



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**June 07, 2017**  
**4:00-5:00 p.m.**

- 1. Consideration and action on an administrative application for final approval of the Fox Farm Subdivision, a one lot subdivision consisting of 6.68 acres. Applicant; B. Scott Best.**
- 2. Adjournment**

*The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted*



*In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791*



# 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 Fox Farm Subdivision, a one lot subdivision consisting of 6.68 acres.

**Type of Decision:** Administrative

**Agenda Date:** Friday, June 02, 2017

**Applicant:** B. Scott Best, Owner

**File Number:** UVF 041017

### Property Information

**Approximate Address:** 6491 E 1900 N, Eden

**Project Area:** 6.68 acres

**Zoning:** Agricultural Valley (AV-3) Zone

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 20-035-0033

**Township, Range, Section:** T6N, R1E, Section 01

### Adjacent Land Use

<b>North:</b> 1900 N	<b>South:</b> Vacant Agricultural
<b>East:</b> Vacant Agricultural	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@co.weber.ut.us  
801-399-8766

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background and Summary

The applicant is requesting approval of the Fox Farm Subdivision, a one lot subdivision consisting of 6.68 acres located at approximately 6491 E 1900 N, Eden, in the AV-3 Zone. A deferral agreement has been submitted regarding culinary and wastewater.

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 Agricultural Valley (AV-3) Zone. Single-family dwellings are a permitted use in the AV-3 Zone.

The proposed small subdivision complies with the site development standards of the AV-3 zone including minimum lot area of 3 acres and minimum lot width of 150 feet. The proposed lot is approximately 6.68 acres and has approximately 365.6 feet of frontage along 1900 N.

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 AV-3 zone standards in LUC 104-06. 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: Culinary water is provided by Eden Water Works Company, and sanitary sewer is provided by Pineview West Water Company. The applicant is not proposing a new building lot, feasibility letters regarding water and sewer are not necessary at this time.

Review Agencies: To date, the proposed subdivision has not yet been approved by the any of the other review agencies. 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 Fox Farm Subdivision, a one lot subdivision consisting of 6.68 acres. This recommendation is subject to all review agency requirements.

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 Fox Farm 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: Friday, June 2, 2017

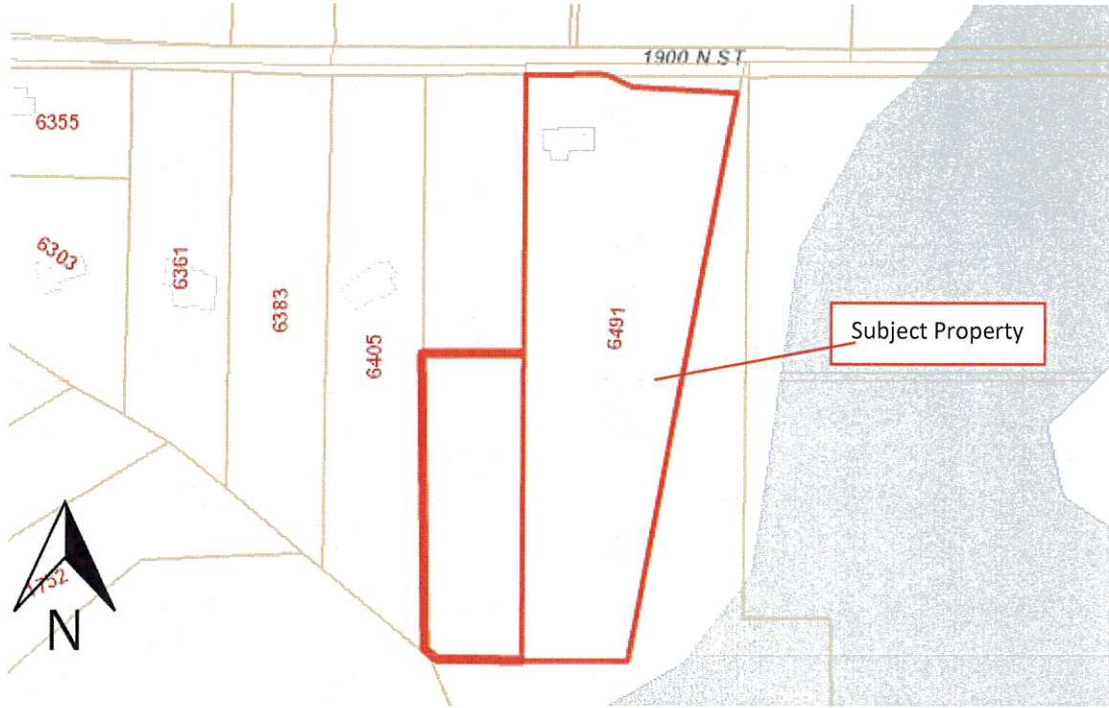
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Rick Grover  
Weber County Planning Director

### Exhibits

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

Area Map 1



Area Map 2

