



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and or action on a request for final approval for the Felt Subdivision and a recommendation for the vacation of lot 5 of the Shawn Knight Subdivision No.2 and all public utilities located therein.
Agenda Date:	Tuesday, August 23, 2011
Applicant:	Vince and Alyson Felt
File Number:	UVF062111

Property Information

Approximate Address:	4911 N 3000 East, Liberty
Project Area:	4.20 acres
Zoning:	AV-3 and FV-3
Existing Land Use:	Agricultural
Proposed Land Use:	Residential and Agricultural
Parcel ID:	22-008-0020 & 22-174-0022
Township, Range, Section:	7N 1E Sec 18

Staff Information

Report Presenter:	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
Report Reviewer:	SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 12B (FV-3 Zone)
- Weber County Zoning Ordinance Chapter 5B (AV-3 Zone)
- Weber County Zoning Ordinance Chapter 40 (Ogden Valley Pathways)

Background

The applicant is requesting final approval of the Felt Subdivision and a recommendation for the vacation of lot 5 of the Shawn Knight Subdivision No.2 and all public utilities located therein, located at 4911 N 3000 East in Liberty. This one lot subdivision is on 4.20 acres and is located in AV-3 and FV-3 zones. Both zones require a minimum of 3 acres in area and a lot width of 150 feet per dwelling. This subdivision is an expansion of a previously existing lot, lot 5 of the Shawn Knight Subdivision Phase 2 which will be vacated. The previously existing lot currently has 150 feet of road improvements for 3000 East. With this subdivision amendment utilities and improvements will be extended and stubbed to the end of the property, which will consist of an additional 280 feet of road and water line.

Presently 3000 east is approximately 850 feet in length; with the additional 280 feet of improvements the total length will be about 1100 feet. This length of road is less than the maximum (1300 feet) block length required by the Subdivision Ordinance (26-2-3-a).

Culinary water is provided by the Liberty Pipeline Company and wastewater treatment is provided by an individual septic tank. A future side path along 3000 East can be placed within the right of way. A new fire hydrant will be placed on 3000 East.

Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County ordinances?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County ordinances and conforms to the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department
- Requirements of the Weber County Surveyors Department

Staff Recommendation

Staff recommends preliminary approval of the Felt Subdivision based on its compliance with applicable Weber County Ordinances as explained in this staff report.

Exhibits

- A. Proposed Preliminary Plat for the Felt Subdivision

Maps

Adjacent Land Use

North: Vacant/Agricultural
West: Vacant/Forest

South: Residential
East: Residential/Agricultural

Map 1



