



Staff Report for Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Reflections Subdivision (6 lots) at approximately 5650 East 1900 North.

Agenda Date: Tuesday, July 26, 2016

Applicant: Cortney Valentine, agent

File Number: UVR 060116

Property Information

Approximate Address: 5650 East 1900 North, Eden UT

Project Area: 25.673 acres

Zoning: Agricultural Valley AV-3 and Shoreline S-1

Existing Land Use: Agricultural

Proposed Land Use: Residential and agriculture

Parcel ID: 20-002-0081

Township, Range, Section: T6N, R1E, Section 2

Adjacent Land Use

| | |
|---------------------------|-----------------------------|
| North: Residential | South: Pineview Res. |
| East: School | West: Agriculture |

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 Agricultural Valley (AV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 10 Shoreline (S-1 Zone)
- Weber County Land Use Code Title 106 (Subdivision)

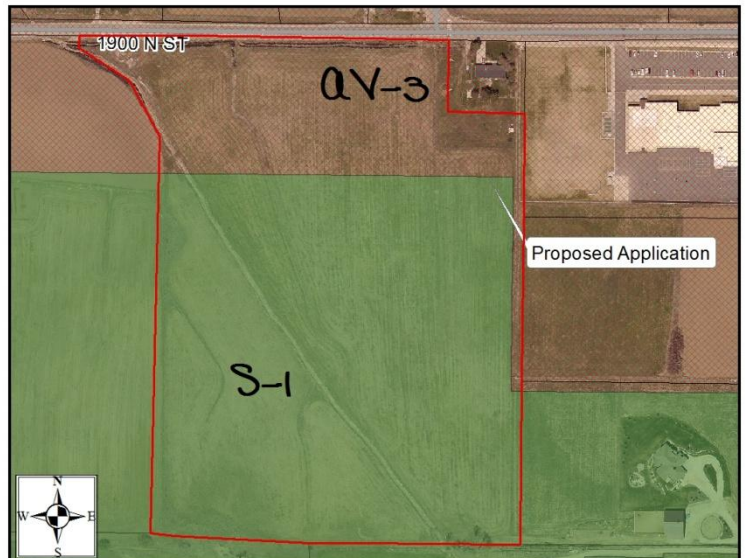
Background

The applicant is requesting final plat approval of Reflections Subdivision (6 lots) at approximately 5650 East 1900 North in the AV-3 and S-1 Zones.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan in a manner that does not detract from the Valley's rural character and natural setting. Subdivisions that meet the requirements of applicable Land Use Codes conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Land Use Code Standards: As part of the subdivision process, the proposal has been reviewed against the adopted current zoning and subdivision code (LUC §106) to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.



Zoning:

Parcels Split by Zoning Boundaries: LUC §104-1-4 explains that when a proposed lot is split by a zoning boundary the standards for area requirements depends on which of the zones has the more restrictive (or larger) area requirement. This is based upon a two-thirds rule.

- If two-thirds of the lot's area is contained in less restrictive zone, the lot may develop based upon the minimum standards of that zone. However the home must be built in that less restrictive zone.
- If this is not the case then the home can be built in the larger zone, but the lot must meet the lot standards of that zone. The area within the less restrictive zone may be applied to lot to meet the larger standard.

Lot area, frontage/width and yard regulations: The proposed 25 acre subdivision is proposed as three lots (5-7) meeting the minimum 5 acre lot area and 300 foot lot width requirements of the S-1 Zone, and three lots (1-3) which are split by a zoning boundary. These three lots (1-3) meet the minimum 3 acre lot area and 150 lot width requirements of the AV-3 Zone, as more than 2/3rds of the lot area is in the less restrictive AV-3 Zone. The homes on Lots 1, 2, and 3 will be required to be built in the AV-3 Zone, which is 350 feet south of 1900 North.

Access: Lots 1, 2, and 3 in the proposed subdivision all front and can have access from 1900 North, although access for Lots 1 and 2 could also access from the private right of way as they function as corner lots. Road dedication is required for 1900 North with a road width of 80 feet as identify by the Ogden Valley Transportation Element Map adopted into the General Plan.

