



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Discussion and action on a conceptual sketch plan endorsement request for Burton Cluster Subdivision.		
<b>Type of Decision:</b>	Administrative		
<b>Agenda Date:</b>	Tuesday, April 23, 2019		
<b>Applicant:</b>	Jeffrey Burton		
<b>File Number:</b>	SPE 2019-01		
<b>Approximate Address:</b>	7500 E 500 N		
<b>Project Area:</b>	21.72 acres		
<b>Zoning:</b>	Agricultural Valley (AV-3) and Shoreline (S-1)		
<b>Existing Land Use:</b>	Agricultural/Open Space		
<b>Proposed Land Use:</b>	Residential/ Open Space		
<b>Parcel ID:</b>	21-008-0035, 21-008-0033, 21-007-0015		
<b>Township, Range, Section:</b>	T6N, R2E, Section 7		

### Adjacent Land Use

<b>North:</b>	Agricultural/ Residential	<b>South:</b>	Agricultural/ Residential
<b>East:</b>	Agricultural/ Residential	<b>West:</b>	Agricultural/ Residential

### Staff Information

<b>Report Presenter:</b>	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
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## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley Zone (AV-3)
- Title 104, Chapter 10 Shoreline (S-1)
- Title 108, Chapter 3 Cluster Subdivisions

## Summary

The applicant has submitted a conceptual sketch plan for a four-lot cluster subdivision review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The two agricultural parcels and one residential parcel are zoned AV-3 and S-1, containing a combined area of 21.72 acres. The applicant is proposing to preserve 63 percent open space meeting the required minimum open space preservation for the AV-3 Zone as outlined in LUC §108-3-5. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without an in-depth review by the Planning Division Staff. The required application, vicinity map, and subdivision plan are attached. The Planning Staff has also attached maps showing streams, flood zones, and related local features.

Due to the configuration of the existing subdivision boundary and the permanent man-made features onsite, the applicant is requesting a reduction to the standard open space width of at least 450 feet pursuant to LUC § 108-3-5 (c), (3), (c). The configuration of the open space shows a connecting strip that will be approximately 24 feet wide and an access strip to 500 North Street that is roughly 20 feet wide.

The area designated as an open space preservation easement must amount to at least 13.03 acres. Using the Weber County interactive map to calculate the density for the AV-3 Zone came to 5.52 lots and density for the area within the S-1 Zone came to .62 lots. The combined total density is 6.14 lots. This calculation may vary depending on how much of the project area is considered Area Unsuitable for Development.







**Jeff and Linda Burton**  
**Property**  
 Located in the Southeast  
 Quarter of Section 7,  
 Township 6 North,  
 Range 2 East,  
 Salt Lake Base and Meridian,  
 Huntsville, Utah

