



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of England Subdivision, consisting of 1 lot.  
**Agenda Date:** Wednesday, January 06, 2021  
**Applicant:** Eugene K. England, owner  
**File Number:** UVE 11192020

### Property Information

**Approximate Address:** 3960 E. Nordic Valley Way, Eden, UT, 84310  
**Project Area:** 20.09 acres  
**Zoning:** Forest Valley (FV-3) Zone, Agricultural Valley (AV-3) Zone  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Parcel ID:** 22-022-0150, 22-022-0034  
**Township, Range, Section:** T7N, R1E, Section 28 SW

### Adjacent Land Use

**North:** Vacant/Residential  
**East:** Residential  
**South:** Nordic Valley Drive  
**West:** Residential

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@co.weber.ut.us  
801-399-8794  
**Report Reviewer:** SB

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of administrative application, final approval of England Subdivision, consisting of 1 lot, located at approximately 3960 E. Nordic Valley Drive in the FV-3 and AV-3 Zone. The proposed subdivision meets the lot area and lot width requirements of these zones, of 3.00 acres in area and 150 feet in width. Access for this lot will be Nordic Valley Drive. The purpose of this application is to combine two parcels into a 1-lot subdivision. There is an existing residence located in this proposed subdivision

This proposed subdivision is located in a geologic hazard study area. The requirement for a hazard study is waived due to the existence of a residence. A hazard study may be required prior to approval of any future development or issuance of further building permits.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

**Zoning:** The subject property is located in both the FV-3 and the AV-3 zones. The land use requirements for these zones are stated in the LUC§ 104-16, respectively, as follows:

*"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 AV-3 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone is to:*

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment."*

**Small Subdivision:** As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in the FV-3 zone (LUC 104-14) and the AV-3 zone (LUC 104-6). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

**Lot area, frontage/width and yard regulations:** The FV-3 zone, which is the more restrictive of the two zones, and the zone in which the existing residence and all of the frontage is located, requires a minimum lot area of 3 acres and a minimum lot width of 150'. The proposed subdivision is a one-lot subdivision that will be accessed from Nordic Valley Drive.

The proposed subdivision will create a one-lot subdivision from two parcels.

**Review Agencies:** The proposed subdivision has been reviewed by all applicable reviewing agencies. Weber County Engineering has required, at minimum, a deferral agreement for curb, gutter, and sidewalk. This will be signed by the property owner and recorded with the final plat. Weber Fire has issued approval of this project, pending further review at building permit. The County Surveyor has issued conditional approval. Planning is recommending approval conditioned upon meeting all review agency requirements.

**Tax Clearance:** There are no outstanding tax payments related to this parcel.

**Public Notice:** Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan.

## Staff Recommendations

Staff recommends final approval of the England Subdivision a one-lot subdivision. This recommendation is subject to all review agency requirements and based on the following condition:

1. A deferral agreement must 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.

## Administrative Approval

Administrative final approval of England 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: **Wednesday, January 6, 2021.**

  
Rick Grover  
Weber County Planning Director

## Exhibits

- A. Application
- B. Proposed Plat

## Area Map



**Exhibit A - Application**

## Weber County Subdivision Application

**All subdivisions submittals will be accepted by appointment only 1801 309-8701, 2380 Washington Blvd, Suite 240, Ogden, UT 84401**

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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**Subdivision and Property Information**

Subdivision Name <b>ENGLAND SUBDIVISION</b>		Number of Lots <b>1</b>
Approximate Address <b>3960 E. NORDIC VALLEY DRIVE</b>		Land Serial Number(s) <b>22-022-0150 22-022-0034</b>
Current Zoning <b>FV-1</b>	Total Acreage <b>23</b>	
Culinary Water Provider <b>PMWSID</b>	Secondary Water Provider <b>N/A</b>	Wastewater Treatment <b>PMWSID</b>

**Property Owner Contact Information**

Name of Property Owner(s) <b>THE EUGENE K. ENGLAND TRUST FBO DANIEL E. ENGLAND</b>		Mailing Address of Property Owner(s) <b>10051 S. STONE MOUNTAIN CV SANDY, UT 84092</b>
Phone	Fax <b>N/A</b>	
Email Address <b>DAN.ENGLAND@CRENGLAND.COM</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

**Authorized Representative Contact Information**

Name of Person Authorized to Represent the Property Owner(s) <b>RICK EVERSON</b>		Mailing Address of Authorized Person <b>5200 HIGHLAND DR #101, SLC, UT 84117</b>
Phone <b>801-897-4880</b>	Fax <b>N/A</b>	
Email Address <b>RICK@WATTSENTERPRISES.COM</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

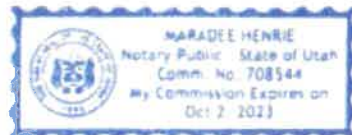
**Surveyor/Engineer Contact Information**

Name or Company of Surveyor/Engineer <b>GARDNER ENGINEERING- KLINT WHITNEY</b>		Mailing Address of Surveyor/Engineer <b>5150 SOUTH 325 EAST WASHINGTON TERRACE, UT 84405</b>
Phone <b>801-458-3820</b>	Fax <b>N/A</b>	
Email Address <b>KLINT@GECIVIL.COM</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

**Property Owner Affidavit**

I (We), **DAN ENGLAND**, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

*Dan England*  
(Property Owner)



Subscribed and sworn to me this 17 day of Nov, 2020

*Maradee Henrie*

(Notary)

**Authorized Representative Affidavit**

I (We) DAN ENGLAND the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s) RICK EVERSON to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application

*Dan England*  
(Property Owner)



Dated this 17 day of Nov, 2020, personally appeared before me Maradee Henrie the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same

*Maradee Henrie*  
(Notary)

**Exhibit B - Proposed Plat**

**ENGLAND SUBDIVISION**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH  
DECEMBER 2020

VICINITY MAP  
NEXT TO SCALE



Scale In Feet  
1" = 100'

**LEGEND**

- ◆ WEBER COUNTY MONUMENT ALLOWED
- SET BY REBAR AND CAP
- TRANSFER LANDS ENGINEERING
- 3/4" (15" CONC. ROAD)
- 12" VLS
- - - - - ADJACENT PARCEL
- - - - - SECTION LINE
- - - - - PUBLIC UTILITY EASEMENT
- - - - - EXISTING PACE LINE
- - - - - DRAINAGE EASEMENT
- - - - - EXISTING POND
- ▨ NON-BUILDABLE AREA OVER 50% SLOPE
- ▩ SLOPES GREATER THAN 5.0%

**NOTES**

1. SUBJECT PROPERTY LIES WITHIN THE F-3 AND F-3-Z ZONES
  2. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL DRIVERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURBS AND GUTTERS IS INSTALLED
- AGRICULTURAL NOTE  
AGRICULTURE IS THE PRIMARY USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARMS, BARNYARDS AND HOUSING ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTIONS ON TIME OF INTERFERENCE WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

