



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Jones North Divide Subdivision, consisting of 3 lots and an alternative access.

Type of Decision: Administrative

Agenda Date: Wednesday, October 21, 2020

Applicant: Doug Jones

File Number: UVJ092220, AAE 2020-07

Property Information

Approximate Address: 2600 E, N. Ogden Rd

Project Area: 19.5

Zoning: FV-3

Existing Land Use: Forest/Vacant

Proposed Land Use: Residential

Parcel ID: 22-009-0044, 22-009-0081, 22-009-0055

Township, Range, Section: Township 7 North, Range 1 East, Section 19

Adjacent Land Use

North: Forest	South: Forest
East: Forest	West: Forest

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 104, Zones, Chapter 14, Forest Valley (FV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 7, Supplementary and Qualifying Regulations

Background & Summary

The applicant has submitted a request for final approval of Jones North Divide Subdivision, consisting of 3 lots. While each lot has the minimum required frontage of 150 feet, lots 2 and 3 are proposing to share access through an access easement due to steep slopes.

The proposed subdivision, in compliance with the recommended conditions, conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the density allowed by the existing zoning in the area (2016 Ogden Valley General Plan, Land Use Principal 1.1, pg 15).

Zoning: The subject property is located in the Forest Valley (FV-3) Zone. The purpose of the FV-3 zone is identified in the LUC §104-14-1 as:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The minimum lot size requirement in the FV-3 zone is 3 acres and the minimum width requirement is 150 feet. Lot sizes in this proposed subdivision are not less than 4 acres. Each lot is proposed to have a minimum of 150 feet of lot width and frontage along Ogden Canyon Road.

Culinary water and sanitary sewage disposal: Culinary water will be provided by private wells. Prior to recording the subdivision plat, the owner will be required to obtain a well permit for one lot. Wastewater will be handled through individual septic systems. The Weber Morgan Health Department has provided a feasibility letter explaining design requirements for each individual system.

Additional design standards and requirements: The property is located within a geologic hazards area. A geologic reconnaissance study and geotechnical study have been provided. The report prepared by CMT Engineering, provides recommendations for preparing the lots for single family dwellings. The owner of each lot will be required to follow the recommendations outlined in the geologic and geotechnical reports.

Lot 3 will not be accessed from the front property line, which is the reason behind the 'alternative access' application. The following regulations apply to a lot that gains access at a location other than across the front lot line (108-7-32):

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

- a) The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.*
- b) It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.*

Regarding the approval criteria for this type of access, the applicant claims that steep slopes should be considered the physical condition that causes an undesirable condition. The applicant has provided a slope analysis (exhibit B) to show how access across the front lot line is undesirable.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office, Engineering Division, and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the recording of the final mylar. A condition of the Engineering Division is that a portion of the lots be dedicated as part of the public right of way. The dedication will help to create an 80 foot right-of-way along North Ogden Road. The County Commission will need to sign the final subdivision plat because of the road dedication.

The alternative access request has been reviewed and approved by both the Fire District and the Weber County Engineering Division.

Staff Recommendation

Staff recommends final approval of Jones North Divide Subdivision, consisting of three lot and an alternative access. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the subdivision plat, the owner will be required to obtain a well permit for one lot.
2. The required covenants, including the well and septic system covenants, are required to be recorded with the final plat.


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. Slope is considered the special condition that exists that makes it undesirable for lot 3 to access the front lot line.

Administrative Approval

Administrative final approval of Jones North Divide Subdivision, including the request for alternative access, 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: 10/21/20



