



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for recommendation of final approval of Harmony Farms Cluster Subdivision consisting of 16 lots, 3 open space parcels, public streets throughout the proposed subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, May 25, 2021

Applicant: Ian Silverberg, Owner

Authorized Representative: Chris Cave

File Number: UVE030217

Property Information

Approximate Address: 3000 East 3350 North, Eden

Project Area: 53.47 Acres

Zoning: FV-3, AV-3

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-023-0150

Township, Range, Section: Township 7 North, Range 1 East, Section 29

Adjacent Land Use

North: 3350 North St. /Residential	South: Vacant
East: Vacant	West: Public Right-of-Way to be dedicated

Staff Information

Report Presenter: **Tammy Aydelotte**
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Report Reviewer: SB

Applicable Ordinances

- Title 104, Zones, Chapter 6, Agricultural Valley (AV-3) Zone
- Title 104, Zones, Chapter 14, Forest Valley (FV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Development History

- 1/26/2021 – Sketch plan endorsement from Ogden Valley Planning Commission
- 2/23/2021 – Preliminary approval granted by Ogden Valley Planning Commission

Background and Summary

****This staff report will appear similar to the report presented before the Planning Commission for preliminary approval. The purpose of this report is to explain how the proposal meets, or can meet, the applicable county standards. There are several ordinances that apply to both preliminary and final approval so the report and analysis will have some of the same information as the preliminary report.**

The developer is requesting final approval of the Harmony Ranch Cluster Subdivision, consisting of 16 lots, 3 open space parcels, and dedication of public streets, located at approximately 3000 East 3350 North, Eden. The proposal meets the requirements of the minimum width (80' in the AV-3 zone) and area (9,000 square feet, minimum, in all zones) requirements for lots in a cluster subdivision (LUC 108-3-7). Culinary water and secondary water will be provided by Nordic Mountain Water. Weber-Morgan Health Department has issued feasibility for on-site septic systems for each lot.

Analysis

General Plan: The proposal conforms to the residential and resort development trends outlined in the Ogden Valley General Plan.

Zoning: The AV-3 and FV-3 zones allow Cluster Subdivision Development, as a permitted use. The Cluster ordinance allows for lot sizes as small as 9,000 square feet, as well as minimum lot width to be 80 feet. The proposal contains lots that range in size from .92 (87,006 square feet) to 1.997 acres.

Culinary water and sanitary sewage disposal: Prior to going before the **County Commission** for final approval, a letter from Nordic Mountain Water, granting final approval, as well as approval of any requirements regarding secondary water, must be submitted by the developer.

Review Agencies: The subdivision application will be required to comply with all review agency requirements, prior to receiving final approval from the **County Commission**.

Additional design standards and requirements: The developer will show a 10' paved trail along one side of each of the proposed roads within this development, as outlined in LUC §106-4-2 (f). Pathways shall connect using shortest distance reasonably possible (LUC 108-3-4 (c)). Four new public roads will be dedicated as part of final approval before the **County Commission**.

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 final Mylar being recorded.

Tax clearance: There are no outstanding tax payments currently related to these parcels.

Previous Conditions of Approval

The roads throughout the subdivision be dedicated as public right-of-ways, per LUC § 106-2-2. – **This will need to be shown on a final plat, with dedication accepted by the County Commission in a public meeting for final approval.**

A financial guarantee for improvements will be required as outlined in LUC § 106-4-1. – **This will be required prior to scheduling for final approval with the County Commission.**

Staff Recommendation

Staff recommends final approval of the Harmony Ranch Cluster Subdivision, consisting of 16 lots, 3 common areas, and an extension of a public street. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final approval from culinary and, if applicable, secondary water suppliers is required prior to County Commission approval.
2. An open space agreement shall be recorded with the final plat to the title of all open space preservation parcels, that details the open space preservation plan and any related conditions of approval necessary to execute the open space preservation plan (LUC 108-3-5(f)(3)).

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. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

A. Subdivision Plat

****Exhibits are minimal in this staff report, due to the volume of information presented for preliminary approval, and the lack of conditions required for a recommendation of final approval from the planning commission.**

Map 1



