

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

October 7, 2020

4:00 to 5:00 p.m.

<https://us02web.zoom.us/j/89683937027>

- 1. UVC071420: Consideration and action on the application for final approval of Clawson Subdivision, consisting of 2 lots, located at approximately 3676 N Rivers Edge Rd., *Presenter Steve Burton***

Adjourn

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/89683937027>. *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 Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on the application for final approval of Clawson Subdivision, consisting of 2 lots, located at approximately 3676 N Rivers Edge Rd.
Agenda Date:	Wednesday, October 07, 2020
Applicant:	Jack Clawson
File Number:	UVC071420

Property Information

Approximate Address:	3676 N Rivers Edge Rd
Project Area:	13.39
Zoning:	AV-3
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	22-015-0006
Township, Range, Section:	T7N, R1E, Section 21

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:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley (AV-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

As originally proposed, the plat shows one lot that is 4.10 acres, with a large remainder parcel. After review of the plat, the remainder parcel has an existing dwelling, and the remainder will need to be included as part of the subdivision. As part of the planning division review of this proposal, the requirement to include the additional lot has been made a condition of subdivision approval.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Agriculture Valley (AV-3) Zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-6-1 as:

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

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

Lot 1 maintains the minimum acreage of three acres and the minimum lot width of 150 feet. The remainder parcel that is being included as lot 2 will be required to demonstrate compliance with the minimum zoning requirements.

Sensitive Lands: A portion of the North Fork River runs through the property. In including the remainder parcel as lot 2, the owner will be required to show the stream corridor setback of 100 feet from the high water mark on the additional lot.

Culinary water and sanitary sewage disposal: Culinary water will be provided by a private well and sanitary sewage disposal will be provided by an on-site septic system. A feasibility letter has been provided by the health department for the septic system.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Additional requirements: The subdivision code references a requirement to provide access to adjacent parcels, as deemed necessary by the land use authority. With this proposal, the applicant is extending 150 feet of public right of way, and installing road improvements. The proposed road extension does not extend to the end of the property, and additional acreage is left as a remainder. Staff does not see additional road dedication as necessary, until the time that the remainder is developed.

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 subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Clawson Subdivision. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

- 1. The portion of the remainder parcel containing the home must be shown as a building lot.
- 2. The stream corridor setback must be shown on the additional lot.
- 3. All required agreements, including the on-site waste water covenant, must be recorded with the final plat.

This recommendation is based on the following findings:

- 1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
- 2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Clawson 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: _____