**Site Information:**  
 946,251.17 Square feet  
 21.72 acres



Sheet	1
Of	104-202
Revision	
Date	

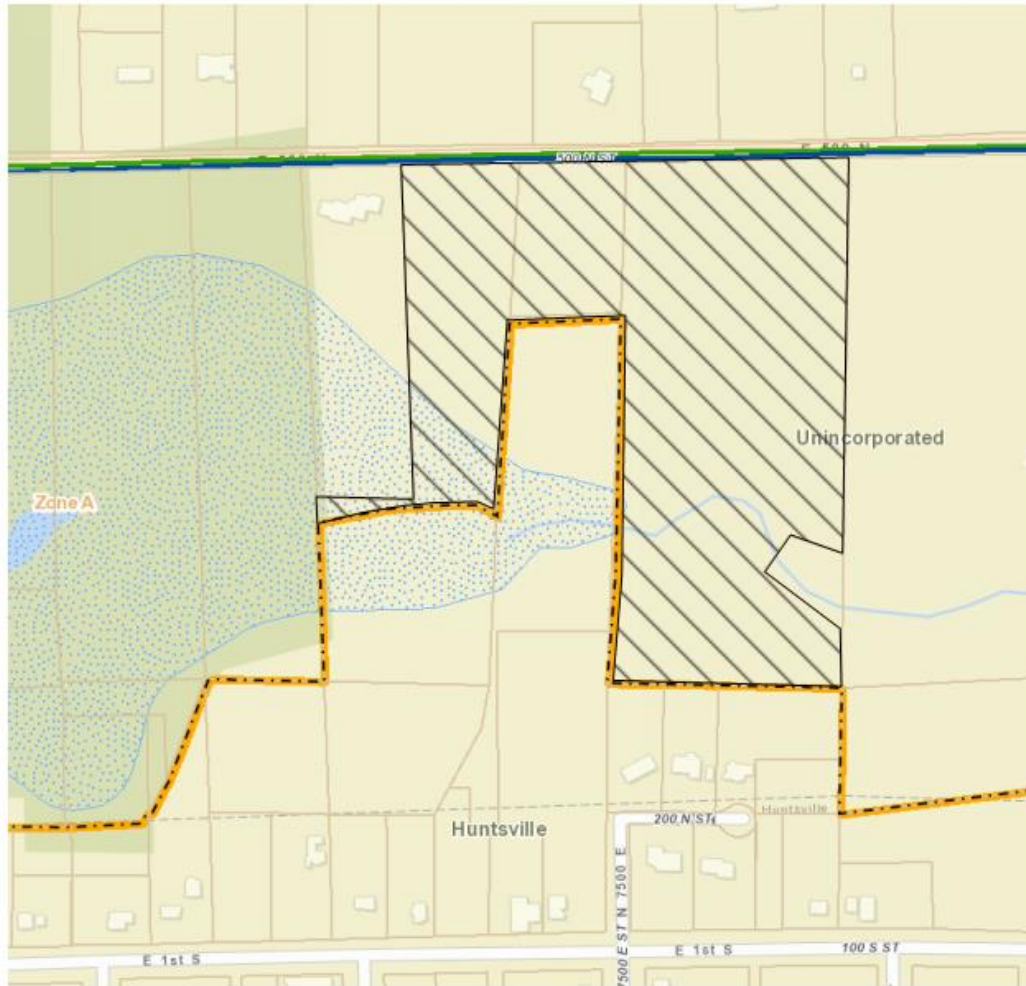
Family Dreams Subdivision  
 JEFF AND LINDA BURTON  
**CONCEPT PLAN**

**A.L.M. & Associates, Inc.**  
 Engineering · Surveying · Development · Planning  
 2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374-6262

SEAL

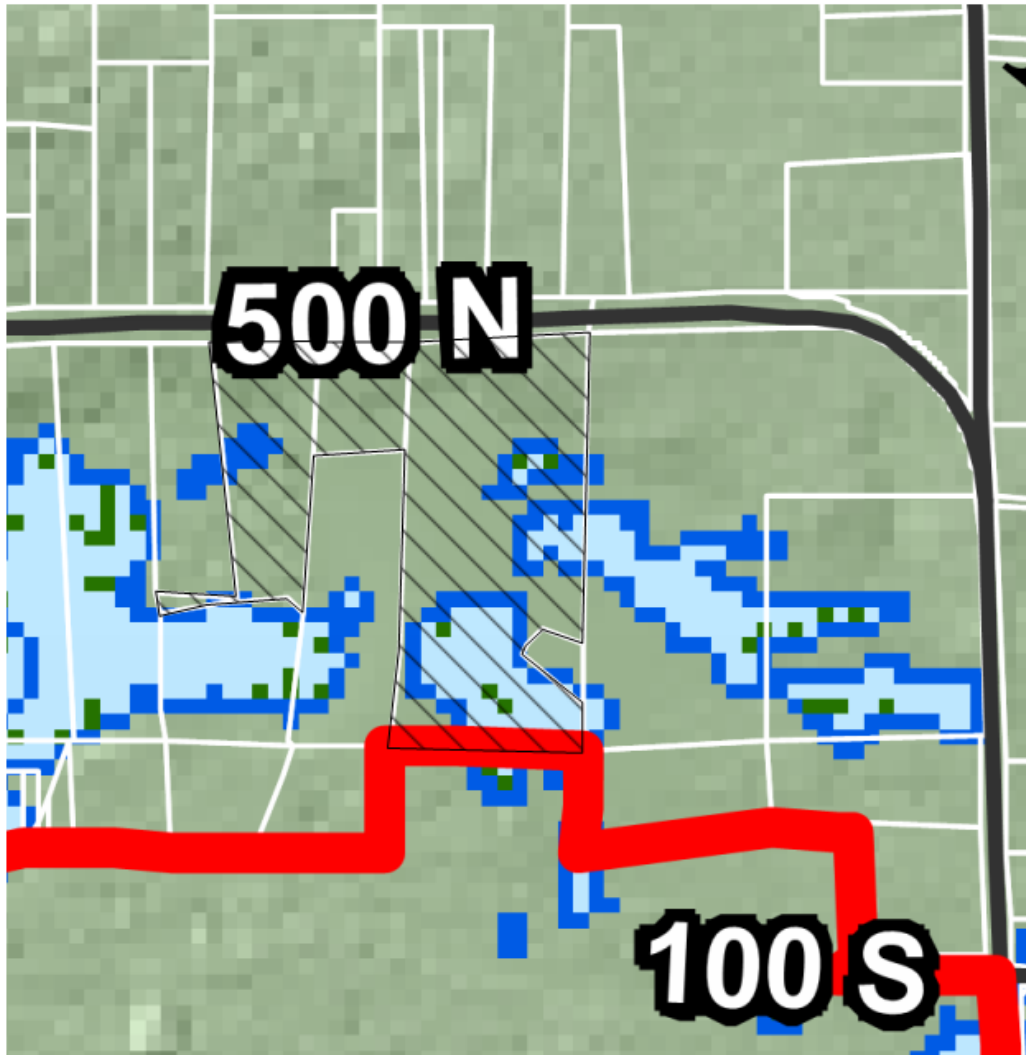
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### Pineview Reservoir Flood Zone A, Huntsville Town Boundary

