



# Staff Report for Administrative Final Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for final approval of the Satterthwaite Southfork Ranches Subdivision, consisting of 5 lots at 1050 South 7900 East.

**Agenda Date:** Wednesday, January 21, 2015

**Applicant:** Dale Sattorthwaite

**File Number:** UVS0812-14

### Property Information

**Approximate Address:** 1050 South 7900 East Huntsville.

**Project Area:** 15.71 Acres

**Zoning:** Forest Valley-3 (FV-3)

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential Subdivision

**Parcel ID:** 21-034-0008

**Township, Range, Section:** T6N, R2E, Section 20

### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	Agriculture
<b>East:</b>	Residential	<b>West:</b>	Agriculture

### Staff Information

**Report Presenter:** **Jim Gentry**  
jgentry@co.weber.ut.us  
801-399-8767

**Report Reviewer:** **BH**

## Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (Forest Valley-3 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 17 (Ogden Valley Pathways)

## Type of Decision

**Administrative Decisions:** When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has little discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

## Background

The applicant is requesting preliminary approval of the Satterthwaite Southfork Ranches Subdivision located at approximately 1050 South and 7900 East in the Huntsville area. The proposed subdivision will occupy 15.71 acres and will consist of 5 (3 acre) lots. It falls within the Forest Valley-3 (FV-3) Zone which requires a minimum lot size of 3 acres and a minimum lot width of 150 feet. The flag lots have been approved as a special exception by the Planning Division (AE-2014-3).

Wastewater treatment will be provided by individual septic systems and culinary water will be provided by private wells. A 100 foot well protection needs to be provided for the wells. Huntsville water line runs near this property and the Weber Fire District is requiring 1 fire hydrant near lot 1 and 5. The fire hydrant needs to be installed or a financial guarantee needs to be given prior to the subdivision being recorded.

The Weber County Engineer's Office has reviewed the project.

### **Summary of Ogden Valley Planning Commission Considerations**

- Does this subdivision meet the requirements of applicable County Codes?
- Should the Planning Commission defer the construction of all of the curb, gutter, and sidewalk?

### **Conformance to the General Plan**

The proposed subdivision meets the requirements of applicable County Codes, and conforms to the Ogden Valley General Plan.

### **Conditions of Approval**

- Requirements of applicable County review agencies
- Trails and applicable trail easements need to be shown on the subdivision plats

