



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and or action on a request for preliminary approval for the Felt Subdivision and a recommendation for the vacation of lot 5 of the Shawn Knight Subdivision No.2 and all public utilities located therein.
<b>Agenda Date:</b>	Tuesday, July 26, 2011
<b>Applicant:</b>	Vince and Alyson Felt
<b>File Number:</b>	UVF062111

### Property Information

<b>Approximate Address:</b>	4911 N 3000 East, Liberty
<b>Project Area:</b>	4.20 acres
<b>Zoning:</b>	AV-3 and FV-3
<b>Existing Land Use:</b>	Agricultural
<b>Proposed Land Use:</b>	Residential and Agricultural
<b>Parcel ID:</b>	22-008-0020 & 22-174-0022
<b>Township, Range, Section:</b>	7N 1E Sec 18

### Staff Information

<b>Report Presenter:</b>	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
<b>Report Reviewer:</b>	SW

## Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 12B (FV-3 Zone)
- Weber County Zoning Ordinance Chapter 5B (AV-3 Zone)
- Weber County Zoning Ordinance Chapter 40 (Ogden Valley Pathways)

## Background

The applicant is requesting preliminary approval of the Felt Subdivision and a recommendation for the vacation of lot 5 of the Shawn Knight Subdivision No.2 and all public utilities located therein, located at 4911 N 3000 East in Liberty. This one lot subdivision is on 4.20 acres and is located in AV-3 and FV-3 zones. Both zones require a minimum of 3 acres in area and a lot width of 150 feet per dwelling. This subdivision is an expansion of a previously existing lot, lot 5 of the Shawn Knight Subdivision Phase 2 which will be vacated. The previously existing lot currently has 150 feet of road improvements for 3000 East. With this subdivision amendment utilities and improvements will be extended and stubbed to the end of the property, which will consist of an additional 280 feet of road and water line.

Presently 3000 east is approximately 850 feet in length; with the additional 280 feet of improvements the total length will be about 1100 feet. This length of road is less than the maximum (1300 feet) block length required by the Subdivision Ordinance (26-2-3-a).

Culinary water is provided by the Liberty Pipeline Company and wastewater treatment is provided by an individual septic tank. A future side path along 3000 East can be placed within the right of way. A new fire hydrant will be placed on 3000 East.

## Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County ordinances?

## Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County ordinances and conforms to the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department
- Requirements of the Weber County Surveyors Department

## Staff Recommendation

Staff recommends preliminary approval of the Felt Subdivision based on its compliance with applicable Weber County Ordinances as explained in this staff report.

## Exhibits

- A. Proposed Preliminary Plat for the Felt Subdivision

## Maps

### Adjacent Land Use

**North:** Vacant/Agricultural  
**West:** Forest

**South:** Residential  
**East:** Residential/Agricultural

### Map 1



