



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary approval of the Satterthwaite Southfork Ranches Subdivision, consisting of 5 lots at 1050 South 7900 East.
Agenda Date:	Tuesday, September 23, 2014
Applicant:	Dale Sattorthwaite
File Number:	UVS0812-14

Property Information

Approximate Address:	1050 South 7900 East Huntsville.
Project Area:	15.71 Acres
Zoning:	Forest Valley-3 (FV-3)
Existing Land Use:	Vacant
Proposed Land Use:	Residential Subdivision
Parcel ID:	21-034-0008
Township, Range, Section:	T6N, R2E, Section 20

Adjacent Land Use

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

Staff Information

Report Presenter:	Jim Gentry jgentry@co.weber.ut.us 801-399-8767
Report Reviewer:	BH

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (Forest Valley-3 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 17 (Ogden Valley Pathways)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has little discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting preliminary approval of the Satterthwaite Southfork Ranches Subdivision located at approximately 1050 South and 7900 East in the Huntsville area. The proposed subdivision will occupy 15.71 acres and will consist of 5 (3 acre) lots. It falls within the Forest Valley-3 (FV-3) Zone which requires a minimum lot size of 3 acres and a minimum lot width of 150 feet. The flag lots have been approved as a special exception by the Planning Division (AE-2014-3).

Wastewater treatment will be provided by individual septic systems and culinary water will be provided by private wells. Huntsville water line runs near this property and the Weber Fire District is requiring 1 fire hydrant near lot 1 and 5.

The Weber County Engineer's Office has reviewed the project and wants 7900 East road dedicated, construction grade improvement drawings for 7900 East, and the current and preliminary flood plains on the drawings. The drawings need to show where the public road ends and the private road begins. All other engineering comments need to be address.

Summary of Ogden Valley Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Codes?
- Should the Planning Commission defer the construction of all of the curb, gutter, and sidewalk?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable County Codes, and conforms to the Ogden Valley General Plan.

Conditions of Approval

- Requirements of applicable County review agencies
- Trails and applicable trail easements need to be shown on the subdivision plats

Staff Recommendation

The Planning Division recommends preliminary approval of the Satterthwaite Southfork Ranches Subdivision, subject to the following:

1. Compliance with all applicable standards (including construction or dedicated streets).
2. A deferral for curb, gutter, and sidewalk may be granted; however, a gravel side path shall be provided (within the ROW) along 7900 East Street.
3. All other review agencies comments.

Exhibits

- A. Proposed subdivision plat.
- B. Location map.