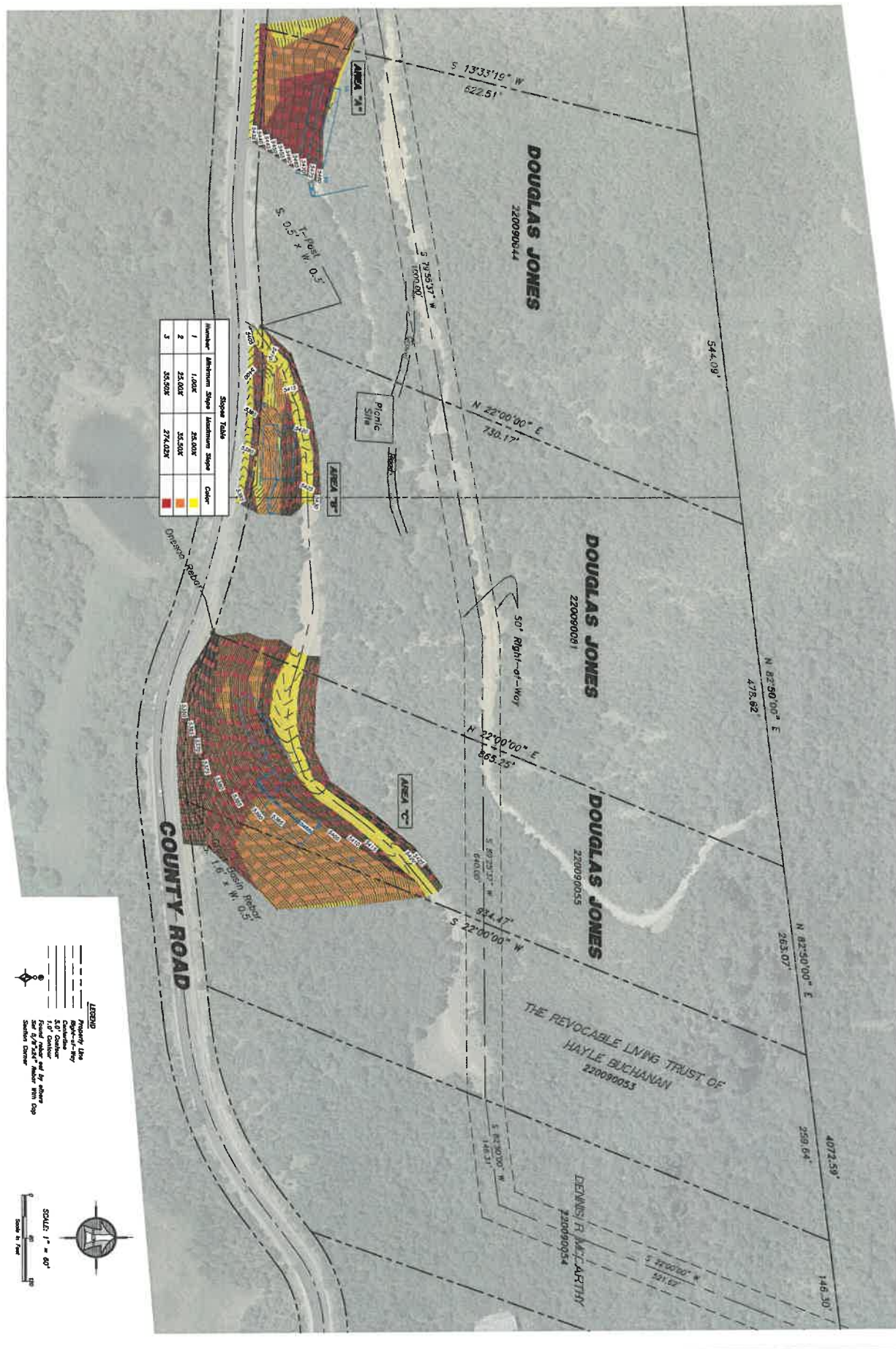
Weber County Planning Director

Exhibits

- A. Subdivision Plat
- B. Slope Analysis

Map 1

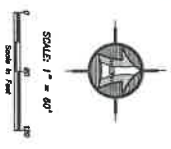




Number	Minimum Slope	Landmark Slope	Color
1	1.00%	25.00%	Red
2	25.00%	35.00%	Orange
3	35.00%	274.00%	Yellow

LEGEND

- Property Line
- Right-of-Way
- Contour Line
- 1.0' Contour
- 5.0' Contour
- 10.0' Contour
- 20.0' Contour
- 50.0' Contour
- 100.0' Contour
- 200.0' Contour
- 500.0' Contour
- 1000.0' Contour
- 2000.0' Contour
- 5000.0' Contour
- 10000.0' Contour
- 20000.0' Contour
- 50000.0' Contour
- 100000.0' Contour



OVERALL SLOPE ANALYSIS MAP FOR
DOUG JONES
 NORTH OGDEN BYRDE ROAD
 LIBERTY, UT

Drawn By: MTM Date: 05/18/20
 Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: 1" = 60'
 Drawing File: 18-3-248-18/05-01-20
 JOB NUMBER: 18-3-248

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 539 North Main Street, Brigham, Utah 84302
 Visit us at www.haiaa.net
 Brigham City Ogden Logan
 (435) 723-3444 (801) 386-4405 (435) 766-4272
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No.	Date	By	Revised