

# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

**Application Information** 

**Application Request:** 

Consideration and action on a request for final plat approval of ESPL Subdivision, located at

8008 E 500 S, Huntsville.

Type of Decision:

Administrative

Agenda Date:

Wednesday, August 21, 2019

Applicant:

Sheryll Vanderhooft

File Number:

UVE071519

**Property Information** 

Approximate Address:

8008 E 500 S, Huntsville, Ut 84317

Project Area:

6.68 acres

Zoning:

Agricultural Valley (AV-3)

**Existing Land Use:** 

Residential

Proposed Land Use:

Residential 21-026-0125

Parcel ID:

Township, Range, Section:

T6N, R2E, Section 17

**Adjacent Land Use** 

North:

Residential

South:

Residential

East:

Residential

West:

Agricultural

**Staff Information** 

Report Presenter:

Steve Burton

sburton@co.weber.ut.us

801-399-8768

Report Reviewer:

RG

### Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley (AV-3)
- Title 106, Subdivisions, Chapter 1-8 as applicable

## **Background and Summary**

The applicant is requesting final administrative approval of a one lot subdivision called ESPL Subdivision. The plat indicates that there will be a remainder parcel consisting of 12 acres. The development does include roadway dedication which will need to be accepted by the County Commission prior to recording the plat.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the applicable subdivision requirements as required in the LUC.

#### Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the 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.

#### Site development standards:

The proposed subdivision complies with the lot area and width standards of the AV-3 zone. The minimum lot size is three acres and the minimum lot width is 150 feet. The proposed lot 1 is 6.68 acres in area and contains 321 feet of frontage along 500 South Street.

<u>Culinary water and sanitary sewage disposal:</u> The new lot will receive culinary water service from Huntsville Town Water district and the wastewater disposal will be handled by a septic system. Feasibility letters from the culinary water provider and the health department have been provided regarding water and septic.

<u>Review Agencies:</u> The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

<u>Public Notice</u>: 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 subdivision per noticing requirements outlined in LUC §106-1-6(b).

### Staff Recommendation

Staff recommends final approval of ESPL Subdivision (UVE071519). This recommendation for approval is subject to all applicable review agency requirements and is based on the following findings:

- 1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
- 2. With the recommended conditions, the proposed subdivision amendment complies with the Weber County Land Use Code.

## Administrative Approval

Administrative final approval of ESPL Subdivision (UVE071519) 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:

Rick Grover

Weber County Planning Director

### **Exhibits**

A. Final subdivision plat



