



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final approval of Jamesidney Subdivision, consisting of two lots, with the request to defer asphalt, curb, gutter, and sidewalk.		
Application Type:	Administrative		
Agenda Date:	Wednesday, February 19, 2020		
Approximate Address:	671 South 7900 West, Ogden		
Project Area:	16.598 Acres		
Zoning:	M-1		
Existing Land Use:	Vacant/Agriculture		
Proposed Land Use:	Residential		
Parcel ID:	10-037-0042		
Township, Range, Section:	Township 6 North, Range 3 West, Section 15 SW		

Adjacent Land Use

North:	Residential	South:	900 South St
East:	7900 West St	West:	Residential/Agriculture

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
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 22 (Manufacturing (M-1) Zone)
- Title 106 (Subdivisions) Chapter 1-8 as applicable

Background and Summary

The applicants have submitted a request for final approval of the Jamesidney Subdivision, a small subdivision consisting of two lots that fronts directly on 7900 W Street, and 900 South St. located at approximately 671 South 7900 West, Ogden, Utah. The proposed subdivision will establish a subdivision boundary and create two legal residential lots. The lots contain 20.88 acres that are currently vacant, used as an agricultural parcel. 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 7900 West Street and construct curb, gutter and sidewalk due to those improvements not being present in the surrounding area.

Analysis

General Plan: This 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 Manufacturing (M-1) Zone. The purpose and intent of the M-1 Zone is found in LUC §104-22-1:

"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: 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: The lots contain 16.00 total acres and will be 203.64 and 339.48 ft. wide (lots 1 and 2, respectively).

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

Minimum Lot Area: 20,000 sq. ft., if not connected to a public sewer system, Single-family dwellings require five acres, minimum.

Minimum Lot Width: 100 Feet

Culinary water and sanitary sewage disposal: Culinary water will be supplied by Warren West-Warren Water. Secondary water will be provided by Randy Marriott (3 acre-feet of Weber Basin 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.

Secondary Water: Jamesidney Enterprises LLC possess 3 acre-feet of secondary water shares as shown in exhibit C on page 7 of this report.

Review Agencies: Weber County Fire Marshal, Weber County Engineering, and Weber County Surveyor have not yet reviewed this proposal.

Tax clearance: The 2019 property taxes have been paid in full.

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 Jamesidney 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 conditions

1. A Deferral Agreement for asphalt, curb, gutter and sidewalk shall be entered into by the owner 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 Jamesidney 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.