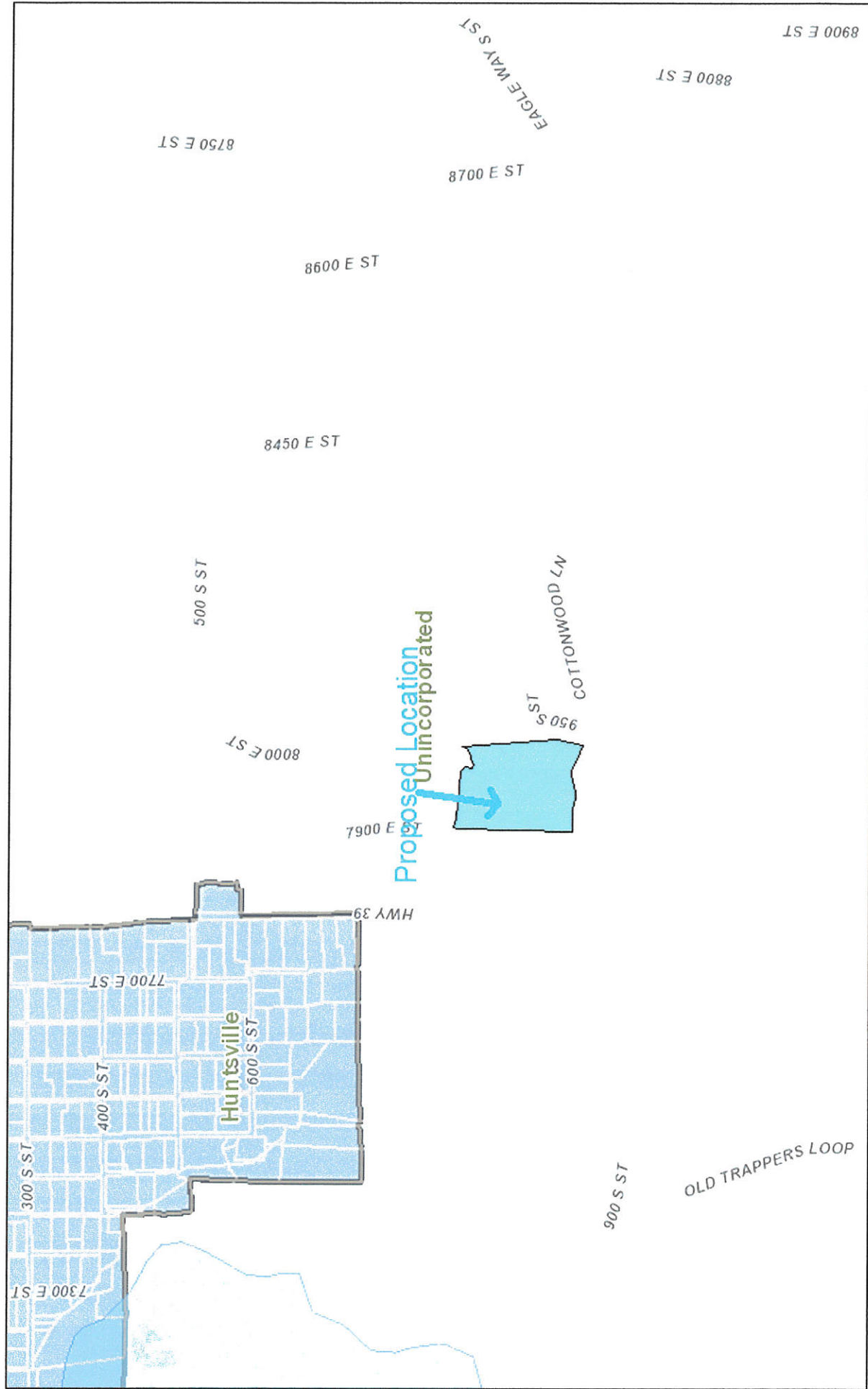
### **Staff Recommendation**

Final approval of the Satterthwaite Southfork Ranches Subdivision is granted by the Planning Division subject to the staff and other agency comments.

### **Exhibits**

- A. Proposed subdivision plat.
- B. Location map.

# Location Map

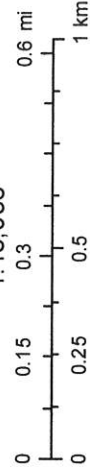


June 24, 2014

Street Labels

City Labels

1:18,056



# Satterthwaite Southfork Estates

Preliminary Plan  
 A part of Section 20, T6N, R2E, S18&M, U.S. Survey  
 Huntsville City, Weber County, Utah  
 August 2014

Carolyn M. Froerer  
 #210340013



Cottonwood  
 River's  
 Subdivision

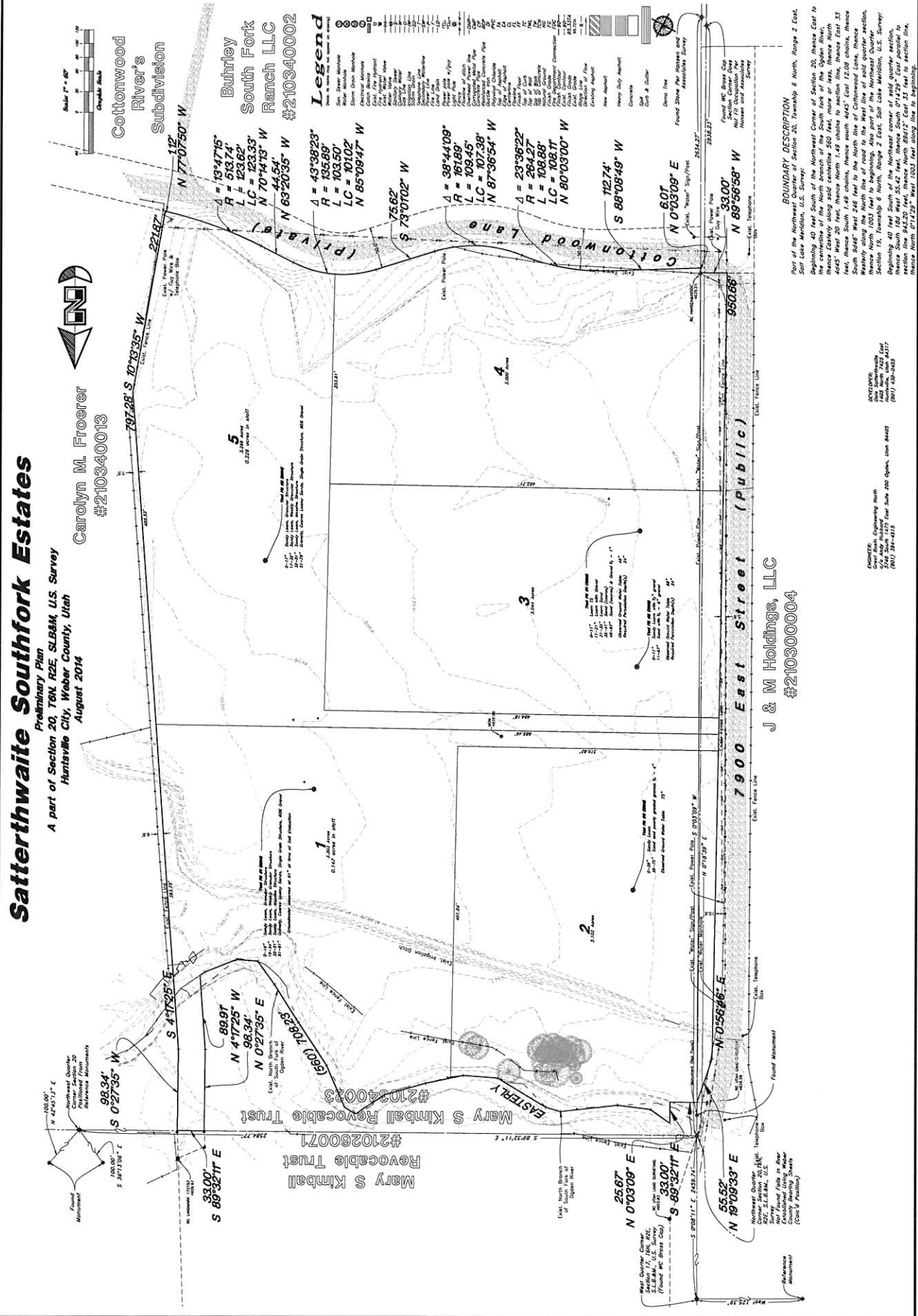
Buhley  
 South Fork  
 Ranch LLC  
 #210340002