Weber County Planning Director

Exhibits

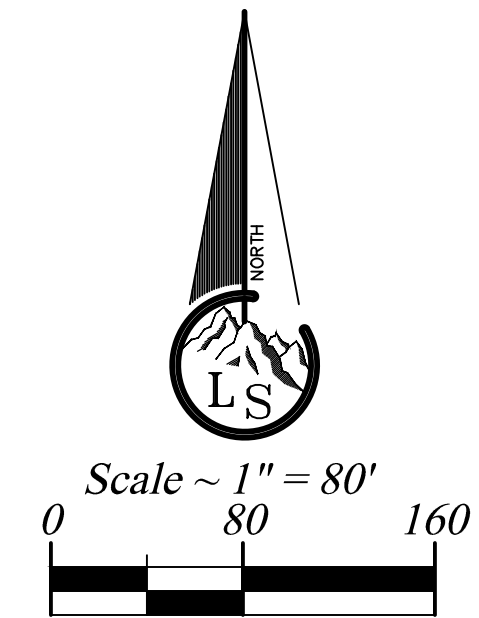
A. Proposed amended plat

Location Map 1

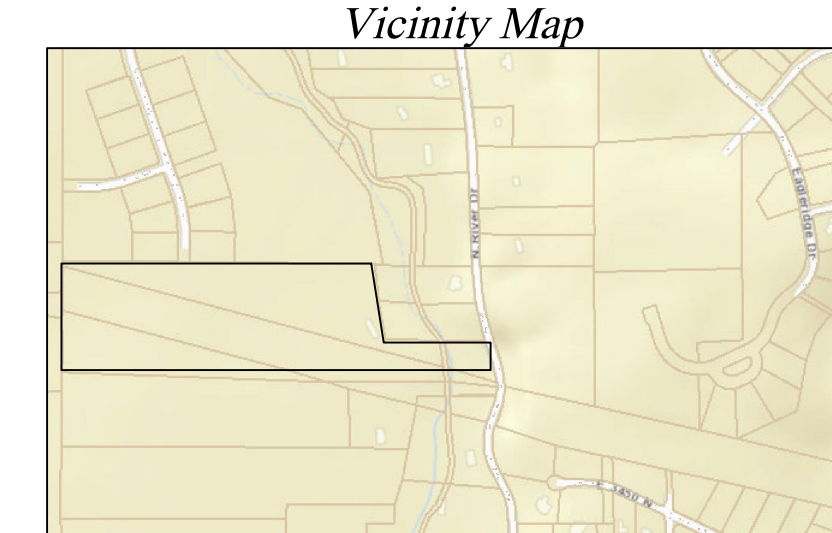


CLAWSON SUBDIVISION

PART OF THE SW 1/4 OF SECTION 21 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - SEPTEMBER 2020



- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ▲ STREET MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ⊙ ELEVATION BENCHMARK
 - ▨ ROAD/STREET DEDICATION
 - r RECORD DATA
 - md MEASURED DATA



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract CLAWSON SUBDIVISION:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as Rivers Edge Road is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the governing entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the governing entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute a statutory dedication to the public of the Temporary Turnaround Easement.

Trust Acknowledgement

IN WITNESS WHEREOF, said The JACK G. CLAWSON AND LINDA R. CLAWSON REVOCABLE TRUST, dated January 9, 2007 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

Jack G. Clawson)
STATE OF UTAH)
COUNTY OF WEBER) SS
Linda R. Clawson)

On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.

As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: _____ My Commission Expires: _____
(print name below signature)

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 21, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Southwest corner of Rivers Edge Cluster Subdivision, a subdivision in Weber County, Utah, said point being 1329.76 feet South 0°15'10" West along the West Section line and 555.03 feet South 89°17'29" East along the South line of said Subdivision from the West Quarter Corner of said Section 21; and running thence South 89°17'29" East 969.66 feet; thence South 8°44'50" East 181.09 feet; thence South 65°35'35" West 210.89 feet; thence North 84°35'44" West 162.96 feet; thence North 55°29'17" West 188.38 feet; thence North 89°17'29" West 488.55 feet; thence North 0°20'42" East 150.00 feet to the point of beginning.