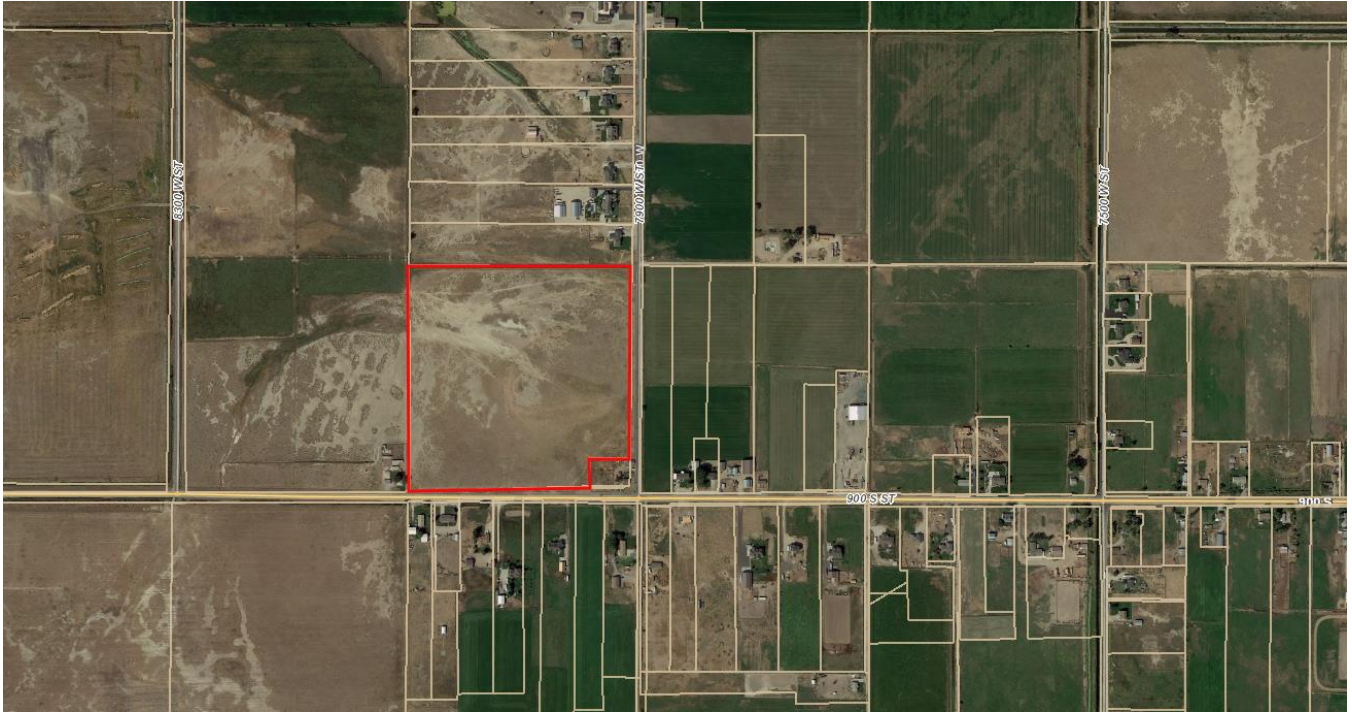
Date of Administrative Approval: _____

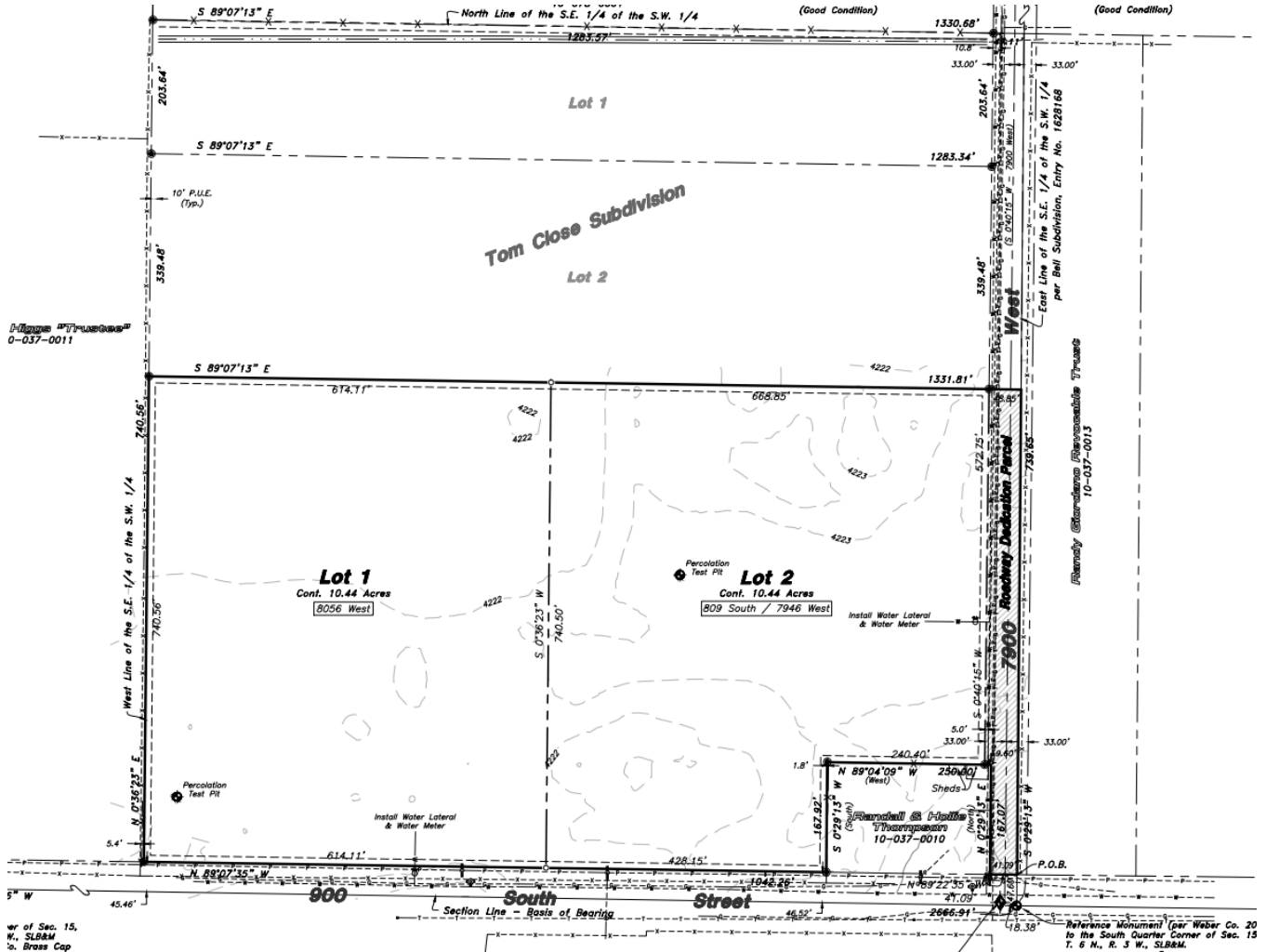
Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Subdivision
- B. Warren West-Warren Will Serve Letter
- C. Randy Marriott Secondary Water Will Serve
- D. Health Department Feasibility Letter

