

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

March 7, 2018
4:00-5:00 p.m.

- 1. Consideration and action on an administrative application for final approval of the Carver 1 Lot Subdivision, a one lot subdivision consisting of 5.35 acres.**
- 2. *Adjournment***

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



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 Carver 1 Lot Subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, March 07, 2018

Applicant: Lucas Carver, Owner

File Number: UVC111517

Property Information

Approximate Address: 5675 N. North Fork Rd.

Project Area: 5.35 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 22-004-0112

Township, Range, Section: T7N, R1E, Section 7

Adjacent Land Use

North: Residential	South: Agricultural
East: North Fork Road	West: Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RK

Applicable Ordinances

- Title 101 General Provisions, Section 7, Definitions
- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Weber County Land Use Code Title 106 (Subdivisions)
- Title 108, Natural Hazards Areas

Background and Summary

The applicant is requesting approval of the Carver 1 Lot Subdivision. The proposed subdivision consists of 5.35 acres and is located at approximately 2329 N 5025 E, Eden, UT 84310, in the AV-3 Zone.

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 Zone more particularly described as the AV-3 zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-6-1 as:

“The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the standards in the AV-3 zone in LUC Title 104 Chapter 6. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and

subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The AV-3 Zone has a minimum lot area and a minimum lot width requirement per LUC §104-6-6 for a single family residential dwelling. This lot has an existing residential dwelling, therefore the following development standards will be reviewed upon submittal for a building permit for (accessory use – small accessory buildings):

- Front yard setback: 30 feet
- Side yard setback: 10 feet with total of 2 side yards not less than 24 feet.
- Rear yard setback: 30 feet
- Maximum main building height: 35 feet

The proposed lot configuration meets the width standards in the AV-3 Zone. The lot has adequate area for the AV-3 zone.

Ogden Valley Sensitive Lands Overlay Districts: The North Fork River runs along the rear of the property. Per LUC §104-28-1, A 100' setback must be shown on the subdivision plat to ensure that future development does not encroach into the area.

Culinary water and sanitary sewage disposal: Culinary water is provided by Ogden Valley Water, and sanitary sewer is provided by an onsite septic system.

Natural Hazards: The proposed subdivision is located in a Zone "AE" as determined by FEMA to be 100-year floodplain. Per LUC §108-22-2 (7) (a), (b)

"a. The floodplain standards are written to minimize the loss of life and property when floods do occur, not to ban development outright from the floodplain. In the event the following provisions conflict with those in title 22 of the Weber County Code, the most restrictive shall apply. The Federal Emergency Management Agency (FEMA) has produced official floodplain maps, depicting areas of potential stream flooding for major drainages in Weber County.

b. FEMA recommends that no new development be permitted in the 100-year floodplain unless:

- 1. Detailed engineering study and reports, as required by section 108-22-3, prepared by a state-licensed engineer, show that the proposed development will not increase the flood hazard to other property in the area. Recommendations shall be made for floodproofing or other mitigation techniques for development within flood hazard areas. (Site investigations for proposed development in lake-flooding areas near Great Salt Lake need only indicate the site elevation. Development proposals in areas with elevations less than 4,218 feet will be reviewed with respect to lake-flooding potential and compatibility of proposed use.)*
- 2. The proposed development is elevated above the 100-year flood base elevation."*

Review Agencies: To date, the proposed subdivision has been approved by the Weber County Treasurer's Office, as well as Weber Fire District. Weber County Engineering and Weber County Surveyor have not yet approved the Carver 1 lot Subdivision. 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: 2017 property taxes have been paid in full. 2018 property taxes aren't due until November 30, 2018.

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 Carver 1 lot Subdivision. This recommendation is subject to the following conditions and all review agency requirements, including the following:

1. A 100' setback must be shown on the subdivision plat from the high water mark along the North Fork River per LUC §104-28-2.
2. The plat shall show the floodplain boundaries and when available the floodway boundaries. The plat shall also indicate the base flood elevations in one-foot increments within the floodplain per LUC §106-2-7(c)(6).
3. Any future development within the existing flood hazard area will need to follow all federal, state and local floodplain development 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 Lyons Acres 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:

Rick Grover
Weber County Planning Director


Exhibits

- A. Subdivision Application
- B. Plat Map

Area Map



Exhibit A-Subdivision Application

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
11/14/17			
Subdivision and Property Information			
Subdivision Name			Number of Lots
Carver 1 lot Subdivision			1
Approximate Address		Land Serial Number(s)	
5675 N. N. Fork RD		Parcel # 22-004-0112	
Current Zoning	Total Acreage		
AV-3	5.246		
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment	
Ogden Valley water	N/A	Septic tank & leach field	
Property Owner Contact Information			
Name of Property Owner(s)		Mailing Address of Property Owner(s)	
Lucas Carver		2801 N 400E N Ogden UT 84114	
Phone	Fax		
(801) 845-8320			
Email Address		Preferred Method of Written Correspondence	
Luke Carver 6666@gmail.com		<input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Same as Above			
Phone	Fax		
Email Address		Preferred Method of Written Correspondence	
		<input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer		Mailing Address of Surveyor/Engineer	
Reeve & Associates		5160 S 1500 W Riverdale UT 84405	
Phone	Fax		
(801) 621-3100	(801) 621-2666		
Email Address		Preferred Method of Written Correspondence	
www.reeve-assoc.com		<input checked="" type="checkbox"/> Email <input checked="" type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Property Owner Affidavit			
I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this _____ day of _____, 20____.			
_____ (Notary)			

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name	Number of Lots
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Approximate Address	Land Serial Number(s)
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Current Zoning	Total Acreage
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Culinary Water Provider	Secondary Water Provider	Wastewater Treatment
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Property Owner Contact Information

Name of Property Owner(s)	Mailing Address of Property Owner(s)
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Phone	Fax
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EmailAddress	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)	Mailing Address of Authorized Person
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Phone	Fax
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EmailAddress	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer	Mailing Address of Surveyor/Engineer
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Phone	Fax
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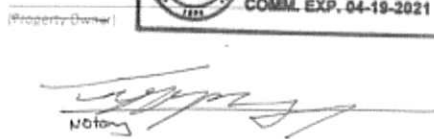
EmailAddress	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Owner Affidavit

I (we) Lucas Carver, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.