Contains 187,503 s.f. or 4.30 Acres

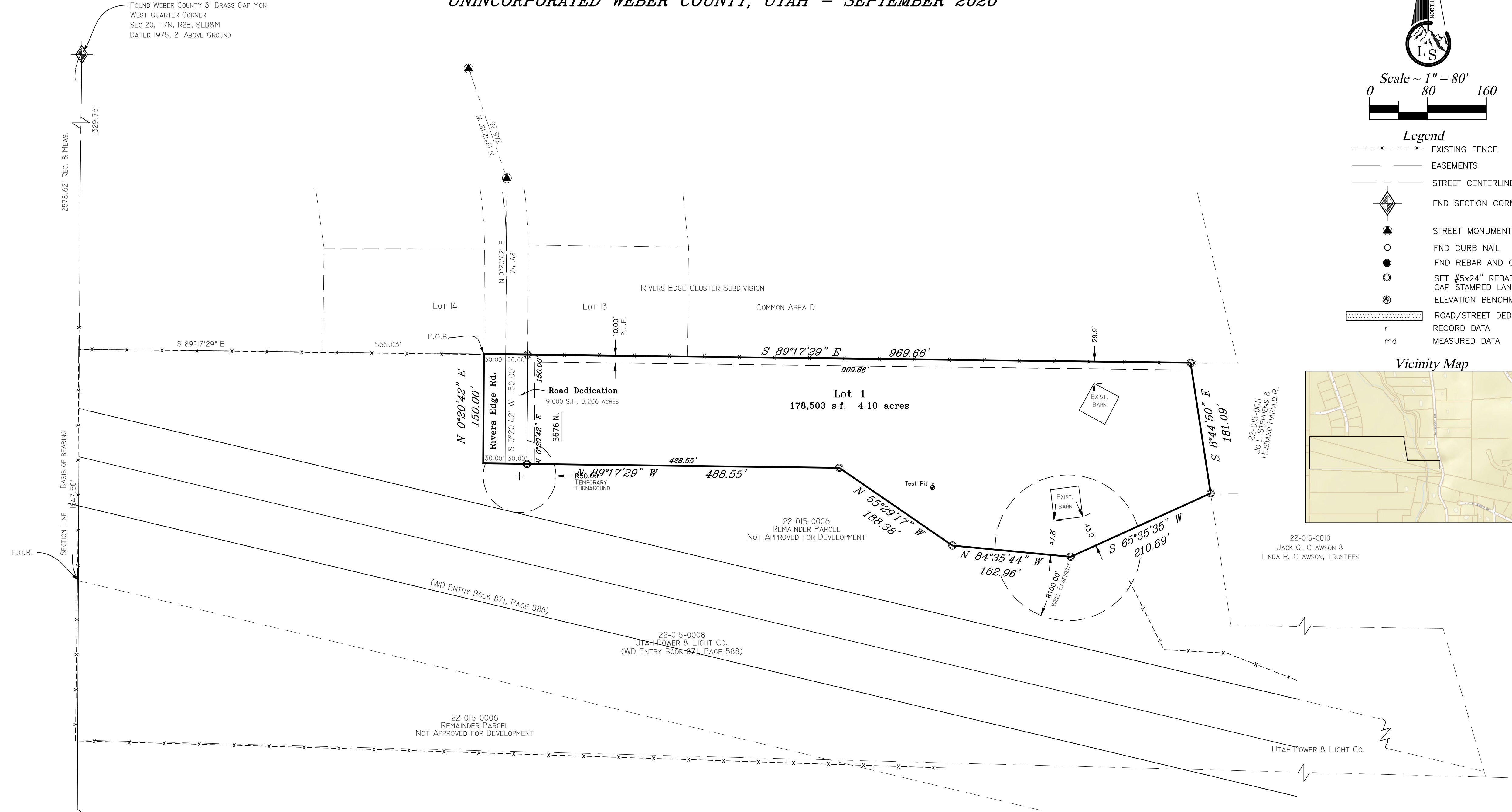
NARRATIVE

The purpose of this survey is to create a one (1) Lot Subdivision from a larger parcel.

Documents used to aide in this survey:
1. Weber County Tax Plat 2-015-3
2. Deeds of record as found in the Weber County Records Office for parcels 22-015-0006, 22-015-0007, 22-015-0008, 22-015-0010, 22-015-0011.
3. Plats of Record: #37-035 River Ranch Estate Subdivision, #65-062 Rivers Edge Cluster Subdivision.
4. Record of Survey's: #629, #3212, #3776.

Boundary was established from neighboring Plats and Deeds and Owners decision for Lot 1.

Basis of bearing is state plane grid from monument as shown.



PERC TABLE

PERC TEST HOLE NO.	DEPTH, IN.	SOILS EVALUATION #14883, WEBER-MORGAN HEALTH DEPARTMENT
1	52"	0-24" LOAM, GRANULAR STRUCTURE, MANY RED MOTTLES OBSERVED AT 6" AND BELOW, LENS OF GRAVEL AT 20-24"
		24-52" FINE SANDY LOAM, MASSIVE STRUCTURE, MANY RED MOTTLES OBSERVED THROUGHOUT.

NOTE:

- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this ____ day of _____, 20____.

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of _____, 20____.

Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this ____ day of _____, 20____.

Signature _____

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this ____ day of _____, 20____.

Signature _____

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 20____.

Chairman, Weber County Commission

Attest:
Title: Weber County Clerk

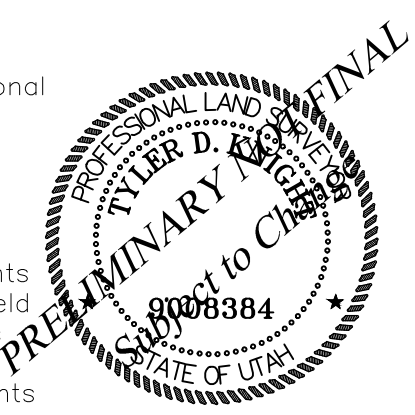
WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ____ day of _____, 20____.

Signature _____

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p> <p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>		<p>Weber County Recorder</p> <p>Entry no. _____</p> <p>Fee paid _____</p> <p>Filed for record and recorded _____ day of _____, 20____.</p> <p>at _____</p> <p>in book _____ of official records,</p> <p>on page _____</p> <p>County Recorder: Leann H Kilts</p> <p>By Deputy: _____</p>	
<p>DEVELOPER: Jack Clawson</p> <p>Address: 3641 N. River Dr. Eden UT 84310</p>		<p>1</p>	
<p>SW 1/4 of Section 21, Township 7 North, Range 1 East, Salt Lake Base and Meridian.</p>		<p>Subdivision</p>	
<p>Revisions</p>	<p>DRAWN BY: TK</p> <p>CHECKED BY: TK</p> <p>DATE: 7/6/2000</p> <p>FILE: 3862v1</p>		