



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final subdivision approval of the Green Hill Country Estates Phase 1, Amendment 1, a Cluster Subdivision

Agenda Date: Wednesday, January 21, 2015

Applicant: Walter Zohman

File Number: UVG100114

Property Information

Approximate Address: 9202 Kelley Drive, Huntsville UT

Project Area: 4.032

Zoning: F-5

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-054-0001 & 21-054-0002

Township, Range, Section: Township 6 North, Range 2 East, Section 9

Adjacent Land Use

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

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: JG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 9, Forest (F-5) Zone
- Title 106, Subdivisions (Title 26, Filing of Preliminary and Final Plans)
- Title 108, Chapter 3, Cluster Subdivisions

Background

The applicant has submitted a request to amend the "Green Hill Country Estates Phase 1, a Cluster Subdivision" plat, to reconfigure the common lot line between lots 18 & 19. The proposed amendment is located at approximately 9202 Kelley Drive Huntsville, UT and is in the F-5 zone. The proposed subdivision amendment meets the zoning and subdivision requirements including the lot width and lot area standards for cluster subdivisions as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

Zoning: The subject property is located in a Forest Zone more particularly described as the F-5 zone. The purpose of the Forest Zone in the LUC §104-9-1 is:

- a. The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land and to permit development compatible to the preservation of these areas.
- b. The objectives in establishing the forest zones are:
 - (1) To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;
 - (2) To reduce the hazards of flood and fire;
 - (3) To prevent sanitation and pollution problems and protect the watershed;

- (4) To provide areas for private and public recreation and recreation resorts; and
- (5) To provide areas for homes, summer homes, and summer camp sites.

The original subdivision was initially reviewed and approved as a "Cluster Subdivision" which is a permitted use in the F-5 Zone and has been reviewed against the original approval of the "Green Hill Country Estates Phase 1, a Cluster Subdivision" (see Exhibit "A") to ensure that the original regulations and standards have been adhered to.

The proposed amendment consists of a two lot subdivision, realigning the internal lot line between lots 18 & 19 in the Green Hill Country Estates Phase 1, Amendment 1, a Cluster Subdivision (see Exhibit "B") and will not create or realign any streets, therefore, meeting the definition of a "Small Subdivision".

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 (Title 26, Filing of Preliminary and Final Plans), and the standards in the F-5 zone for cluster subdivisions in LUC §108. With the recommended conditions (see Exhibit "C"), the proposed subdivision amendment is in conformance with county code.

The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, width and yard regulations: In the LUC §104-9-4, the F-5 zone requires a minimum lot area of 5 acres. The minimum lot width in the F-5 zone is 300' and the minimum lot area is 5 acres. The Cluster Subdivision chapter of the LUC allows for a reduction in the minimum lot width and lot area required for a lot in a subdivision provided that the provisions of the LUC §106 & 108 are met. The requirements for a cluster subdivision in the F-5 zone is a minimum of 80 percent of the subdivision to be preserved as permanent open space, a minimum lot width in the F-5 zone of 100' and the lot area must be a minimum of 10,000 square feet. The proposed amendment does not modify or decrease any of the open space that was originally approved as part of the "Green Hill Country Estates Phase 1, a Cluster Subdivision" (see Exhibit "A"), both parcels have more than 100' lot width and the lot area of both parcels exceed the required 10,000 square feet therefore meeting all area regulations of the Code (see Exhibit "B").

The parcel located at 9202 East Kelley Drive has been improved with the construction of a single family dwelling and a detached garage. The parcel located at 9172 is currently vacant; upon construction of a single family dwelling on the lot, the minimum yard setbacks in the F-5 zone will be required. Both parcels have adequately demonstrated conformance with the yard regulations of the F-5 zone and the minimum frontage regulations of the Cluster Subdivision as found in LUC §108-3-4.

Culinary water and sanitary sewage disposal: Culinary water for the proposed subdivision amendment is provided by Green Hill Country Water and Sewer District. Lot 18 currently utilizes a private septic system. Lot 19 will need to meet the requirements of the Weber Morgan Health Department for any onsite septic system improvements.

Additional design standards and requirements: The proposed amendment does not significantly alter the original platted lots that were approved as part of the Green Hill Country Estates Phase 1, a Cluster Subdivision (see Exhibit "A"). With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Review Agencies: The proposed subdivision amendment has been reviewed and approved without conditions by the Weber County Engineering Division and the Weber Fire District. The Weber County Surveyor's Office has not reviewed the proposal to date; a condition of approval has been added to ensure that any conditions by the Surveyor's Office will be met prior to recording.

