



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**June 19, 2019
4:00 to 5:00 p.m.**

- 1. Discussion: Felix Lleverino - UVP 052219 – Consideration and action on a request for approval of Prince Subdivision, a two-lot subdivision and an amendment to the Irene Ogden Subdivision No. 4.**
- 2. Adjournment**

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st 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 to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Prince Subdivision, a two lot subdivision and an amendment to Irene Ogden Subdivision No 4.

Agenda Date: Wednesday, June 19, 2019

Applicant: Jack and Janet Prince, owner

File Number: UVP 052219

Property Information

Approximate Address: 2867 North 5100 E, Eden, Utah 84310

Project Area: 6.11 Acres

Zoning: Agricultural Valley 3 (AV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-123-0002

Township, Range, Section: T7N, R1E, Section 27

Adjacent Land Use

North: Agricultural/Residential	South: Residential/Agricultural
East: Residential/Residential	West: Residential

Staff Information

Report Presenter: Felix Lleverino
fleverino@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 6 (Agricultural Valley Zone, AV-3)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- 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 two-lot subdivision that fronts directly on 5100 East Street, which is a county public right-of-way. Lot 2, which is a 3.115 acres parcel, has an existing single family dwelling. Lot 1, which is 3 acres, is currently vacant.

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 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 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."

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 and one that no new streets are being created or realigned."

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

Culinary Water: The owner has obtained a culinary water will-serve letter from Eden Water Works Company. As a condition of service the company requires proof of secondary water. The owners have provided proof that they own stock in Wolf Creek Irrigation Company for irrigation water.

Sanitary System: Weber-Morgan Health Department has approved this proposal with a requirement that the plat show the test pit location and soil horizon information.

Review Agencies: The Weber County Fire District has posted a request for information regarding fire hydrants and has included development requirements. Weber County Engineering has required that the developer enters into a deferral agreement and that owners accept responsibility for stormwater runoff. Weber County Planning Division and Surveyors Office have posted reviews that will be addressed by a revised plat.

Public Notice: All property owners of record within 500 feet of the subject property received notice by mail.

Staff Recommendation

Staff recommends final plat approval of Prince Subdivision, consisting of two lots. The following conditions are included with the Planning Staff's recommendation:

1. The subdivision plan shall meet all Weber County reviewing agency requirements prior to recording the final Mylar.
2. The owner will provide proof of secondary water as required by Eden Water Works, the culinary water provider, prior to recording the subdivision plat.
3. The owner enters into a deferral agreement.

The following findings are the basis for the planning staff's recommendation:

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 Prince Subdivision, a two lot subdivision and an amendment to Irene Ogden Subdivision No 4., 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. Prince Subdivision Plat
- B. Irene Ogden Subdivision No. 4 Plat
- C. Current Recorders Plat
- D. Health Department feasibility letter
- E. Eden Water Works Will Serve Letter

Area Map



