



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 13, 2020
4:00 to 5:00 p.m.

<https://us02web.zoom.us/j/89236046737>

1. UVD032620 - Consideration and action on an administrative application for approval of the Dixie Subdivision, consisting of one lot.
2. LVV021420 - Consideration and action on a request for a subdivision plat amendment to Vaquero Village Cluster Subdivision by adding three lots and rearranging the open space.

Adjournment

The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser:

<https://us02web.zoom.us/j/89236046737>

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





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for approval of the Dixie Subdivision consisting of one lot.

Type of Decision: Administrative

Agenda Date: Wednesday, May 13, 2020

Applicant: John Schlaf

File Number: UVD 032620

Property Information

Approximate Address: 6876 E 1100 S, Huntsville

Project Area: 1.2 acres

Zoning: Forest Valley (FV-3) Zone

Existing Land Use: Vacant Land

Proposed Land Use: Residential

Parcel ID: 20-036-0021

Township, Range, Section: Township 6N Range 1E Section 24

Adjacent Land Use

North: Agricultural

East: Residential

South: Forest/Residential

West: Forest/Residential

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Title 106 (Subdivisions)
- Title 104 (Zones) Chapter 27 (Natural Hazards Overlay District)
- Title 101 (General Provisions) Section 7 (Definitions)
- Title 108 (Standards) Chapter 12 (Non-Conforming lots) Section 11 (Subdivision plat requirements for nonconforming lots; exemptions)

Background and Summary

The applicant is requesting approval of this one lot subdivision is located between the Summit at Sky Lake No. 12 and Valley Lake Estates No. 3. The owner of this 1.2-acre parcel would like to create a "lot of record" by officially platting the property. This property fronts on a public right-of-way called 1100 South Street. There is a waterline on the north side of the lot that will be within a 20-foot easement. The lot is situated south of Pineview reservoir on a hillside that overlooks the valley and the reservoir in a northerly direction. The landscape consists of mostly residential lots, farmland and open grassland.

Analysis

General Plan: The Dixie Subdivision will add to the income level variety of house stock, in harmony with the Ogden Valley General Plan (page 20).

Zoning: The property is located in the FV-3 Zone. The purpose of this zone, as described in LUC §104-14-1 is stated below:

"The purpose of the Forest Valley Zone, FV-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."

Lot Area, Frontage Width and Yard Regulations: The area of lot 1 does not meet the minimum lot area of 3 acres for the FV-3 Zone. The width of 161 feet does meet current minimum width requirements for the FV-3 zoning standards. This lot existed in its current configuration when the zoning for this area was FR-1, which allowed for a one acre lot this size. The final requirement for this lot to become a "Lot of Record" is to complete the subdivision process.

Small Subdivision: The Weber County Land Use Code (§101-1-7) defines "small subdivision" as "A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of one lot and no new streets are being created or realigned. Stated in the Land Use Code (Title 106-1-5(b),(1)) "With the exception of small subdivisions, the preliminary plan/plat, including the phasing plan, shall be presented to the land use authority who, for the purposes of this section, shall be the planning commission, for their review and decision in compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Nonconforming Lot: Pursuant to LUC 108-12-11, all lots shall be platted as part of a subdivision in conformance with the requirements of Title 106 of the LUC. If the lot was created prior to 1992 and met the zoning standards in effect at the time, the parcel shall be platted.

Culinary Water: The applicant will rely on the Lakeview Water Company to provide water. The will-serve letter is included as Exhibit C.

Secondary Water: Lakeview Water Company permits customers to use culinary water for Irrigation.

Sanitary Sewer: The applicant will rely on Mountain Sewer for services. The will-serve letter is included as Exhibit D.

Natural Hazards: Based on the Weber County Geologic map, this parcel is within a geologic study area. A Geotechnical Engineering and Geological reconnaissance study by CMT Engineering Laboratories dated January 5, 2019, project No 13838. The report provides valuable information about the site conditions and the construction recommendations to mitigate hazards that exist with the lot. Page 11 of the report states that strong ground motion is like to present a significant risk, it is thereby recommended that the structure is designed by the 2018 IBC seismic design guidelines. "The overall slope across the project from the southwest to the northeast is 19.3 percent gradient (Pg. 13)." The Pursuant to section 108-22-4 a note shall be placed on the plat that meets all notice criteria.

