



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for final plat approval of Nordic Valley Minor Subdivision  
**Type of Decision:** Administrative  
**Agenda Date:** Wednesday, September 12, 2018  
**Applicant:** Edwin Heater and Dennis Miller  
**File Number:** UVN072718

### Property Information

**Approximate Address:** 2770 N 3750 E  
**Project Area:** 1.07 acres, 1.13 acres  
**Zoning:** Forest Valley 3 (FV-3)  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Parcel ID:** 22-054-0005, 22-022-0059  
**Township, Range, Section:** T7N, R1E, Section 28

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Steve Burton  
[sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us)  
801-399-8766

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14, Forest Valley Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

## Background and Summary

The applicants are requesting final approval of Nordic Valley Minor Subdivision, consisting of a boundary line adjustment between two lots. The proposed Lot 1 was originally Lot 40 of Nordic Valley Estates No. 2, and the proposed Lot 2 was originally Lot 2 of Nordic View Subdivision No. 2. The proposed boundary line adjustment will maintain the acreage (3 acres) and frontage (150 feet) required by the FV-3 zone.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

## Analysis

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

**Zoning:** The subject property is located in the Forest Valley Zone (FV-3). The purpose and intent of the zone is described in LUC §104-14-1 as follows:

*The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance the standards in the FV-3 zone in LUC §104-14. The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The FV-3 zone requires a 3 acre minimum lot area and a minimum lot width of 150 feet. The original subdivision plats for each of the respective lots were platted when the zoning allowed for 1 acre minimum lot sizes. The proposed amended plat will still reflect the 1 acre requirement, as Lot 2 will be 1.06 acres and Lot 1 will be 1.07 acres in size. Each lot will meet the 150 foot width requirement.

Based on the proposed lot configuration, the proposed lot meets the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal. 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.

Culinary water and sanitary sewage disposal: Feasibility letters were not required with the proposal as both lots have been previously platted.

Review Agencies: The Weber County Engineering Division and the Weber County Surveyor's have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments, including comments from the Fire District will need to be addressed.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 1, 2018.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

## Staff Recommendation

Staff recommends final approval of Nordic Valley Minor Subdivision. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal.
2. 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.

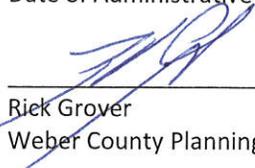
This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

## Administrative Approval

Administrative final approval of Nordic Valley Minor 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: 9/12/18

  
Rick Grover  
Weber County Planning Director

## Exhibits

- A. Nordic Valley Minor Subdivision plat
- B. Nordic Valley Estates No. 2 plat
- C. Nordic View Subdivision No. 2 plat

