



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of the Tuft Luck Subdivision, a one lot subdivision consisting of 5.8 acres.
Type of Decision: Administrative
Agenda Date: Wednesday, March 29, 2017
Applicant: Tom Quinn, Owner
File Number: UVT 022717

Property Information

Approximate Address: 5951 E Old Snowbasin Road, Huntsville
Project Area: 5.8 acres
Zoning: Forest Valley (FV-3) Zone
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 20-035-0033
Township, Range, Section: T7N, R1E, Section 29

Adjacent Land Use

North: Snow Basin Road	South: Vacant Residential
East: Vacant Residential	West: Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766
Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Tuft Luck Subdivision, a one lot subdivision consisting of 5.8 acres located at approximately 5951 E Old Snowbasin Road in the FV-3 Zone. The proposed subdivision is located within the natural hazards study area and a geotechnical and geologic investigation has been provided with the subdivision application. Culinary water will be provided by a private well and wastewater will be controlled by an individual septic system.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements of the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley. This proposal conforms to the Ogden Valley General Plan.

Zoning: The subject property is located in the Forest Valley (FV-3) Zone. Single-family dwellings are a permitted use in the FV-3 Zone.

The proposed small subdivision complies with the site development standards of the FV-3 zone including minimum lot area of 3 acres and minimum lot width of 150 feet. The proposed lot is approximately 5.8 acres and has approximately 450 feet of frontage along Old Snowbasin Road.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC 106 chapter 1, and the FV-3 zone standards in LUC 104-14. The proposed subdivision will not create any new public streets. The proposal meets the criteria for "Small Subdivisions", as defined in LUC 101-1-7, and can be administratively approved per LUC 106-1-5(b)(1).

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by a private well. The sanitary sewage disposal will be an individual waste water treatment system.

Review Agencies: To date, the proposed subdivision has been approved by the Weber Fire District, and the Surveyor's Office. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendations

Staff recommends final approval of the Tuft Luck Subdivision, a one lot subdivision consisting of 5.8 acres. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A deferral for curb, gutter, and sidewalk will be required to be recorded with the final mylar per LUC §106-4-2 (e) and (f).

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of the Tuft Luck 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: Wednesday, March 29, 2017

Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Application
- B. Plat Map
- C. Feasibility letters

Area Map 1



Area Map 2