(Property Owner)

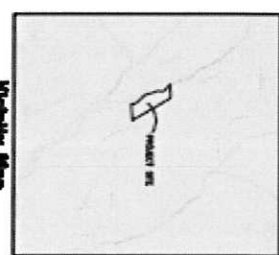
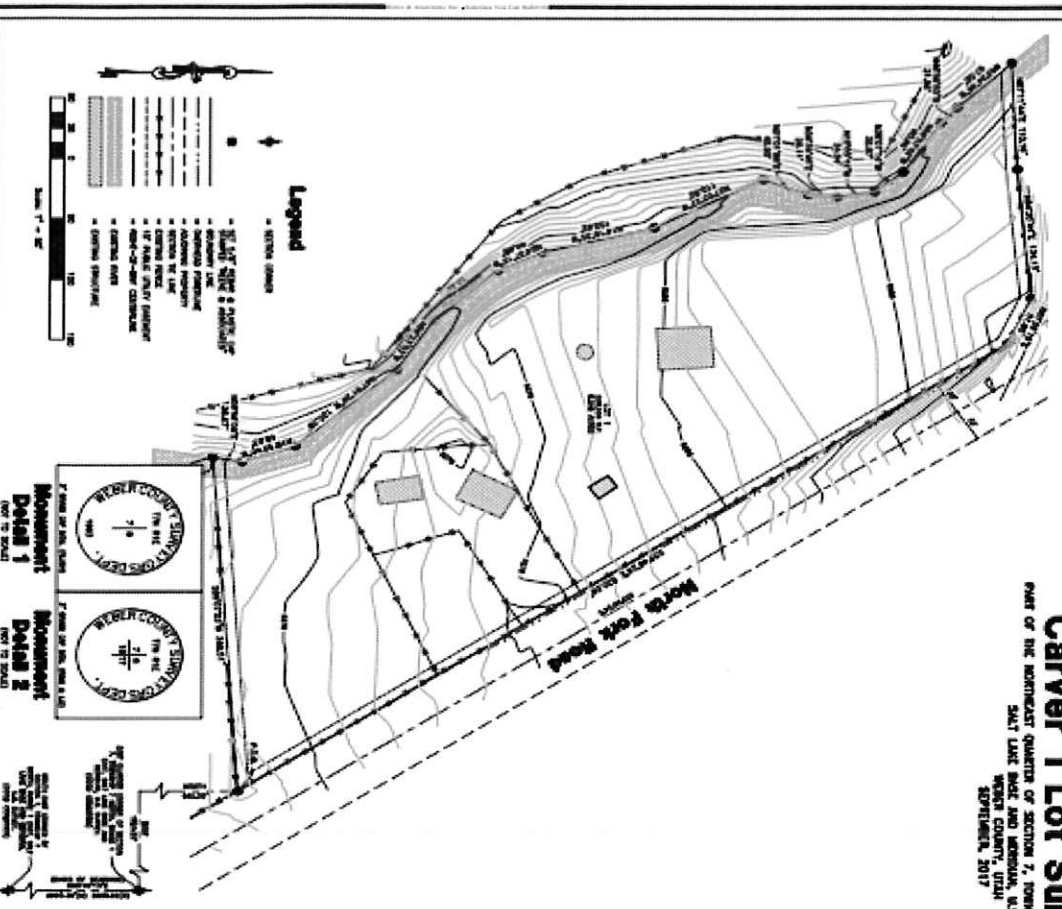

TIFFANY BENNETT
 NOTARY PUBLIC • STATE OF UTAH
 COMMISSION NO. 694824
 COMM. EXP. 04-19-2021


 Notary

Subscribed and sworn to me this 13 day of November, 2017.

Carver 1 Lot Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASIN AND MERRILL, U.S. SURVEY
WYOMING COUNTY, OJAH
SEPTEMBER, 2017



Narrative

BEARING TO THE NEARLY 1/4 SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERRILL, U.S. SURVEY, WYOMING COUNTY, OJAH, AS SHOWN ON THE PLAT MAP, THE CARVER 1 LOT SUBDIVISION IS A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERRILL, U.S. SURVEY, WYOMING COUNTY, OJAH. THE CARVER 1 LOT SUBDIVISION IS A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERRILL, U.S. SURVEY, WYOMING COUNTY, OJAH. THE CARVER 1 LOT SUBDIVISION IS A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERRILL, U.S. SURVEY, WYOMING COUNTY, OJAH.

Boundary Description

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Books of Bearings

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REVE & ASSOCIATES, INC.

REGISTERED PROFESSIONAL SURVEYOR

1000 WEST 1000 SOUTH, SUITE 100, SALT LAKE CITY, UT 84119

PHONE: (801) 487-1000

WWW.REVEANDASSOCIATES.COM

ADVERTISING

THE BOUNDARY IDENTIFICATION OF THE CARVER 1 LOT SUBDIVISION IS AS SHOWN ON THE PLAT MAP. THE BOUNDARY IDENTIFICATION OF THE CARVER 1 LOT SUBDIVISION IS AS SHOWN ON THE PLAT MAP. THE BOUNDARY IDENTIFICATION OF THE CARVER 1 LOT SUBDIVISION IS AS SHOWN ON THE PLAT MAP.