings and lot dimensions, placement of the onsite system and the location of system replacement area (must accommodate 100% replacement of the original system).
3. **Subdivision plans.** The location of all exploration pits and percolation test holes shall be clearly identified on the subdivision final plat and identified by a key number or letter designation. The results of such soil test, including stratified depths of soils and final percolation rates for each lot shall be recorded on or with the final plat.

Attached is a copy of all water table measurements and observations. Please contact this office or the undersigned at 801-399-7160 if you have questions.

Sincerely,


Summer Day, LEHS
Environmental Health Division



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application for final approval of Woodland Estates Subdivision Unit 2 Amendment 5, a subdivision amendment consisting of one lot.
Type of Decision:	Administrative
Agenda Date:	Wednesday, December 6, 2017
Applicant:	Ryan Border
File Number:	LVW110317

Property Information

Approximate Address:	5844 S 2550 E, Ogden
Project Area:	1.387 acres
Zoning:	Residential Estates (RE-20) Zone
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	07-089-0025
Township, Range, Section:	T5N, R1W, Section 23

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of Woodland Estates Subdivision - Unit 2 - Amendment 5, consisting of 1 lot. Through acquiescence, a portion of the lot was taken away from the previous owner and given to the adjacent neighbor to the north. The purpose of the amendment is to show this division of property on an amended plat.

The proposal meets the criteria for "Small Subdivisions", as defined in LUC §101-7, and can be administratively approved per LUC §106-1-5(b)(1). The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the Residential Estates (RE-20) zone. A single-family dwelling is currently located on the property. Single-family dwellings are a permitted use in the RE-20 zone.

Lot area, frontage/width and yard regulations: In the LUC §104-3-7, the RE-20 zone requires a minimum lot area of 20,000 square feet and a minimum lot width of 100'. Although the lot is located within the RE-20 zone, the lot was created in 1959 prior to the adoption of zoning and is allowed to be amended pursuant to the minimum standards in effect at the time of its creation, as stated in LUC §108-12-11(2).

Culinary water and sanitary sewage disposal: Improvements to this lot are already provided to the existing single-family dwelling.

Additional design standards and requirements: A deferral agreement for curb, gutter, and sidewalk will be required as outlined in LUC §106-4-2 (e) and (f).

Review Agencies: The applicant will need to submit a revised plat with all agencies conditions met prior to recording the final Mylar.

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

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendations

Staff recommends final approval of Woodland Estates Subdivision Unit 2 Amendment 5, a subdivision amendment consisting of one lot. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk will be required as outlined in LUC §106-4-2 (e) and (f).

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 Woodland Estates Subdivision Unit 2 Amendment 5 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: _____, 2017.

Rick Grover
Weber County Planning Director

Exhibits

- A. Final Plat

Are Map 1



