



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for approval of Eastwood Estates No 10 2nd Amendment, a proposal to reconfigure the non-buildable area within lots 28 and 29.

**Agenda Date:** Wednesday, October 03, 2018

**Applicant:** Keith Christian, Authorized Representative

**File Number:** LVE 061218

### Property Information

**Approximate Address:** 5973 Spring Canyons Road

**Project Area:** 3.66 Acres

**Zoning:** Residential Estates (RE-20)

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 07-254-0008, 07-254-0009

**Township, Range, Section:** T5N, R1W, Section 24

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RG

## Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates RE-20)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

## Development History

Eastwood Estates Subdivision Number 10 was recorded on September 5, 1979.

## Background and Summary

The applicant is requesting approval of an amendment to the non-buildable area that was placed on lots 28 and 29 of Eastwood Estates Subdivision No. 10 (see Exhibit B). Access to the home will be exclusively from Spring Canyon Road and access to the tennis court will be from Melanie Lane.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the RE-20 Zone found in LUC §104-3. The following section is a brief analysis of this project against current land use regulations.

## Analysis

**General Plan:** This proposal conforms to the 1970 South East Planning Area Master Plan by encouraging medium density development that avoids geologic hazards thereby minimizing loss of property (see pages 9-16 of the master plan).

**Zoning:** The property is located in the RE-20 Zone. The purpose of this zone is stated in the LUC §104-3-1.

*"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."*

**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.

**Drinking Water Source Protection Zone:** This proposal is located in a Drinking Water Source Protection Zone #4. The prohibited uses within these zones may be found in LUC §108-18-6 (4). The intention of the landowner is to build a home and pursue residential type uses which are permitted.

**Natural Hazards:** A Geologic Hazard Investigation has been prepared by Western Geologic, Dated September 1, 2015. The Conclusions and recommendations portion of the Geologic report states that "Hazards posing a high risk to the site are earthquake ground shaking and radon. Moderate risk hazards include Faulting, landslides, and debris flows. No structures intended for human occupancy should be located in the west boundary without additional trenching to evaluate if active faults may be present. Streets, driveways, yards, tennis courts and non-occupied, non-attached features may be constructed within this area without further trenching studies. A geotechnical engineering study should be conducted prior to construction to address soil conditions, site grading, drainage, design, and slope stability. A Geotechnical Study has been conducted by GSH on September 9, 2015, job number 1931-01N-15 (see Exhibit E).

**Building Site:** The applicant has provided on the plat a delineation locating the buildable area within lots 28 and 29. There will also be a note placed on the plat for purchasers of the lot stating that development shall take place only within such designated areas. This requirement comes from LUC§106-1-8 (c)(4)(b).

**Flood Zone:** This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

**Secondary Water:** Secondary water services from Weber Basin Conservancy District for lots 28 and 29 were secured back when the subdivision was recorded.

**Culinary Water:** Culinary water services from the Uintah Highlands Improvement District for lots 28 and 29 were secured back when the subdivision was recorded.

**Sewer Services:** Sewer services from the Uintah Highlands Improvement District for lots 28 and 29 were secured back when the subdivision was recorded.

**Review Agencies:** The Weber County Fire District has approved this proposal. Weber County Planning, Engineering, and Surveying have submitted comments that have been addressed by a revised subdivision plat.

**Public Notice:** Noticing was provided to all property owners of record within 500 feet of the subject property.

## Staff Recommendation

Staff recommends final plat approval of Eastwood Estates Subdivision No. 10 2<sup>nd</sup> Amendment, a proposal to reconfigure the buildable area within lots 28 and 29. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. A deferral agreement must be entered into by the owner and the agreement shall be 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 Eastwood Estates Subdivision No. 10 2<sup>nd</sup> Amendment, a proposal to reconfigure the buildable area within lots 28 and 29 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: 10/3/18