Review Agencies: Dixie subdivision has been reviewed by Surveying, Engineering, and Planning. These reviews have specific requirements, many of which are to be addressed by a revised plat. The Weber County Fire Marshal has posted approval of the subdivision.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

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 of Dixie Subdivision consisting of one lot. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all requirements of the Weber County reviewing agencies shall be met.
2. A Notice of Natural Hazard report shall be placed on the plat.
3. The owner shall enter into a deferral agreement of curb, gutter, and sidewalk.

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 Dixie 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: _____

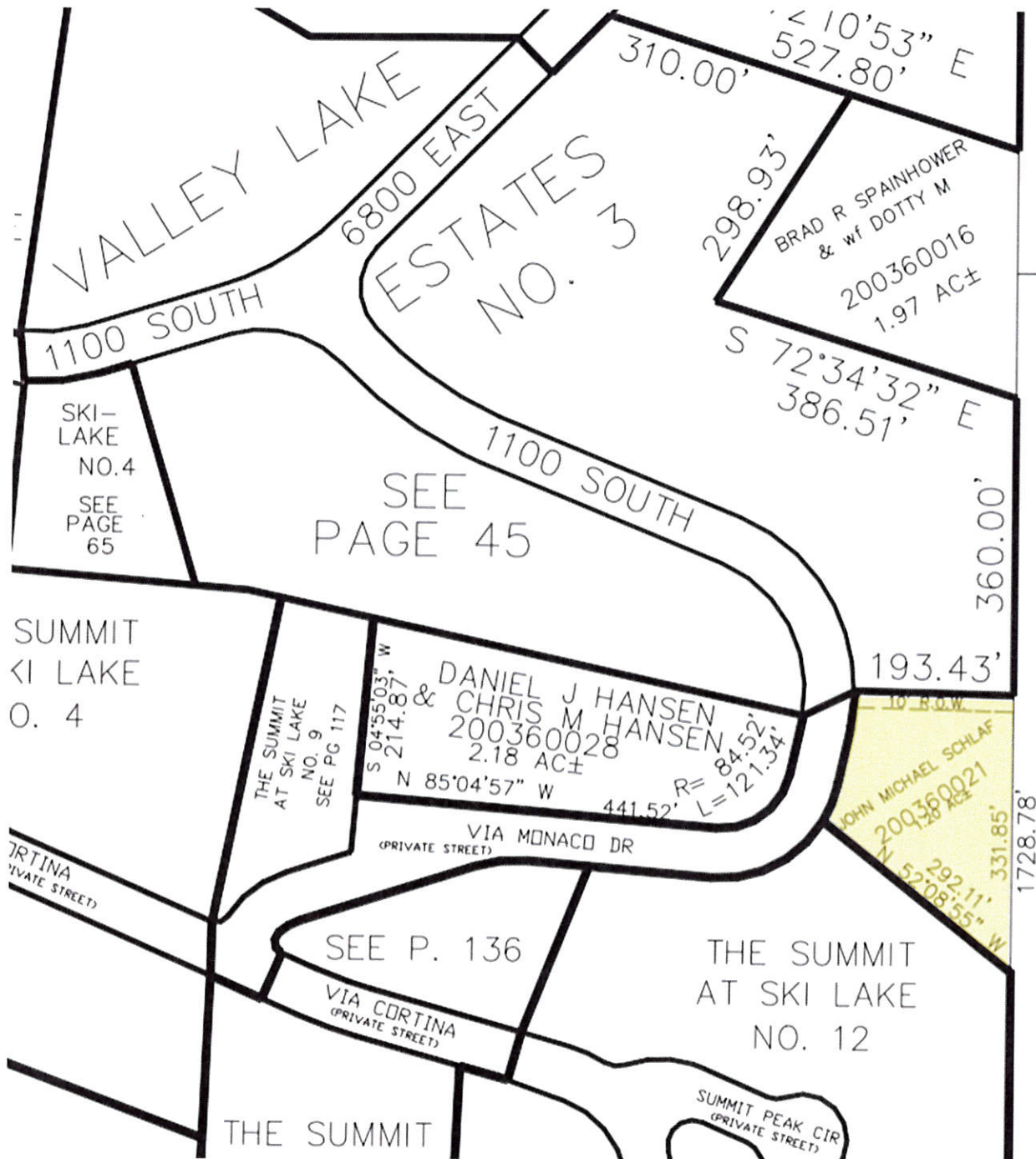
Rick Grover
Weber County Planning Director