## Location Map 1

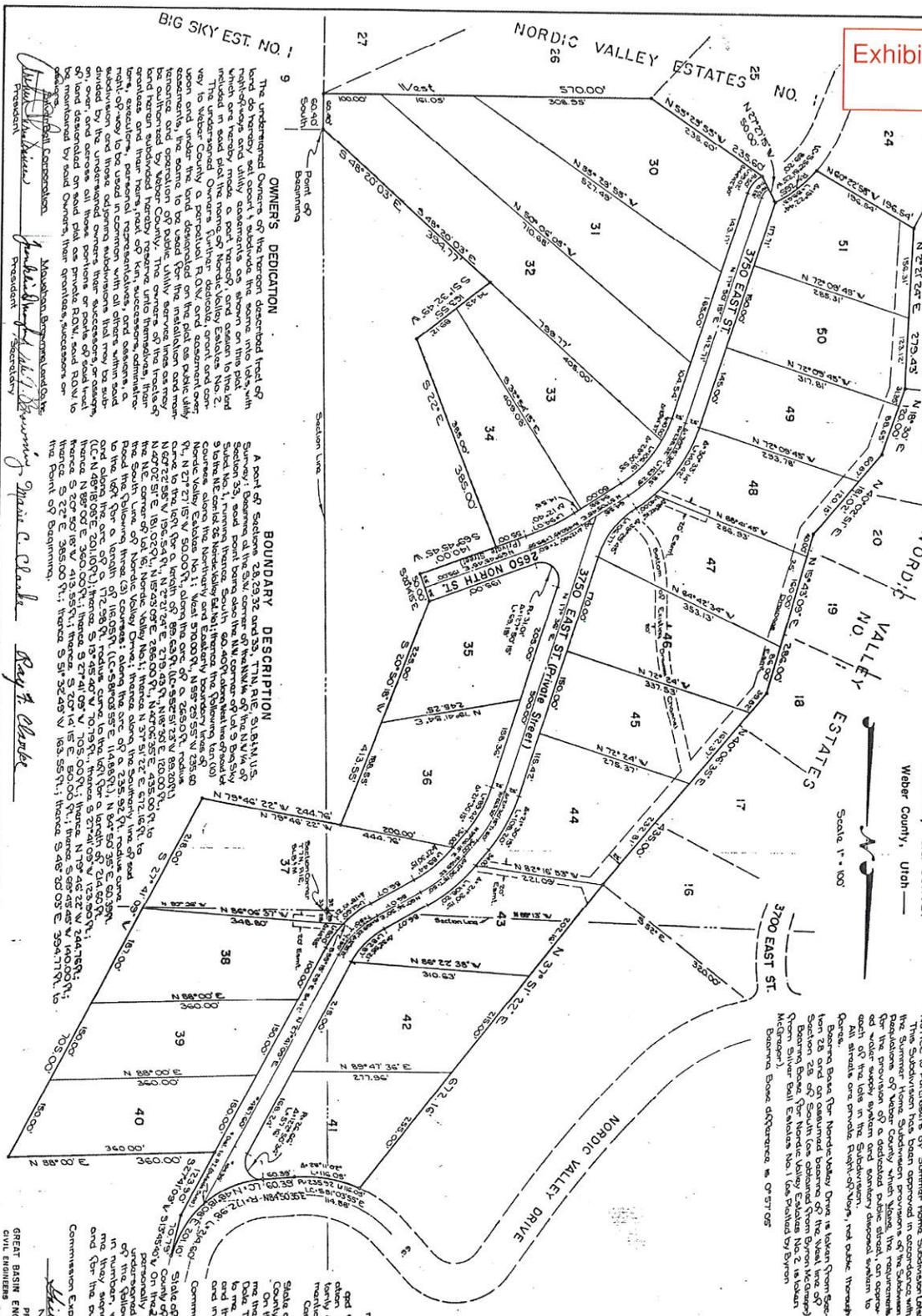




Exhibit B

# SUMMER HOME SUBDIVISION NORDIC VALLEY ESTATES NO. 2

PART OF SECTIONS 28, 29, 32 & 33, T7N, R1E,  
SLB 8M, U.S. SURVEY  
Weber County, Utah



Notice to Purchasers of Summer Home Subdivision  
This Subdivision has been approved in accordance with the Summer Home Subdivision provisions of the Subdivision Act of Utah, which state that the requirements of water supply system and road public street on each lot of the lots in the Subdivision, and the public street on each lot of the lots in the Subdivision, shall be provided by the State. For Nordic Valley Estates No. 2, a Water Supply System and Road Public Street have been provided by the State. For Nordic Valley Estates No. 2, a Water Supply System and Road Public Street have been provided by the State. For Nordic Valley Estates No. 2, a Water Supply System and Road Public Street have been provided by the State.

**COUNTY ATTORNEY**  
I have read the proposed plat of Nordic Valley Estates No. 2 and find that it complies with the County ordinances applicable thereto.  
*[Signature]*  
County Attorney

**PLANNING COMMISSION**  
This is to certify that the plat of Nordic Valley Estates No. 2 is hereby approved by the County Planning Commission. It is approved on this 12th day of July, A.D. 1970.  
*[Signature]*  
Chairman

**COUNTY APPROVAL**  
This is to certify that this plat of Nordic Valley Estates No. 2 is hereby approved by the County Engineer. It is approved on this 12th day of July, A.D. 1970.  
*[Signature]*  
County Engineer

**SURVEYORS CERTIFICATE**  
I, Jay R. Anderson, a registered land surveyor in the State of Utah, do hereby certify that this plat of Nordic Valley Estates No. 2, in Weber County, Utah, and as a true and correct representation of the following description of lands included in said subdivision based on data compiled by me and a survey made by me on the ground.  
*[Signature]*  
Surveyor

**ACKNOWLEDGEMENT**  
State of Utah, ss: I, Jay R. Anderson, registered land surveyor in the State of Utah, do hereby certify that this plat of Nordic Valley Estates No. 2, in Weber County, Utah, and as a true and correct representation of the following description of lands included in said subdivision based on data compiled by me and a survey made by me on the ground.  
*[Signature]*  
Surveyor