  
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Rick Grover

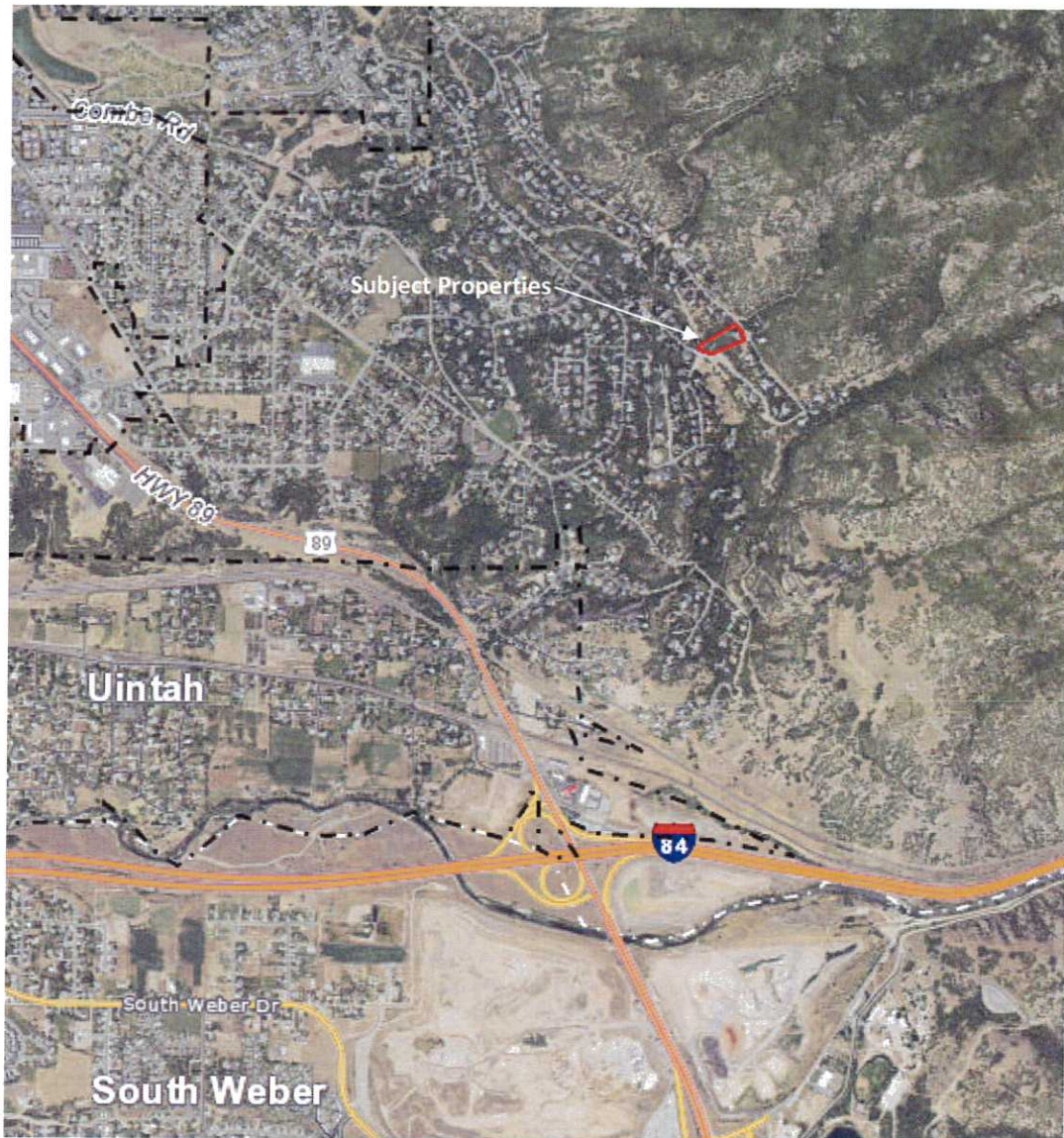
Weber County Planning Director



## Exhibits

- A. Eastwood Estates No 10, 2<sup>nd</sup> Amendment
- B. Eastwood Estates No 10
- C. Current Recorders Plat
- D. Geologic Hazard Evaluation
- E. Geotechnical Study

