

# 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

sburton@co.weber.ut.us

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

<u>General Plan:</u> 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.

<u>Sensitive Lands:</u> 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 AGEC, 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 indicated 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).

<u>Culinary Water, Secondary Water, Septic System approvals:</u> 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.

<u>Public Street Infrastructure:</u> 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.

<u>Review Agencies:</u> 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:

Weber County Planning Director

# Exhibits

# A. Proposed amended plat

# Location Map 1



#### CATE CATE SEE NDTE 2 CHAIRMAN, WESER COUNTY PLANNING COMMISSION MONUMENT DETAIL 1 FALCON WE 824 CO. 18N 29 228 WEBER COUNTY PLANNING COMMISSION APPROVAL AMENDING STABLE, CORRALS AND TRAINING CENTER COMMON AREA 2B. T.BN. R.ZE. SLB&M (FOUND, SEE MON. DETAIL 1) WEST OWARTER CORNER OF "SECTION 28, T.ON., R.ZE., SLEWM (FOUND, SEE MON, DETAIL 3) DEVELOPER: LONE PEUX REALTY & MANAGO. 483 YEST 4809 SOUTH MURRAY, UTAH 84123 MONUMENT DETAIL 2 CREST NUMBERS AND TO SERVICE TO PUBLIC PARTY OF THE 1989 EASEMENT 12.68.971 A. 12.68.918 WEBER COUNTY ENGINEER HEREN CERTEY THAT THE REQUIRED PARKE MPROVELEUT STANDARDS AND DEWNLOS FOR THE SURPINSON CONFORM WITH THE COUNTY STANDARDS AND THE ANDIONT OF THE FRANCH, CHARACTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. PART OF THE NORTWEST OWARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERDIAN, U.S. SURVEY WEBER COUNTY, UTAH JUNE, 2021 NONUMENT DETAIL 3 1,936.30' (ANSIS OF BEARINGS) 2.588.27' (58033'38'E 2.598.44') (R) WEBER COUNTY ENGINEER EASEMENT, SEE NOTE 1 329'10'25'W S89'20'25' 606.26' OF OF OF SUBDIVISION D BUILD AREA FOR VIEWSHED. 12105 S.F. D.278 ACRES 1800 SOUTH STREET SUBDIVISION LOT 13 480,028 S.F. 10.579 ACRES WEBBER COUNTY COMMISSION ACCEPTANCE IN BE TO COMPT TO COMMISSION FOR AN EXPENSION FOR AN EXPENSION FOR COMPT AND THE PRINCIPLE WAS NO FINANCIAL OWNERS FOR THAIR IMPORTANT ARE REPORTED BY THE COMMISSIONES OF MADE TO COMP O' PUBLIC UTILITY EASEMENT ATTEST N89'20'25'W 710.75 CURVE TABLE SETBACK LINE 1ST -EXPLORATION PIT # S00 38,50 W AMENDMENT 641.97 NORTH DUARTER CORNER OF SECTION 28, T.SN., R.ZE., SLB&M (FOUND, SEE MON. DETAIL 2) CHANGE THE BY CHANGE WAS THE COUNTY STATED THE THE CHANGE WAS LAND COMMENT SAND. COMMENT WAS COMMENTED THE COMMENT OF THE COMM WEBER COUNTY SURVEYOR LETTER COMPT HAT HE WEEK COUNT SURVEYOR STEEL COMPT HAT HE WEEK COUNT SURVEYORS OFFICE STEEL COMPT HAT AND AN AND THE MANDAUMY FOR HEATTH MAN STEEL COMPT HAT AND AND THE MANDAUMY FOR HEATTH MAN MAN HEATTH HAT STEEL WAS SURVEYOR WAS TESTED AND BUT HAD HE ENERGY WAS SURVEY WAS THE MAN BUT HAD HE ENERGY HAS SURVEY WAS THE MAN ASSOCIATED HERESWITH, MAN JOHN UBUITES ASSOCIATED HERESWITH, MAN JOHN UBUITES INFORMATION SETBACK LINE Medition 3 SIGNED THIS WEBER COUNTY SURVEYOR DAY OF SREDNING AT HE POWIG OF INTERSECTION OF THE SECTION