



Staff Report for Administrative Final Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of the Satterthwaite Southfork Ranches Subdivision, consisting of 5 lots at 1050 South 7900 East.

Agenda Date: Wednesday, January 21, 2015

Applicant: Dale Satterthwaite

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 Land Use Code

- 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 Director is acting as a land use authority, he 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 Director 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. A 100 foot well protection area needs to be provided for the wells. Huntsville's water line runs near this property and the Weber Fire District is requiring 1 fire hydrant near lots 1 and 5. The fire hydrant needs to be installed or a financial guarantee needs to be given prior to the subdivision being recorded.

The Weber County Engineer's Office has reviewed the project.

Summary of Administrative Considerations

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

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
- Show dimensions for the flood plain
- Easements for utilities and ditches

Administrative Approval

Administrative final approval of Satterthwaite Southfork Ranches Subdivision (5 lot) including a recommendation for a deferral of 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. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded. The administrative hearing was held on this 21st day of January, 2015 with no public comments.

Date of Administrative Approval: January 21, 2015



Sean Wilkinson
Weber County Planning Director

Exhibits

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

Location Map



June 24, 2014

Street Labels

City Labels

1:18,056