Owner association required: The County Recorder may require that the applicant record a statement that the original CC&R's are still in effect for the amended subdivision. A condition that the proposal meets the requirements of the County Recorder has been made part of the recommended conditions of approval.

Tax clearance: The 2014 property taxes have been paid in full. The 2015 property taxes will be due in full on November 1, 2015.

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision amendment.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by encouraging development with the existing community areas and promoting cluster developments which allows Valley residents to enjoy living in the area because of its rural lifestyle and small town atmosphere.

Staff Recommendation

Staff recommends final plat approval of the Green Hill Country Estates Phase 1, Amendment 1, a Cluster Subdivision. This recommendation for approval is subject to all review agency requirements and based on the findings and conditions of approval as listed below:

1. The proposed use conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed use complies with applicable County ordinances.
3. The proposed use will not be detrimental to the public health, safety, or welfare.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Conditions of Approval

- All preliminary information must be removed prior to recording the final Mylar
- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyor's Office
- Requirements of the Weber County Recorder

Administrative Approval

Administrative final approval of the Green Hill Country Estates Phase 1, Amendment 1, a Cluster Subdivision, 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: Wednesday, January 21, 2015



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Proposed Subdivision Amendment
- B. Planning Division BlueLines
- C. Original Subdivision Plat

Map 1



Map 2

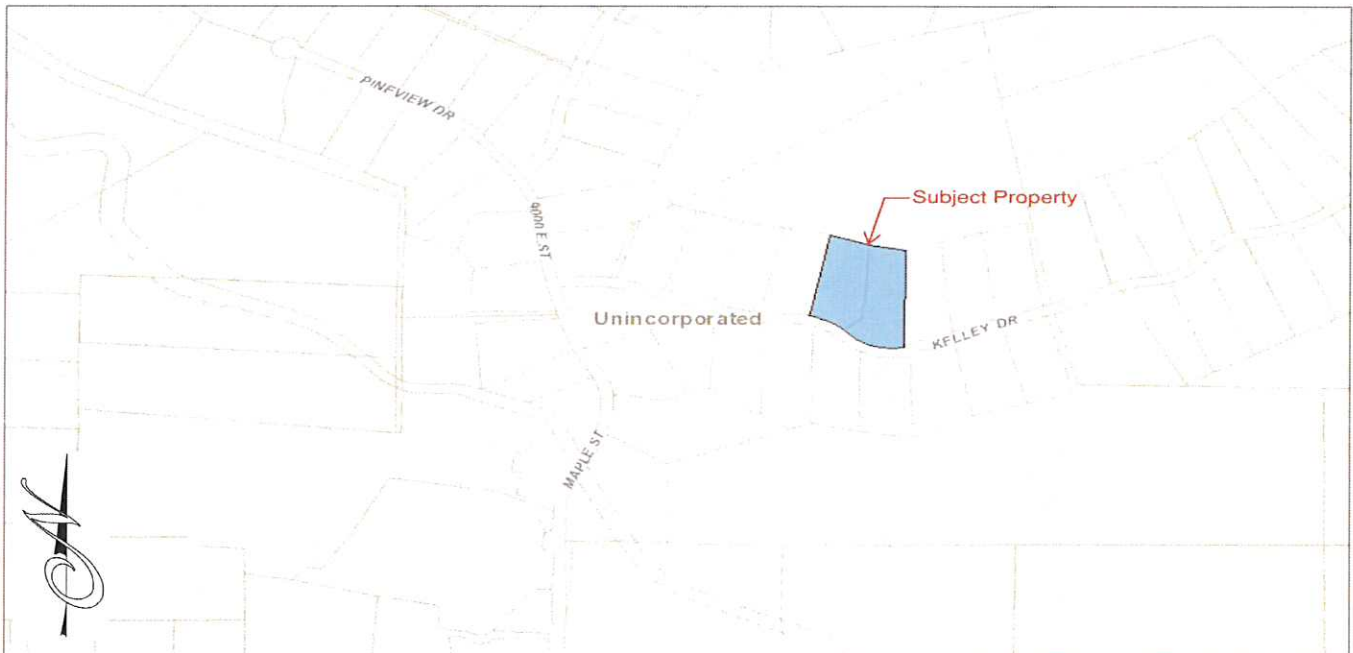
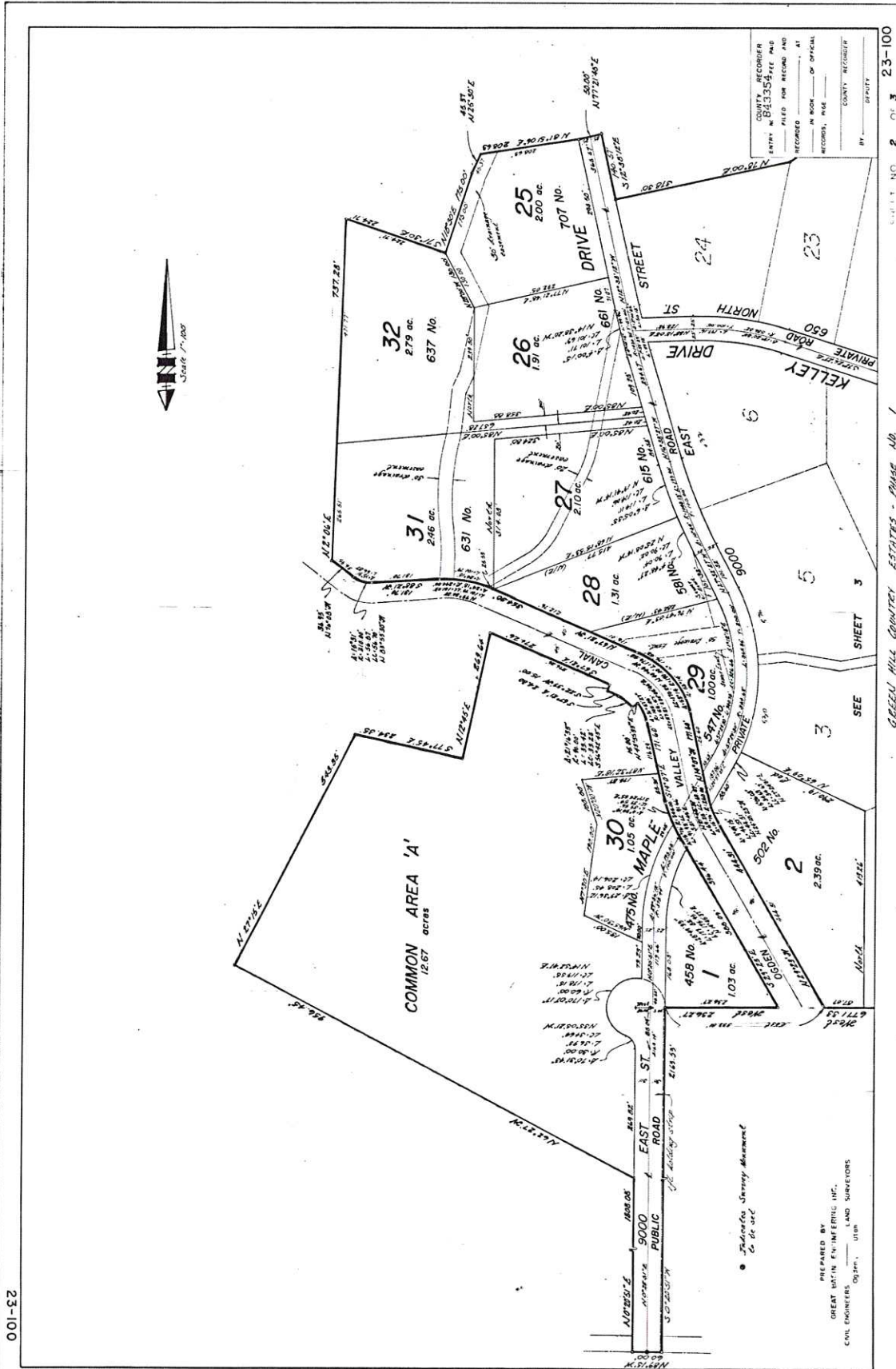


Exhibit A-Original Plat

001-33



COUNTY RECORDER
 ENTRY NO. 843355 SEE PAG
 RECORDED IN BOOK OF OFFICIAL
 RECORDS, PAGE _____ COUNTY RECORDER
 BY _____ DEPUTY

SHEET NO. 2 OF 3 23-100

GREEN HILL COUNTRY ESTATES - PHASE NO. 1

PREPARED BY
 GREAT BAY ENGINEERING INC.
 CIVIL ENGINEERS LAND SURVEYORS
 09371, UTAR

Indicates Survey Monument
 to be set