Exhibits

- A. Dixie Subdivision Plat
- B. Current Recorders Plat
- C. Water will-serve
- D. Sewer will-serve

Area Map





LAKEVIEW WATER

P.O. Box 314, Huntsville, Utah 84317 * 801-745-2639

October 16, 2019

Re: Parcel # 20-036-0021
John Schlaf
6__ E 1100 S
Huntsville, UT 84317

To whom it may concern,

This "will serve letter" is for Weber County Parcel number 20-036-0021. The property address is located on 1100 South in Huntsville, Utah. The lot address has not yet been assigned. The connection fee of \$3,500.00 has been paid to Lakeview Water.

Thank you,

Ray Bowden



Mountain Sewer

PO BOX 314, HUNTSVILLE, UTAH 84317 ★ 801-725-1517

October 16, 2019

Re: Parcel # 20-036-0021
John Schlaf
6__ E 1100 S
Huntsville, UT 84317

To whom it may concern,

This "will serve letter" is for Weber County Parcel number 20-036-0021. The property address is located on 1100 South in Huntsville, Utah. The lot address has not yet been assigned. The connection fee of \$5,000.00 has been paid to Mountain Sewer.

Thank you,

Ray Bowden

A handwritten signature in blue ink, appearing to read "Ray Bowden", written over the printed name.



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for a subdivision plat amendment to Vaquero Village Cluster Subdivision by adding three lots and rearranging the open space.

Type of Decision: Administrative

Agenda Date: Wednesday, May 13, 2020

Applicant: Pat Burns

File Number: LVV 021420

Approximate Address: 900 S 7100 W

Project Area: 22.42 acres

Zoning: Agricultural (A-1, A-2)

Existing Land Use: Agricultural/Residential

Proposed Land Use: Residential

Parcel ID: 10-036-0026

Township, Range, Section: T6N, R3W, Section 14

Adjacent Land Use

North: Agricultural/ Residential	South: Agricultural/ Residential
East: Agricultural/ Residential	West: Agricultural/ Residential

Staff Information

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

Reviewed By: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural (A-1)
- Title 104, Chapter 7 Agricultural (A-2)
- Title 108, Chapter 3 Cluster Subdivisions

Development History

Vaquero Village Cluster Subdivision was recorded on April 26, 2018, after meeting land-use requirements and displaying compliance with the Weber County Cluster Subdivision Code. This subdivision contains 13 lots that are roughly 20,000 square feet to accommodate the placement of a septic system. The amount of open space preserved totals 32.1%. The sole access to this subdivision is from 900 South street, and with future phases planned, will continue north, providing a connection to 7500 West street.

Summary

The applicant is requesting final approval of an amendment to Vaquero Village Cluster Subdivision. Some of the land area that was designated as open space in the original plan is now being used to create three additional lots while bringing in some open space to maintain the minimum of 30 percent open space.

The amended plan (exhibit A) shows a total subdivision area (gross acreage) of 744,859 sq. ft. The total area that is dedicated as public right-of-way amounts to 104,859 sq. ft. The net developable acreage is 640,000 sq. ft. The combined open space area between open space parcels A and B amount to 192,000 sq. ft.

Analysis

General Plan: This proposal conforms to page 5.1 of the Western Weber General Plan by utilizing cluster development to preserve agricultural land and open space.

Zoning: The property is located with the A-1 and A-2 Zones. The purpose of these zone is stated in the LUC §104-5-1, §104-7-1.

"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."

"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."

Site Development Standards: Lots created in the A-1 and A-2 Zones are required to comply with site development standards. Cluster development within the A-1 and A-2 zones allows for reduced lot width and area of the residential lots to use that extra area for agricultural and open space. The minimum lot width is 60 feet and the minimum lot area 9,000 square feet. Each lot within this development meets or exceeds the minimum lot development standards of the cluster code.

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 because it is an amended subdivision consisting of five or fewer lots and for which not street will be created or realigned. Vaquero Village Cluster 1st Amendment will create three additional lots and make some minor adjustments to the open space in order to be in compliance with the current cluster code.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: West Warren Water District has provided a letter stating that it will serve the needs for domestic use only and that the secondary water must be installed functional and inspected before hooking up to West Warren Water.

Irrigation Water: A man made pond to the north of the development serves as an irrigation water storage that provides water to a pressurized irrigation water system for the development.

