



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for final plat approval of Liberty Creek Estates Phase 1, located at 3800 N 2900 E, Liberty.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, August 21, 2019

**Applicant:** Cecil Satterthwaite

**File Number:** UVL072319

### Property Information

**Approximate Address:** 3800 N 2900 E, Liberty

**Project Area:** 25.246 acres

**Zoning:** Agricultural Valley (AV-3)

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 22-009-0040

**Township, Range, Section:** T6N, R1E, Section 19

### 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)  
801-399-8768

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley (AV-3)
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Background and Summary

The applicant is requesting final administrative approval of a one lot subdivision called Liberty Creek Estates Phase 1, consisting of 25 acres. 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 and the applicable subdivision requirements as required in the LUC.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

**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.*

Site development standards:

The proposed subdivision complies with the lot area and width standards of the AV-3 zone. The minimum lot size is three acres and the minimum lot width is 150 feet. The proposed lot 1 is 25 acres in area and contains 567 feet of frontage along 2900 East Street.

Culinary water and sanitary sewage disposal: The new lot will receive culinary water service from Liberty Pipeline water district and the wastewater disposal will be handled by a septic system. Feasibility letters from the culinary water provider and the health department have been provided regarding water and septic.

Natural Hazards A portion of the subdivision is located within a geologic hazards study area and a geologic hazards report has been prepared by Western Geologic & Environmental, LLC. Any development of the lot will need to follow all recommendations outlined in the report. A note will be required to be added to the final plat indicating that a hazards report has been prepared for the subdivision and that the report is on file with the county to review. A natural hazards notice will also be filed on the property as required by Chapter 22, Natural Hazards Areas.

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

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 Liberty Creek Estates Phase 1 (UVL072319). This recommendation for approval is subject to all applicable review agency requirements and 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 the Weber County Land Use Code.

### Administrative Approval

Administrative final approval of Liberty Creek Estates Phase 1 (UVL072319) 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: 8/22/19

  
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Rick Grover  
Weber County Planning Director

### Exhibits

- A. Final subdivision plat



# Location Map 1