Map 1





West Warren-Warren Water Improvement District

1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrenwtr@gmail.com

September 27, 2019

On Behalf of Tom Close and Josh Barnett,

To Whom It May Concern:

The West Warren-Warren Water Improvement District will supply culinary water to the Tom Close Subdivision, lots #1 & 2 on 7900 W. in West Warren, Utah. Mr. Close has presented the board with evidence that Randy Marriott will provide secondary water to the subdivision. The secondary water system must be installed, functioning and inspected by Mr. Randy Giordano before completion of the buildings and before culinary water service will be turned on. Fees have been paid as of September 26, 2019. The culinary water service must also be installed according to the specifications of the water district and inspected prior to service being turned on.

Should you have questions or comments, please contact the district clerk.

Sincerely,



Melissa Murray
District Clerk

RLG/MM

WILL SERVE LETTER

August 29, 2019

To: The West-Warren Warren Water District
5783 W 950 N
Ogden, Utah 84404

From: Randy Marriott
5238 W 2150 N
Ogden, Utah 84404

To Whom It May Concern,

This letter is to confirm that Randy Marriott will provide 3 acre-feet of Weber Basin water to each of the following: James Sidney Enterprises, LLC, Thomas W. Close, and Josh Barnett (for a total of 9 acre-feet).

Signed,



Randy Marriott

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



October 21, 2019

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

RE: Preliminary Subdivision **Determination**
Jamesidney Subdivision, 2 lots
Approx 8056 W 900 S
Parcel #10-037-0042
Soil log #14898

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by West Warren Water Improvement District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit**

DESIGN REQUIREMENTS

Lot 1 & 2: Anticipated ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound 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 0.65 gal/sq. ft. /day as required for a sandy loam, weak massive/single grain structure soil horizon.

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,

Craig Jorgensen, LEHS
Environmental Health Division
801-399-7160