Sewer Services: Weber-Morgan Health Department has provided a feasibility letter for the already approved lots and the three additional lots, stating that water table monitoring and soil evaluations have been completed.

Review Agencies: The Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions. The Weber Fire District would like to see the phaseing plan to insure that there will be a secondary ingress and egress for development that could reach the 30-dwelling units threshold.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends final approval of Vaquero Village Cluster Subdivision 1st Amendment, a proposal to create three additional lots and rearrange the open space. This recommendation is based on the following conditions:

1. All review agency comments and requirements shall be addressed prior to recording the subdivision plat.
2. If irrigation water shares are not sufficient for three additional lots, the applicant must acquire additional shares for the three new lots prior to recording that plat.
3. If applicable, the developer shall amend the Deed Covenant and Restrictions to compliment the Vaquero Village Cluster Subdivision 1st Amendment.
4. If applicable, the developer shall amend the open space preservation plan to compliment the Vaquero Village Cluster Subdivision 1st Amendment.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The amended subdivision conforms to the current cluster subdivision ordinance.

Administrative Approval

Administrative final approval of Vaquero Village Cluster Subdivision 1st Amendment, a proposal to create three additional lots and rearrange the open space 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.

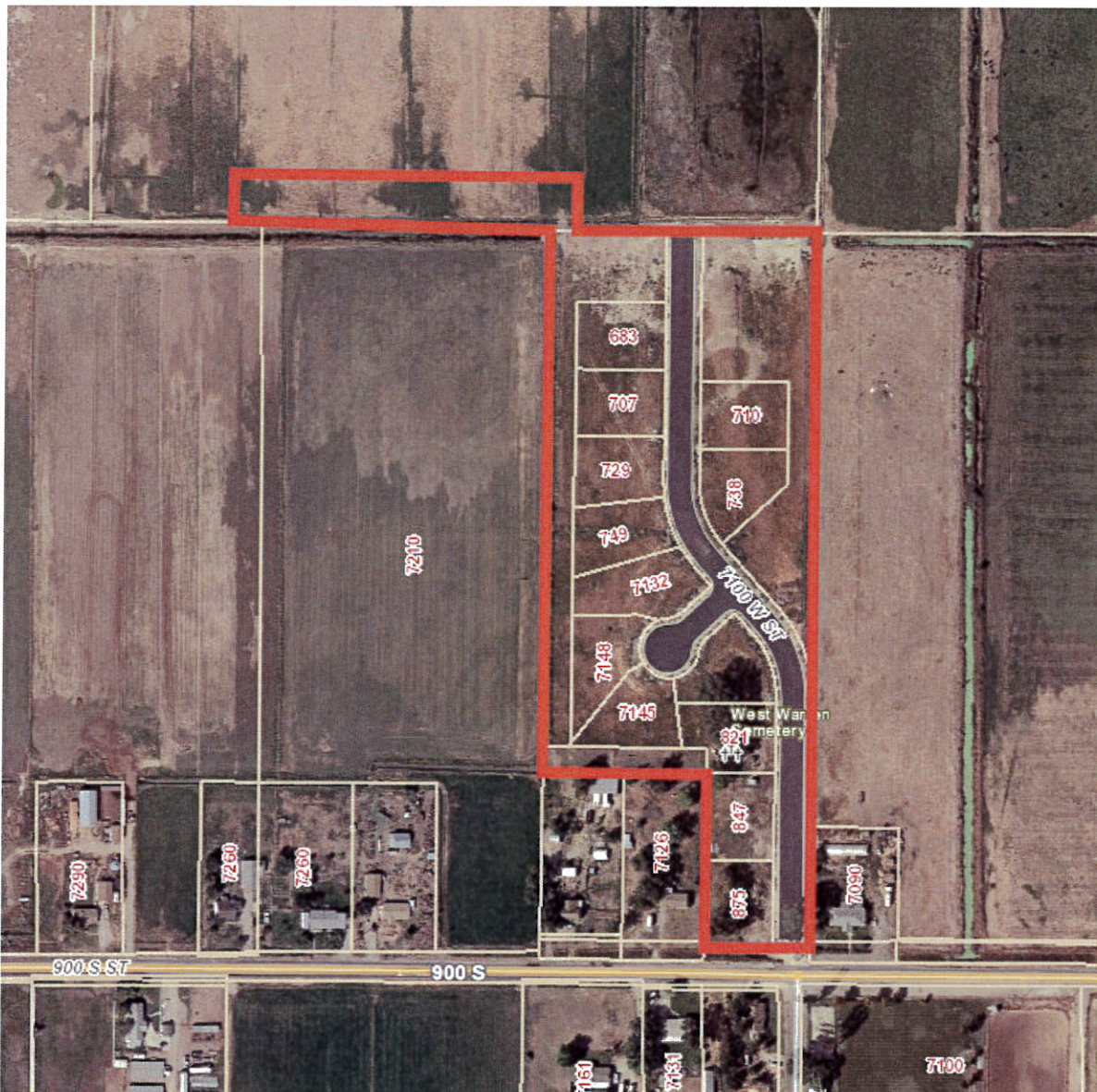
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Vaquero Village 1st Amendment Dedication plat
- B. Current Recorders Plat
- C. West Warren Water Will-serve Letter
- D. Health Department Feasibility Letter