**GREAT BASIN ENGINEERING INC**  
 5746 SOUTH EAST CROSSING, UTAH 84005  
 W.W. GREAT BASIN ENGINEERING, FAX (801) 954-5054  
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**Satterthwaite Southfork Estates**  
 950 South 7900 East Huntsville, Utah  
 A part of Section 20, T6N, R2E, S18&M, U.S. Survey

Preliminary Plan

17 Dec. 2012  
 SHEET NO.  
**C1**  
 129113



### Legend

From a true meridian as shown in sketch

- Solid line: State Boundary
- Dashed line: Section Boundary
- Dotted line: Section 20, T6N, R2E, S18&M, U.S. Survey
- Circle with dot: Survey Point
- Circle with cross: Section Corner
- Circle with plus: Section Center
- Circle with asterisk: Section Center
- Circle with triangle: Section Center
- Circle with square: Section Center
- Circle with diamond: Section Center
- Circle with hexagon: Section Center
- Circle with octagon: Section Center
- Circle with decagon: Section Center
- Circle with dodecagon: Section Center
- Circle with hexagram: Section Center
- Circle with star: Section Center
- Circle with cross: Section Center
- Circle with plus: Section Center
- Circle with asterisk: Section Center
- Circle with triangle: Section Center
- Circle with square: Section Center
- Circle with diamond: Section Center
- Circle with hexagon: Section Center
- Circle with octagon: Section Center
- Circle with decagon: Section Center
- Circle with dodecagon: Section Center
- Circle with hexagram: Section Center
- Circle with star: Section Center

**BOUNDARY DESCRIPTION**  
 Part of the Northwest corner of Section 20, Township 6 North, Range 2 East, Soil Lake Meridian, U.S. Survey:  
 Beginning 40 feet South of the Northwest Corner of Section 20, thence East to the centerline of the North branch of the Cottonwood River, thence South 44°45' West 246 feet to the North line of Cottonwood Lane, thence South 88°08'49" West 149 chains, thence South 44°45' East 12.58 chains, thence East 44°45' West 20 feet, thence North 1.48 chains to section line, thence East 33 feet, thence South 1.49 chains, thence South 44°45' East 12.58 chains, thence South 88°08'49" West 149 chains to the North line of Cottonwood Lane, thence North 100.1 feet to beginning. Also part of the Northwest corner of Section 19, Township 6 North, Range 2 East, Soil Lake Meridian, U.S. Survey:  
 Beginning 40 feet South of the Northwest corner of said quarter-section, thence East to the centerline of the North branch of the Cottonwood River, thence South 44°45' West 246 feet to the North line of Cottonwood Lane, thence South 88°08'49" West 149 chains, thence South 44°45' East 12.58 chains, thence East 44°45' West 20 feet, thence North 1.48 chains to section line, thence North 87°12'29" West 100.3 feet along line to beginning.

DEVELOPER:  
 Carolyn M. Froerer  
 5746 South East Crossing  
 Huntsville, UT 84005  
 (801) 954-5054

**J & M Holdings, LLC**  
 #210300004