



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Falcon Crest Subdivision 1st Amendment
Agenda Date: Wednesday, September 1, 2021
Applicant: Kirk Dulaney
File Number: UVF032621

Property Information

Approximate Address: 8951 E 1800 S, Huntsville
Project Area: 10.579 acres
Zoning: FV-3
Existing Land Use: Common Area
Proposed Land Use: Residential
Parcel ID: 21-071-0004
Township, Range, Section: T6N, R2E, Section 28

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Steve Burton
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801-399-8766
Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14, Forest Valley Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

This is a proposal to plat the common area within the Falcon Crest Subdivision as a subdivision lot for a single-family dwelling. The original Falcon Crest Subdivision was not part of a cluster subdivision or PRUD that required open space. The developer at the time wanted to have common area meant as horse and stable property for the other 12 residential lots. Since the original subdivision did not require open space, the owners of common area, including all lot owners, are proposing to plat the common area as a building lot.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as 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 Forest Valley (FV-3) Zone. The purpose and intent 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 proposed building lot is 10.579 acres, exceeding the zoning minimum of 3 acres. The proposed building lot is 600 feet in width, exceeding the zoning minimum of 150 feet.

Sensitive Lands: A seasonal stream runs along the east boundary of this lot. The 50 foot stream corridor setback is shown on the proposed plat. A portion of the lot is located in the geologic hazards area. The applicant has provided a geologic hazards evaluation that was prepared by AGECE, Applied Geotech. The report indicates there was no evidence of geologic hazards identified on the site during the reconnaissance dated May 15, 2020. The report does indicate that "slope stability should be evaluated if the house will be built within 30 feet of the steep slope that extends through the central portion of the property" (Hawkes, 2020).

Culinary Water, Secondary Water, Septic System approvals: The applicant has provided documentation from the Falcon Crest Water Company, which is served by a private well (Exhibit B). The Water Company documentation indicates that the common area was assigned the same water rights as the other 12 lots (Article VI). When the original development was platted, the developer secured 39 acre feet of water for all 13 lots. This means that approximately three acre feet of water have been assigned to the common area lot. This exceeds the minimum required one acre-foot for lots served by private wells.

According to the Falcon Crest Water Company documentation, the shared private well within this subdivision will provide secondary water to the new residence. The applicant has provided a feasibility letter from the Health Department for the proposed septic system.

Public Street Infrastructure: The county subdivision ordinance states that terminal streets shall have a maximum length of 650 feet and serve a maximum of 14 lots. The private street from which this lot gains access is considered a terminal street that serves 12 residential lots. The inclusion of this lot will mean that the private street serves 13 lots. This street is longer than 650 feet, however, the development was previously approved with this terminal street length.

Review Agencies: The Weber County Engineering Division and Weber Fire District have approved the proposal. The Surveyor's office will review the final plat once administrative approval of the subdivision is granted.

Staff Recommendation

Staff recommends final approval of Falcon Crest Subdivision 1st Amendment. This recommendation for approval is subject to all applicable review agency requirements.


This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of UVF032621 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: 9/11/21



Weber County Planning Director

Exhibits

A. Proposed amended plat

Location Map 1



