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| **WC Logo.emf** | | **Staff Report to the Ogden Valley Planning Commission**  *Weber County Planning Division* | | | |
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| **Synopsis** | | | | | |
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| **Application Information** | | |  | **Argyle Acres Subdivision** | |
| **Application Request:** Final Approval of the Argyle Acres Subdivision (2 lot). | | | Staff Report.jpg | |
| **Agenda Date:** Tuesday, January 25, 2011 | | |
| **Applicant:** Dell and Sheila Argyle | | |
| **File Number:** UVA113010 | | |
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| **Land Information** | | |
| **Approximate Address:** 7948 East 100 South Huntsville, Utah | | |
| **Project Area:** 12.98 Acres | | |
| **Zoning:** AV-3 | | |
| **Existing Land Use:** Vacant | | |
| **Proposed Land Use:** Residential | | |
| **Parcel Identification Number:** 21-007-0001 | | |
| **Township, Range, Section:** 6 N 2 E sec 7, 8, 17 and 18 | | |
|  | | |
| **Staff Information** | | | **Adjacent Land Use** | |
| **Report Presenter:** | Ben Hatfield  bhatfield@co.weber.ut.us  801-399-8766 | | **North:** Agricultural | **South:** Agricultural |
| **Report Reviewer:** | SW | | **East:** Residential | **West:** Agricultural |
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**Applicable Ordinances**

* Title 26 Weber County Subdivision Ordinance
* Zoning Ordinance Chapter 5B AV-3 Zone

**Background**

The applicant is requesting final approval of the Argyle Acres Subdivision located at 7948 East 100 South. The proposed project occupies 12.98 acres and consists of 2 lots. The subdivision lies within the Agricultural Valley - 3 (AV-3) Zone, which requires 3 acres per dwelling and a minimum lot width of 150 feet.

**Lot Compliance to Applicable Ordinances:**

This subdivision does comply with all requirements of the AV-3 zone by providing a minimum of 3 acres and 150 feet of frontage for each lot.

**Other Agency Comments and Recommendations:** Culinary Water will be provided by private wells for each lot. Waste water treatment will be provided by a private septic system.

**Summary of Planning Commission Considerations**

Does this Subdivision meet the applicable County Ordinance requirements?

**Conformance to the General Plan**

The subdivision conforms to the General Plan by meeting the outline of permitted land uses and requirements, and the requirements of the Zone in which it is located.

**Conditions of Approval**

* Requirements and recommendations of the Weber County Engineer’s Office.
* Requirements and recommendations of the Weber County Surveyor’s Office.
* Requirements and recommendations of the Weber County Health Department.
* Requirements and recommendations of the Weber Fire District.

**Staff Recommendation**

Staff recommends final approval subject to staff and other agency comments and recommendations.

**Exhibits**

1. Site Map
2. Subdivision Plat