## Area Map

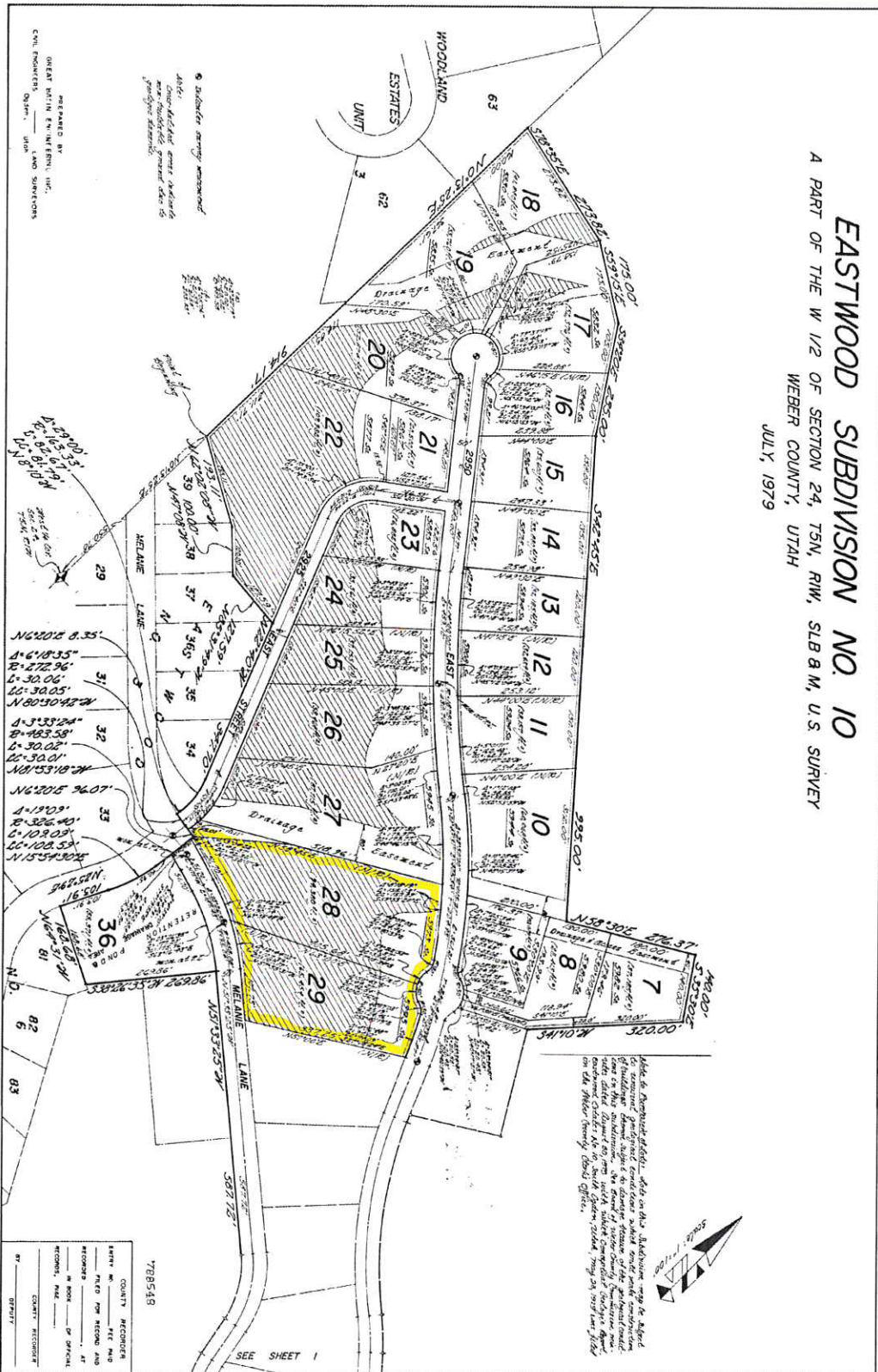






51-22

**EASTWOOD SUBDIVISION NO. 10**  
 A PART OF THE W 1/2 OF SECTION 24, T5N, R1W, SLB 8M, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 JULY, 1979



