



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an application for final approval of the Hidden Haven Estates 2nd Amendment, consisting of 3 lots and an extended private road.

Type of Decision: Administrative

Agenda Date: Tuesday, April 25, 2017

Applicant: Pineview Partners, LLC, Owner; Randy Shepherd, Owner

File Number: UVH 121416

Property Information

Approximate Address: 1682 North 6250 East, Eden, UT 83410

Project Area: 14.14 acres

Zoning: Agriculture Valley (AV-3) Zone and Shoreline (S-1) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-104-0004, 20-120-0004

Township, Range, Section: T6N, R1E, Section 1 and 2

Adjacent Land Use

North:	Residential	South:	Residential
East:	Pineview Reservoir	West:	Residential

Staff Information

Report Presenter: Steve Burton
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Report Reviewer: RK

Applicable Ordinances

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

Background and Summary

The applicants are requesting final approval of the Hidden Haven Estates 2nd Amendment, consisting of 3 lots and an extended private street. The purpose of the amendment is to create an additional lot by taking acreage from the original Lot 4 of Hidden Haven Estates Subdivision, and the original Lot 12 of Hidden Haven Estates Subdivision Lot 3, 1st Amendment. The existing 50 foot private street will extend into a cul-de-sac to provide adequate frontage to each lot. The proposed amendment is not considered a "small subdivision" because a street will be extended. As such, the final plat must be considered by the Ogden Valley Planning Commission.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley. This request is in conformance with the Ogden Valley General Plan.

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone and the Shoreline (S-1) Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-6-6, the AV-3 zone requires a minimum lot area of 3 acres and a minimum lot width of 150'. In the LUC §104-10-4, the S-1 zone requires a minimum lot area of 5 acres and a minimum lot width of 300'. The portion of all 3 lots that fronts 6250 E is located within the AV-3 Zone and maintains the minimum lot width of 150'. Lots 13 and 14 of the proposed amendment are partially located in the S-1 zone and maintain the minimum lot size of 5 acres. All of Lot 15 of the proposed amendment is located within the AV-3 Zone and is 4.03 acres, maintaining the minimum lot size of 3 acres.

LUC § 104-1-4 outlines area requirements for parcels split by zone boundaries.

The more restrictive zone is the zone which has the larger area requirement.

(1) Where a parcel that is split by a zone boundary contains at least two-thirds of the area required for a lot in the more restrictive zone, the area from the less restrictive zone can be used to meet the total area requirement for the more restrictive zone.

(2) Where a parcel that is split by a zone boundary contains less than two-thirds of the area required for a lot in the more restrictive zone, the home must be built in the less restrictive zone. The parcel area in the more restrictive zone can be used to meet area requirements in the less restrictive zone.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the new lot, Lot 13. The culinary water will be provided by Eden Water Works Company. The sanitary sewage disposal will be an individual waste water treatment system. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Review Agencies: To date, the proposed subdivision has been reviewed by the Engineering Division, Weber Fire District, and the Surveying Division. A condition of approval has been included as part of staff's recommendation for approval. The applicant will need to submit a revised plat with all agencies conditions met prior to recording the final Mylar.

Additional Design Standards: The proposed extended private street meets the minimum width requirement of 50 feet and the cul-de-sac turnaround requirement as outlined in LUC §106-2-2(c) and (d). The proposed amended subdivision will need to meet any additional review agency standards and requirements.

Tax Clearance: There are no outstanding tax payments related to these parcels.

Public Notice: A notice has been mailed not less than 10 calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendations

Staff recommends final approval of the Hidden Haven Estates 2nd Amendment, consisting of 3 lots and an extended private street. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk will be required to be recorded with the final mylar.
2. A financial guarantee will be required as outlined in LUC §106-4-3.

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 applicable county ordinances.
3. The proposed subdivision will not be detrimental to 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. Plat Map
- B. Feasibility letter

Area Map 1



Area Map 2

