



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Shadow Oaks Subdivision No. 3, First Amendment, located at approximately 6508 S 2800 E, Ogden.

Type of Decision: Administrative

Agenda Date: March 9, 2022

Applicant: Barbara Trainor

File Number: LVS010522

Property Information

Approximate Address: 6508 S 2800 E

Project Area: 2.6 Acres

Zoning: RE-20

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 07-286-0003, 07-286-0002

Township, Range, Section: Township 5 North, Range 1 west, Section 26

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 104, Zones, Chapter 3, Residential Estates (RE-20) Zone
- Title 106, Subdivisions

Background & Summary

The applicant has submitted a request for final approval of Shadow Oaks Subdivision No. 3, 1st Amendment. The purpose of the amendment is to adjust a boundary between two lots (originally lots 18 and 19). The proposal does not create any more lots than currently exist.

The proposed subdivision 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 is not in conflict with the 1970 South East Planning Area Master Plan.

Zoning: The subject property is located in the Residential (RE-20) Zone. The purpose of the RE-20 zone is identified in the LUC §104-3-1 as:

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

Each lot is at least 1 acre and neither lot's frontage is reducing.

Culinary water and sanitary sewage disposal: Culinary water is provided by Uintah Highlands Water and Sewer Improvement District. Lot 21 has a septic system and lot 20 is connected to Uintah Highlands Sewer.

Review Agencies: To date, the proposed subdivision has been reviewed and approved by the Surveyor's Office, Engineering Division, and the Fire District. The health department will need to sign the mylar because of the septic system on lot 20.

Staff Recommendation

Staff recommends final approval of Shadow Oaks Subdivision No. 3, First Amendment. This recommendation is based on the following findings:

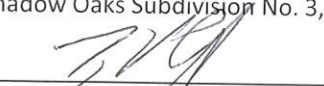
1. The proposed subdivision conforms to the General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Findings

1. All service providers' comments must be addressed.

Planning Administrative Approval

Shadow Oaks Subdivision No. 3, First Amendment was approved on March 9, 2022


Rick Grover, Planning Director

Exhibits

- A. Subdivision Plat

Map 1