REGISTED AND ANALY WE GO HERD SCHOOL STATES. SELETIAN THE SCREEN CLASS OF STREET, CANDEL AND THE MODEL AND ANALY WE SELECTION AND ANALY WE SELECTION. SOUL POWIN IS 64 137 FEET HERE'S 1/10°W A LOUGH THE SECTION LIVE AND XXXX TETT SOUZE SOUN AND THE MODEL AN BOUNDARY DESCRIPTION PART OF THE STAIL CORRULS AND TRANSH CENTRY COMMON ARE, PALCON CREST SUBDIVISION, BEING STILMTE IN THE NORTHWEST CONTRETO OF SCITION, AT, TOMBSISE & NORTH, BANGE 2 DEST, SAIT LACE USES AND MERIOLA, TURTHER DESCRIBED AS FOLLOWS: 羟 NARRATIVE NARDA PILES OF THE SURFICE TO AND/OF THE USE OF THE STRUCK CRORUS, AND TRAINING THE PURPOSE OF THE STRUCK CRORUS AND TRAINING THE AND THE USE OF THE STRUCK CRORUS OF THE STRUCK THE AND TH CONTAINING 480,828 SQUARE FEET OR 10.579 ACRES MORE OR LESS. WOTES HE DUMPSTER DESCRIPT IS IN FAVOR OF THE LAW, TO BE MANFANCE OF THE SAME, ACESS, TO LOT 13 SAME, BE OFF FALCHIN WAY, SOUTH OF THE SAME OFFICE SAME AND THE SAME OFFICE S BASIS OF BEARINGS BASS OF BEANUS FOR THIS PAIL IS THE SECTION LIVE BETWEEN THE NORTH MEST COOKER THE MORTH QUANTED CONNER OF SECTION US, TOWNSHAP O, MORTH, RANGE 2 EAT, SALT E BASE AND MERIOUM, U.S. SUPPEY, SHOWN HEREON AS: SUPPLY TOTE 20\_\_\_ 60 WEBER COUNTY ATTORNEY I MAE EXAMED THE FINANCIA CURRANTE AND OTHER ROUMENTS ASSOCIATION HITH THIS SUBDISSION FULL, MO ROUMENT CONTROL WITH THE COUNTY, MO ROUMENT APPLICABLE THERETO AND NOW IN TORCE AND AFTER: SIGNED THIS VICINITY MAP Scole: 1" = 60' LEGEND - NO BUILD AREA (12,105 S.F., 0.278 AC.) - BOUNDARY UNE - RECORD COURSE/DISTANCE PER WEBER COUNTY - EXISTING FENCE = SET 5/8" x 24" REBAR AND CAP STAMPED REEVE & ASSOCIATES" - EXISTING PAVEMENT - ROAD CENTERLINE - SECTION THE LINE - EASEMENTS - ADJUINING PROPERTY # LOT LINE - SECTION CORNER WEBER COUNTY ATTORNEY DAY OF OWERT SITE 20 SURVEYOR'S CERTIFICATE LIBERAL LIMINE DO HEREN CERTIFITAL DA A PROTESSIMAL LAND SURFICIOR IN PROBEETS AND LAND SURFICING ALL THAT I AMA A PROTESSIMAL LAND SURFICIOR IN PROBEETS AND LAND SURFICING ALL THAT I AMA CONCRETATION AS LAND TO THE PROPERTY DESCRIPTION AND THAT AND ACCORDANCE WITH SECTION 17-2-2-17 AND HAVE PROBED ALL LAND CONCRETATION AND THAT AND ACCORDANCE AS A PROPERTY OF THE PROBLEMENT OF THE DESCRIPTION OF THE PROBLEMENT AND THAT AND ACCORDING THE PROBLEMENT AND THAT AND ACCORDING TO PROBLEMENT AND ACCORDING TO PRO WE THE UNCERSIONAL OWNERS A DEDICACTION AND CREATIFICATION AND CREATIFICATION AND CREATIFICATION AND CREATIFICATION CONCERNS USE OF THE CREATION OF CREATIFICATION CREATION CREATIFICATION CREATIFICATION CREATIFICATION CREATIFICATION CREATIFICATION CREATIFICATION CREATIFICATION CREATIFICATION CREATION CREATIFICATION CREAT COUNTY OF SIGNED THIS ON THE \_\_DAY OF \_\_DAY COUNTY OF FALCON CREST HOMEOWNERS ASSOCIATION COMMISSION EXPIRES WEBER-MORGAN HEALTH DEPARTMENT COMMISSION EXPIRES & Associates, Inc. DAY OF ACKNOWLEDOMENT CENOWLEDGMENT Weber County Recorder Entry No. Fled For Record And Recorded, In Book Att Of The Official Records, Page ecorded For: Nome: 1 FALON CREST SUB. 15F AMD 15F A NOTARY PUBLIC A Begin Date: 12-23-2019 eber County Recorder Project Info. TO THE PARTY OF TH