**OWNERS' DEDICATION**  
The undersigned Owners of the herein described tract of land do hereby set apart & dedicate to the public, with right-of-way and utility easements on shown on this plat included in said plat the name of Nordic Valley Estates No. 2. The undersigned Owners further dedicate, grant and convey to Weber County a perpetual R.O.W. and easement over easements, the same to be depicted on the plat as public utility easements and operation of public utility services to be authorized by Weber County. The owners of the heads of easements and the road hereby reserve unto themselves, their heirs, executors, personal representatives, and assigns the right-of-way to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided and across all those portions or portions of the same of land designated on said plat as private R.O.W., said R.O.W. to be maintained by said Owners, their heirs, executors or assigns.

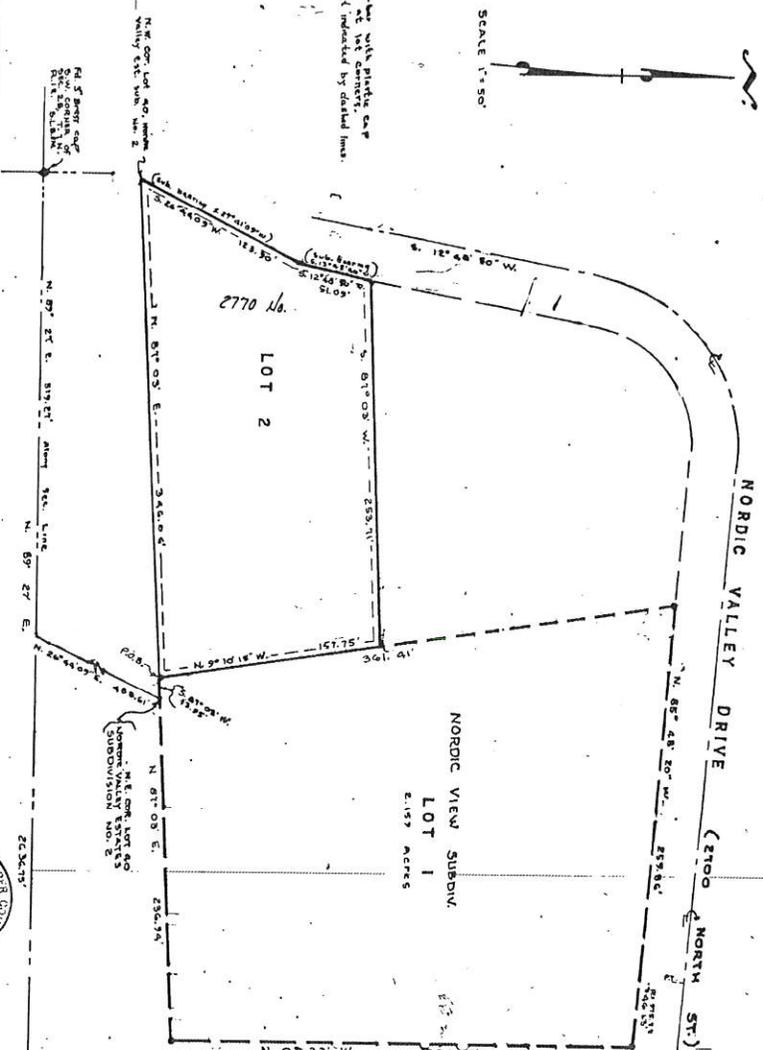
**BOUNDARY DESCRIPTION**  
A part of Section 28, T7N, R1E, SLB 8M, U.S. Survey; Section 29, T7N, R1E, SLB 8M, U.S. Survey; Section 32, T7N, R1E, SLB 8M, U.S. Survey; and Section 33, T7N, R1E, SLB 8M, U.S. Survey, all in Weber County, Utah, do hereby set apart & dedicate to the public, with right-of-way and utility easements on shown on this plat included in said plat the name of Nordic Valley Estates No. 2. The undersigned Owners further dedicate, grant and convey to Weber County a perpetual R.O.W. and easement over easements, the same to be depicted on the plat as public utility easements and operation of public utility services to be authorized by Weber County. The owners of the heads of easements and the road hereby reserve unto themselves, their heirs, executors, personal representatives, and assigns the right-of-way to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided and across all those portions or portions of the same of land designated on said plat as private R.O.W., said R.O.W. to be maintained by said Owners, their heirs, executors or assigns.

