



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final plat approval of Freedom Knoll, removing the southern ½ of lot 1 and combining it with the adjacent parcel 20-001-0033 to be re-platted as Lot 1, Fox Farm Subdivision.

Type of Decision: Administrative

Agenda Date: Friday, June 02, 2017

Applicant: Derek & Sarah

File Number: UVF-041017

Property Information

Approximate Address: 6429 E 1900 N, Eden

Project Area: 1.499 Acres

Zoning: AV-3, S-1 Zones

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-054-0005

Township, Range, Section: Township 6 North, Range 1 East, Section 1

Adjacent Land Use

North: 1900 N	South: Agricultural
East: Residential	West: Residential

Staff Information

Report Presenter: **Tammy Aydelotte**
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801-399-8794

Report Reviewer: RK

Applicable Ordinances

- Title 108, Chapter 12, Noncomplying Structures, Nonconforming Uses, and Nonconforming Lots, Section 2, Maintenance, Repairs, Alterations.
- Title 106, Subdivisions, Chapter 1-8 as applicable

Development History

- Received application for Fox Farm Subdivision 4/10/2017, combining southern ½ of this lot (20-054-0005) with parcel # 20-001-0033.

Background and Summary

The Planning Division recommends final approval of the Freedom Knoll, a small subdivision consisting of one residential lot (see Exhibit A). The proposed subdivision is located at approximately 6429 E 1900 N, Eden, and is in the AV-3 and S-1 zones.

The proposed amendment will consist of 1.499 acres. The proposed subdivision and lot configuration is a nonconforming legal lot and meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing areas.

Zoning: The subject property is located in the Ogden Valley Agricultural Valley Zone more particularly described as the AV-3 zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-6-1 as:

“The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the approved Zoning Development Agreement and the standards in the AV-3 zone in LUC §104-6. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The AV-3 Zone has a minimum lot area or a minimum lot width requirement per LUC §104-6-6(h) for a single family residential dwelling. The following development standards will be reviewed upon submittal for a building permit (accessory use – small accessory buildings):

- Front yard setback: 30 feet
- Side yard setback: 10 feet except 1 foot if located at least 6 feet in rear of main building
- Rear yard setback: 1 ft. except 10 ft. where accessory building on a corner lot rears on side yard of an adjacent lot
- Average building height: 35 feet

The proposed lot configuration meets the area and width standards in the AV-3 Zone. The proposal is in conformance with previous approvals and updates to the current Zoning Development Agreement.

Review Agencies: The Weber Fire District has reviewed and approved the proposed subdivision amendment. To date, the Ogden Valley Starry Night agency has not reviewed the application. Weber County Engineering and the Weber County Surveyor’s offices have not yet approved the proposed subdivision amendment.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

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

Staff Recommendation

Staff recommends final plat approval of Freedom Knoll, removing the southern ½ of lot 1, and combining with the adjacent parcel # 20-001-0033, to be re-platted as Lot 1, Freedom Knoll Subdivision. This recommendation for approval is subject to all applicable review agency requirements and 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 all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the 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 plat approval of Freedom Knoll, removing the southern ½ portion of parcel # 20-054-0005 to be re-platted as Lot 1, Freedom Knoll 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 is based on the findings listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director



Exhibit 1

Plat of Proposed Freedom Knoll Subdivision