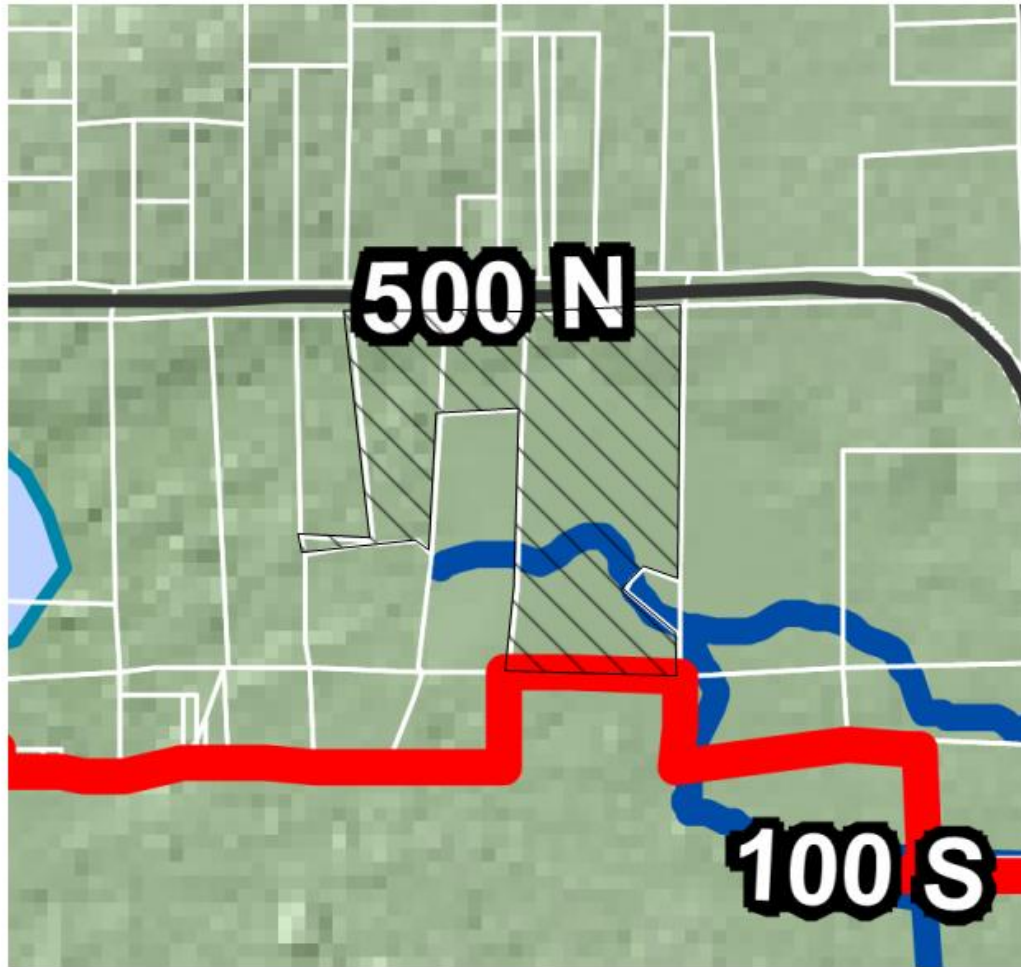




# Ogden Valley Sensitive Lands Wetlands



### Ogden Valley Sensitive Lands Stream Corridor



# Zoning Map