Culinary water and sanitary sewage disposal: A feasibility letter has been provided for the culinary and wastewater systems for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Eden Water Works and wastewater is controlled by individual septic systems.

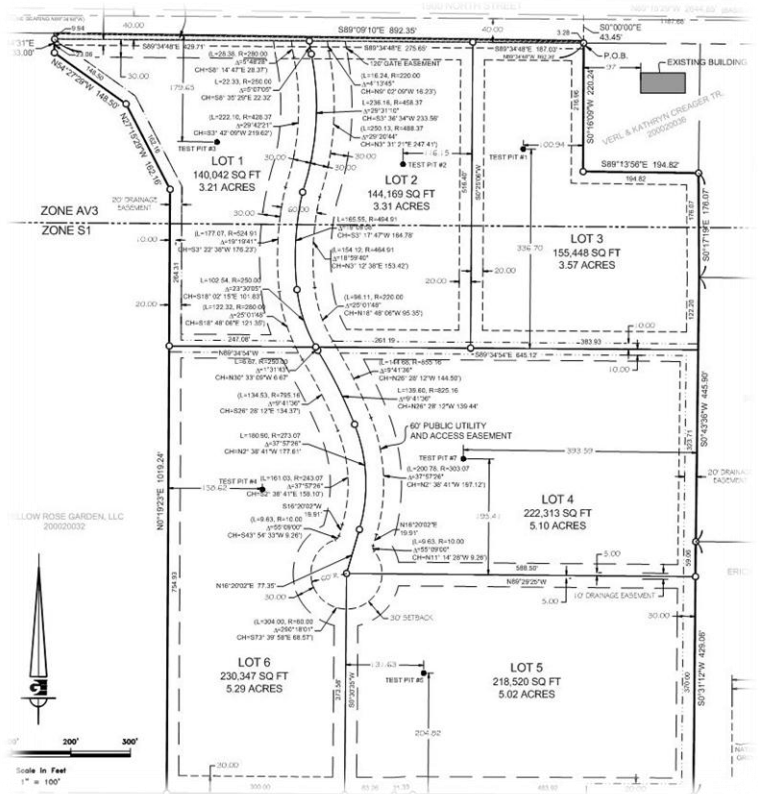
Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office, and the Weber Fire District have reviewed and approved the proposal. All review agency comments have been attached as Exhibit B.

Additional design standards and requirements: As this is a rural subdivision in an agricultural area of the Ogden Valley the applicant is requesting that a recommendation be made to the Weber County Commission to defer the street improvements of curb, gutter, and sidewalk along 1900 North even though the property is near the school. A trail currently exists on this property next to the roadway.

As the lot lines of the subdivision follow the center line of the right of way easement, it has been suggested that an additional front setback be required to 60 feet in lieu of the standard 30 feet. This would allow for the homes to align in a normal fashion along the private access.

Tax clearance: The 2015 property taxes have been paid.

Public Notice: The required noticing for the subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6b.



Summary of Considerations

Does the subdivision meet the requirements of the Land Use Code?

- The subdivision meets the requirements for a subdivision and the zones it is located in.

Staff Recommendation

Staff recommends final plat approval of Reflections Subdivision (6 lots). This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Requirements of the Weber County Engineering Division.
2. Requirements of the Weber-Morgan Health Department.
3. Requirements of the Weber Fire District.
4. Requirements of the Weber County Surveyor's Office.
5. Requirements of the Weber County Recorder.
6. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

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 all applicable County codes.
3. The proposed subdivision will not be detrimental to the 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
- B. Agency review comments

Photo of the proposed subdivision



Exhibit B-Review Agencies Comments

Engineering Review 4

Project: Reflections Subdivision

User: Blane Frandsen

Department: Weber County Engineering Division

Created: 2016-07-19

Approved: Approved

Notes: The SWPPP re-submittal has been received and is acceptable.

Weber County Surveyor's Review 2

Project: Reflections Subdivision

User: Bahy Rahimzadegan

Department: Weber County Surveyor's Office

Created: 2016-07-18

Approved: Approved

Notes: This plat has been approved by the Weber County Surveyor's office; a review must be submitted prior to any changes done to the currently approved plat.