



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final plat approval of Wadman Subdivision.
Agenda Date: Wednesday, March 28, 2018
Applicant: Ryan Wadman, owner
File Number: UVW 121518

Property Information

Approximate Address: 6089 North 2250 East, Liberty, Utah
Project Area: 3 Acres
Zoning: Agricultural Valley 3 (AV-3)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 16-003-0036
Township, Range, Section: T7N, R1W, Section 1

Adjacent Land Use

North:	Residential	South:	Forest
East:	Residential	West:	Forest

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767
Report Reviewer: RK

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 6 (Agricultural Valley Zone AV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting approval of a one lot subdivision that will create a legal residential lot where the owner plans to build a home. The lot will gain access directly from 2250 East Street in Liberty. The parent parcel amounts to 14.6 acres that is currently used for grazing and contains four barns used for agricultural type storage.

As part of the approval process, the proposal has been reviewed against the current Uniform Land Use Code of Weber County, Utah (LUC), and the standards of the AV-3 zone found in LUC §104-6. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity with the 2016 Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

"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."

Lot Area, Frontage Width and Yard Regulations: The Wadman property that is currently 14.6 acres will be reduced to 11.6 acres. This subdivision will create a "Remainder Parcel Not Approved for Development" of which, the remainder parcel boundary and area must be shown on the Wadman Subdivision Phase 1 plat. Lot 1 of Wadman Subdivision Phase 1 is in compliance with the minimum requirements for the AV-3 Zone by meeting the minimum 3 acres in area and the minimum 150 feet in width requirements.

The Site Development Standards for the AV-3 zone are as follows:

Minimum Area: 3 acres

Minimum Lot width: 150 feet

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f))." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Natural Hazards: A Geologic Reconnaissance has been prepared by Simon Associates LLC Dated February 2, 2018, with the Project Number 18-283. Page 6 of the report states that "The property is suitable for the proposed residential development, and that susceptibility of the property to be impacted by landslides, debris flows, rock falls, and surface-fault-rupture is considered low." Page 7 of the geologic reconnaissance, under recommendation number 1, recommends the following: "A soil and foundation investigation be performed by a qualified geotechnical engineering firm prior to design and construction of structures on the property." It is for this reason that a note will be placed on the plat stating that a geotechnical investigation is recommended prior to construction and that the approval of this proposal is conditioned upon a Natural Hazard Disclosure being recorded with the final Mylar.

Flood Zone: This parcel is within a flood zone D where no flood hazard analysis has been conducted and zone X within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary and Secondary Water: Cole Canyon Water Company has provided a will-serve letter stating availability for the applicant to connect to the mainline.

Sanitary System: Weber-Morgan Health Department has provided a feasibility letter showing percolation rates are suitable for this proposal. Prior to signing the Mylar, the Health Department requires that the test pit location is shown on the plat.

Review Agencies: The Weber County Fire District has conditionally approved this proposal with a requirement that the applicant submits a written response to a series of questions. Weber County Planning, Surveying, and Engineering have submitted reviews that will need to be addressed prior to recording the final subdivision plat.

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 Recommendation

Staff recommends final plat approval of Wadman Subdivision Phase 1, consisting of 1 lot. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The location of the perc test must be shown on the final plat.
2. The remaining parcel boundary and area, using recorded or measured information, will be shown on the subdivision plat with the note stating: "Remaining Agricultural Parcel, Not Approved for Development."
3. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

4. A note will be placed on the plat stating that a geotechnical investigation is recommended prior to construction and that the approval of this proposal is conditioned upon a Natural Hazard Disclosure being recorded with the final Mylar.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Wadman Subdivision Phase 1, consisting of 1 lot, 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: 3/28/18



Rick Grover
Weber County Planning Director

Exhibits

- A. Wadman Subdivision Plat
- B. Current Recorders Plat
- C. Health Department Feasibility Letter
- D. Culinary and Secondary Water Letter