**NOTARY PUBLIC**  
I, [Name], Notary Public, do hereby certify that the foregoing plat of Nordic Valley Estates No. 2, in Weber County, Utah, was prepared and signed by the undersigned Owners of the same on this 12th day of July, A.D. 1970.  
*[Signature]*  
Notary Public

**PREPARED BY**  
GREGG BLAIR ENGINEERING & SURVEYING, INC.  
CIVIL ENGINEERS  
0944 - Utah

# NORDIC VIEW SUBDIVISION NO. 2

LOCATED IN THE SW 1/4 OF SECTION 26, 17N, R1E, SLB 4M.  
WEBER COUNTY, UTAH



**WEBER COUNTY ATTORNEY**  
I have examined the Subdivision documents submitted with this plat and find they conform to the provisions of the Utah Subdivision Act and the provisions of the Utah Platting Act. I am hereby certifying that this subdivision is in accordance with the provisions of the Utah Subdivision Act and the provisions of the Utah Platting Act.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_ 1989  
Signature \_\_\_\_\_

**WEBER COUNTY PLANNING COMMISSION**  
I hereby certify that this subdivision meets the requirements of the Utah Subdivision Act and the provisions of the Utah Platting Act as required by the Weber County Planning Commission on the \_\_\_\_\_ day of August 1989.  
Signature \_\_\_\_\_  
Weber County Planning Commission

**WEBER COUNTY ENGINEER**  
I hereby certify that I have inspected the lines of survey of the foregoing plat legal description correct and approved which I also approve improvements shown thereon. I also approve improvements shown thereon and drawings for this Subdivision.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_ 1989  
Signature \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE**  
I hereby certify that this Subdivision meets the requirements of the Utah Subdivision Act and the provisions of the Utah Platting Act as required by the Weber County Commission on the \_\_\_\_\_ day of \_\_\_\_\_ 1989.  
Chairman, Weber County Commission

**WEBER COUNTY RECORDER**  
DATE FILED FOR RECORD AND RETURNED TO SUBMITTER  
RECORDED DECEMBER 15, 1989  
BY: \_\_\_\_\_  
COUNTY RECORDER

**SURVEYORS CERTIFICATE**  
I, Larry M. Butters, a registered Land Surveyor in the State of Utah, do hereby certify that this plat of Nordic View Subdivision No. 2 is a true and correct representation of the land as shown on the ground and correct representation of the same as shown on the ground. I am hereby certifying that this subdivision is in accordance with the provisions of the Utah Subdivision Act and the provisions of the Utah Platting Act. I am also certifying that this subdivision meets the requirements of the Utah Subdivision Act and the provisions of the Utah Platting Act as required by the Weber County Commission on the \_\_\_\_\_ day of \_\_\_\_\_ 1989.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_ 1989.  
LARRY M. BUTTERS  
REGISTERED LAND SURVEYOR  
No. 2594  
UTAH

**OWNERS DEDICATION**  
We, the undersigned Owners of the herein described tract of land, do hereby dedicate and subdivide the same into lots and streets as shown on the attached plat and tract Nordic View Subdivision No. 2 and do hereby dedicate the same to the public use of the people of the State of Utah and do hereby dedicate the same to the public use of the people of the State of Utah and do hereby dedicate the same to the public use of the people of the State of Utah. We, the undersigned Owners, do hereby dedicate the same to the public use of the people of the State of Utah and do hereby dedicate the same to the public use of the people of the State of Utah. We, the undersigned Owners, do hereby dedicate the same to the public use of the people of the State of Utah and do hereby dedicate the same to the public use of the people of the State of Utah.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_ 1989.  
James R. Stoop  
James R. Stoop

**ACKNOWLEDGEMENT**  
On this \_\_\_\_\_ day of \_\_\_\_\_ 1989, Personally appeared before me, the undersigned Notary Public, the signers of the above Owner Dedication, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.  
Notary Public \_\_\_\_\_

**BOUNDARY DESCRIPTION**  
A part of the Southeast 1/4 of Section 26, T. 17 N., R. 1 E., S. 1 B., SLB. 4 M., U.S. Survey, containing 20.00 acres, more or less, is shown on the attached plat and tract Nordic View Subdivision No. 2 and do hereby dedicate the same to the public use of the people of the State of Utah and do hereby dedicate the same to the public use of the people of the State of Utah. We, the undersigned Owners, do hereby dedicate the same to the public use of the people of the State of Utah and do hereby dedicate the same to the public use of the people of the State of Utah.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_ 1989.  
James R. Stoop  
James R. Stoop