Area Map

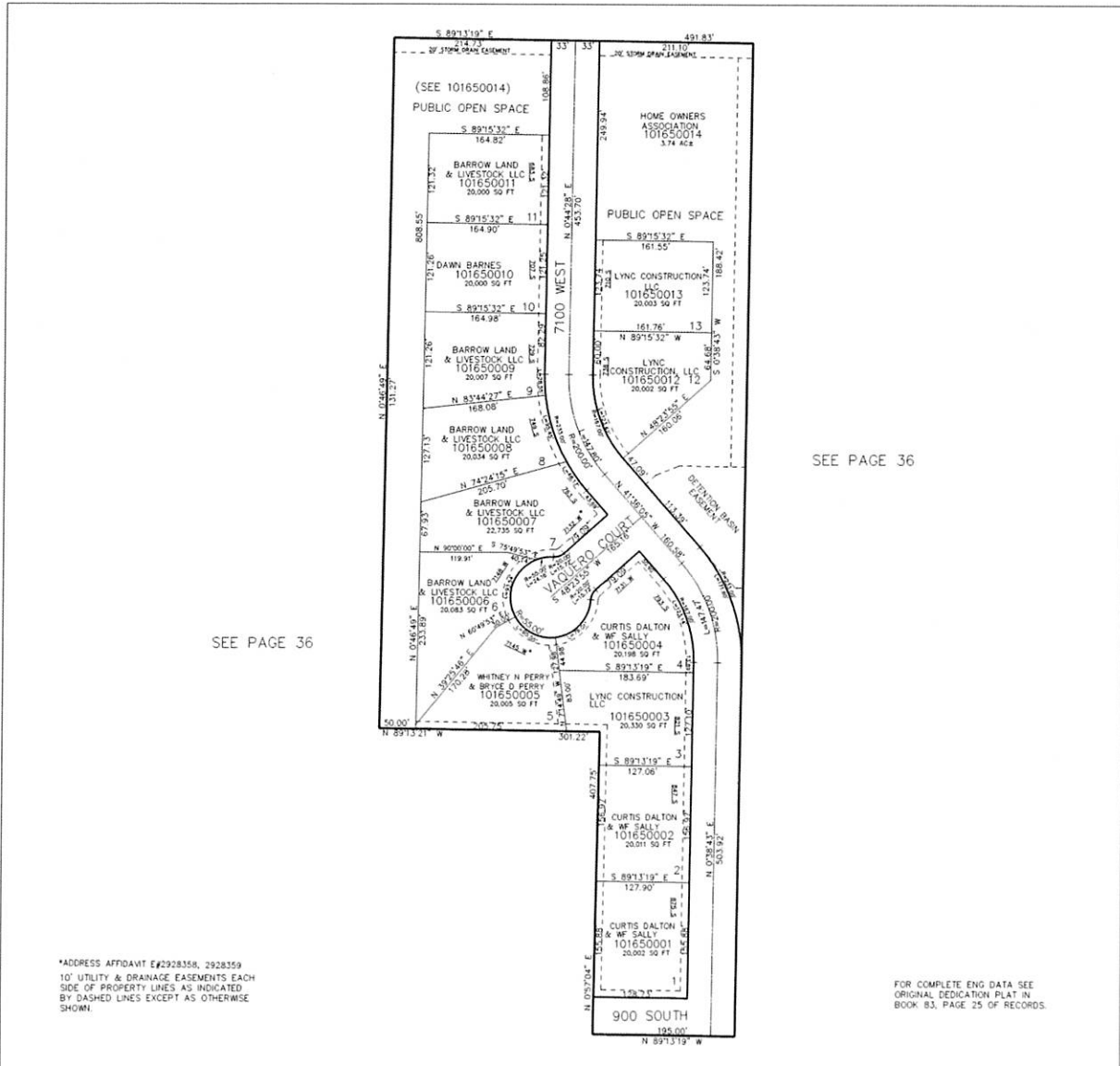


PART OF THE SW. 1/4, OF SECTION 14, T.6N., R.3W., S.L.B. & M.
VAQUERO VILLAGE CLUSTER SUBDIVISION

165

TAXING UNIT: 303

IN WEBER COUNTY
SCALE 1" = 100'



SEE PAGE 36

SEE PAGE 36

*ADDRESS AFFIDAVIT E#2928358, 2928359
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 83, PAGE 25 OF RECORDS

West Warren-Warren Water Improvement District

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

January 8, 2020

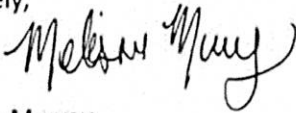
Regarding the Vaquero Village subdivision Phase 1:

The West Warren-Warren Water Improvement District will supply culinary water to the 3 additional lots of phase 1 (Lots #14,15,16) in the subdivision of Vaquero Village located approximately 900 S. and 7100 W. in West Warren, Utah. Mr. Justin Barrow has presented the board with an updated plat. He gave the board a verbal updated plan for secondary water delivery. The secondary water system must be installed, functioning and inspected by Mr. Randy Giordano by June 1, 2020. Fees have not been paid for the additional lots and are required before water meters and services can be installed and turned on. The culinary water service must also be installed according to the specifications of the water district and inspected prior to service being turned on.

This will-serve is for the 3 additional lots specified #14,15,16 only. The water board will not approve plans for any future developments from Mr. Justin Barrow, as of right now; they are waiting for advisement from the water district's attorney.

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

Sincerely,



Melissa Murray
District Clerk

RLG/MM

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

April 2, 2020



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

RE: Preliminary Subdivision **Determination**
Vaquero Village Cluster Subdivision Phase 1, 1st Amendment, 16 Lots
Parcel #10-165-0014
Soil log #14273

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on April 1, 2020. The exploration pits are located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #Lot 14 (UTM Zone 12 Nad 83 0403491 E 4567487 N)
