



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of the Fox Farm Subdivision, a one lot subdivision consisting of 6.68 acres.

Type of Decision: Administrative

Agenda Date: Friday, June 02, 2017

Applicant: B. Scott Best, Owner

File Number: UVF 041017

Property Information

Approximate Address: 6491 E 1900 N, Eden

Project Area: 6.68 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 20-035-0033

Township, Range, Section: T6N, R1E, Section 01

Adjacent Land Use

North: 1900 N	South: Vacant Agricultural
East: Vacant Agricultural	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

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

Background and Summary

The applicant is requesting approval of the Fox Farm Subdivision, a one lot subdivision consisting of 6.68 acres located at approximately 6491 E 1900 N, Eden, in the AV-3 Zone. A deferral agreement has been submitted regarding culinary and wastewater.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements of 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 proposal conforms to the Ogden Valley General Plan.

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. Single-family dwellings are a permitted use in the AV-3 Zone.

The proposed small subdivision complies with the site development standards of the AV-3 zone including minimum lot area of 3 acres and minimum lot width of 150 feet. The proposed lot is approximately 6.68 acres and has approximately 365.6 feet of frontage along 1900 N.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC 106 chapter 1, and the AV-3 zone standards in LUC 104-06. The proposed subdivision will not create any new public streets. The proposal meets the criteria for “Small Subdivisions”, as defined in LUC 101-1-7, and can be administratively approved per LUC 106-1-5(b)(1).

Culinary water and sanitary sewage disposal: Culinary water is provided by Eden Water Works Company, and sanitary sewer is provided by Pineview West Water Company. The applicant is not proposing a new building lot, feasibility letters regarding water and sewer are not necessary at this time.

Review Agencies: To date, the proposed subdivision has not yet been approved by the any of the other review agencies. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: A notice has been mailed not less than seven 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 Fox Farm Subdivision, a one lot subdivision consisting of 6.68 acres. This recommendation is subject to all review agency requirements.

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.

Administrative Approval

Administrative final approval of the Fox Farm 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.

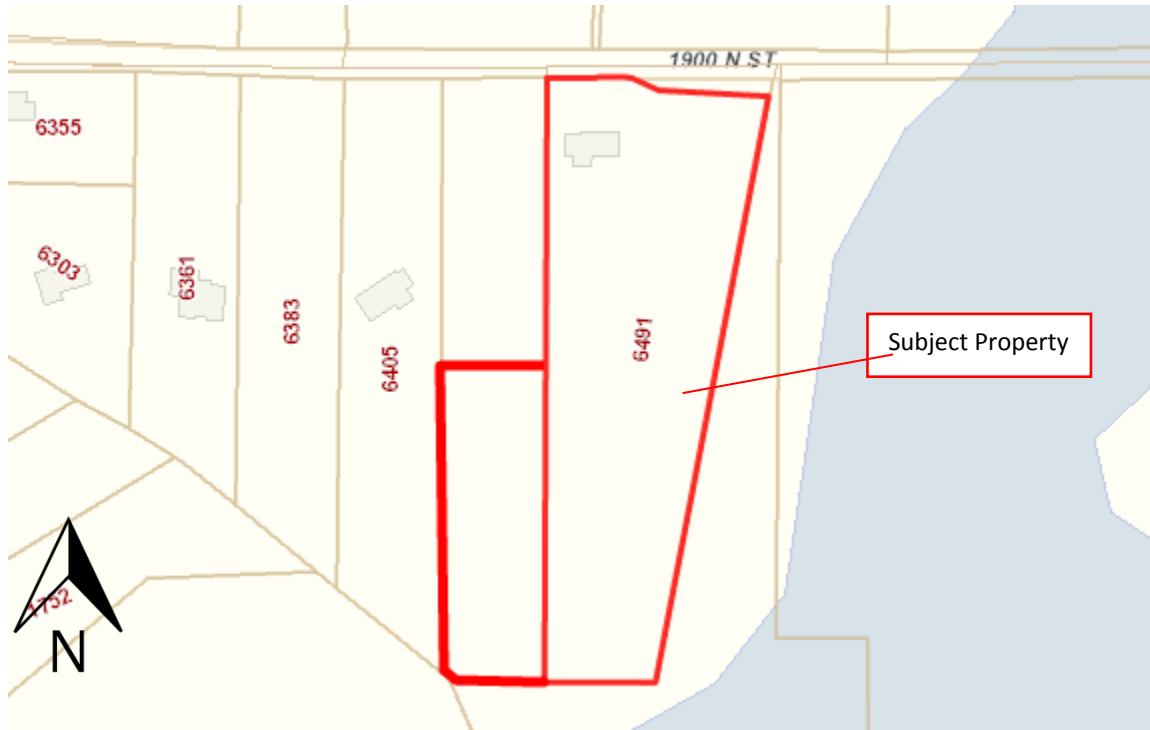
Date of Administrative Approval: Friday, June 2, 2017

Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Application
- B. Plat Map
- C. Feasibility letters

Area Map 1



Area Map 2