22-75 SHEET 2 OF 2



PART OF WEST 1/2 OF SEC. 24 T.5N., R.1W., S.L.B. & M.  
EASTWOOD SUBDIVISION NO. 10

254

LOTS 7-11, 29, 36

AMENDED LOTS 26-28

IN WEBER COUNTY

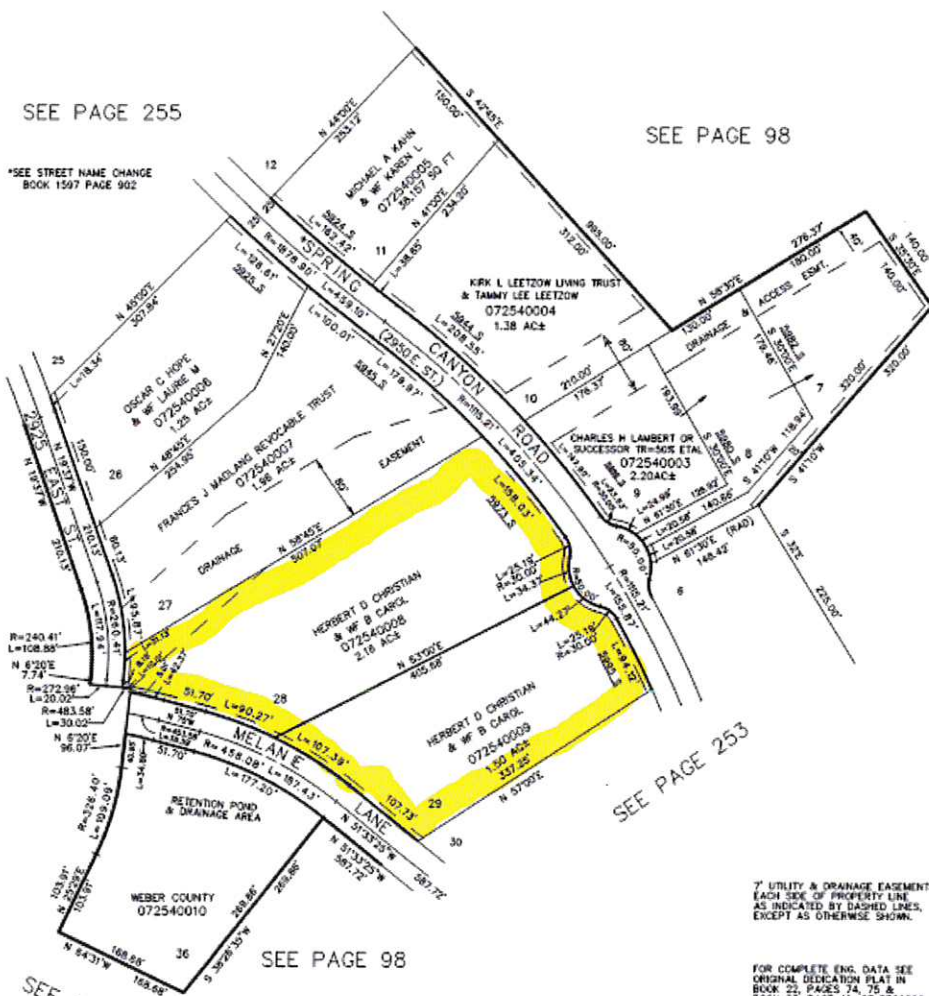
TAXING UNIT: 159

SCALE 1"=100'

SEE PAGE 255

SEE PAGE 98

\*SEE STREET NAME CHANGE  
BOOK 1597 PAGE 902



7' UTILITY & DRAINAGE EASEMENTS  
EACH SIDE OF PROPERTY LINE  
AS INDICATED BY DASHED LINES,  
EXCEPT AS OTHERWISE SHOWN.

FOR COMPLETE ENG. DATA SEE  
ORIGINAL DEDICATION PLAT IN  
BOOK 23, PAGES 74, 75 &  
BOOK 23, PAGE 49, OF RECORDS.