0-16" Loam, Granular Structure
16-34" Loam, Blocky Structure, Few Red Mottles Below 20"
34-53" Silty Clay Loam, Massive Structure, Many Red Mottles Throughout
Ground water @ 53"

Exploration Pit #Lot 15 (UTM Zone 12 Nad 83 0403495 E 4567533 N)
0-15" Loam, Granular Structure
15-36" Loam, Blocky Structure, Few Red Mottles Below 18"
Below 36" Silty Clay Loam, Massive Structure, Many Red Mottles Throughout
Ground water @ 36"

Exploration Pit #Lot 16 (UTM Zone 12 Nad 83 0403407 E 4567521 N)
0-12" Loam, Granular Structure
12-28" Very Fine Sandy Loam, Blocky Structure, Few Red Mottles Below 16"
28-37" Very Fine Sandy Loam, Massive Structure, Many Red Mottles Throughout
Ground water @ 37"

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 West Warren-Warren Improvement District, an existing approved community water system. **A letter from the water supplier is required prior to issuance of a permit.**

Existing Lots 1-13: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Mound Absorption System, or a Packed-Bed Media Filter with an At-Grade absorption area or Subsurface Drip Distribution System as a means of wastewater disposal. Maximum absorption system depth is limited to 0 inches below the original grade. The absorption system is to be designed using a maximum loading rate of 0.4 gal/ft²/day as required for the documented soil textures and soil structures located on the property.

Lot 14-16: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Mound Absorption System, or a Packed-Bed Media Filter with an At-Grade absorption area or Subsurface Drip Distribution System as a means of wastewater disposal. Maximum absorption system depth is limited to 0 inches below the original grade. The absorption system is to be designed using a maximum

EDUCATE | ENGAGE | EMPOWER

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

loading rate of 0.4 gal/ft²/day as required for the documented soil textures and soil structures located on the property.

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,



Ryan Klinge
Environmental Health Division
801-399-7160