



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of Green Hills Country Estates Phase 6 1st Amendment, consisting of one lot with a request to designate a buildable area within lot 107.

Type of Decision: Administrative

Agenda Date: Wednesday, November 06, 2019

Applicant: Randy Aadland, owner

File Number: UVG 092019

Property Information

Approximate Address: 1088 Maple St., Eden, UT

Project Area: 4.75 Acres

Zoning: Forest (F-5) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-082-0002

Township, Range, Section: T6N, R2E, Section 9

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 9 (F-5 Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting approval of an amendment to lot 107 of Green Hills Country Estates Phase 6, a cluster type development, for designating a buildable area within the lot. This property slopes down to the west and overlooks the Ogden Valley. Ground cover consists of common grasses, weeds, and sagebrush. The zoning for this area is F-5. Sole access to the lot is from a private road called Maple Drive.

A traversing driveway designed by a licensed engineer will be built to access the home-site.

Based on the Weber County geologic map, this parcel is located within a Natural Hazards Study Area. In order to determine the type and severity of hazards that may exist, the applicant has contracted with Christensen Geotechnical and GCS Geoscience. The associated reports are available for review at the Weber County Planning Office.

The proposed subdivision amendment to designate a buildable area conforms to the applicable zone and subdivision requirements defined in the Land Use Code of Weber County Utah.

Analysis

General Plan: Green Hills Country Estates Phase 6 1st Amendment provides for rural development that enhances the Valley's Character (see page 4 of the Ogden Valley General Plan).

Zoning: The property is located in the F-5 Zone. LUC §104-9-1 states the purpose of this zone and is as follows:

"The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas."

Green Hills Country Estates Phase 6 1st Amendment consists of one lot and no new streets are being created or realigned. This subdivision qualifies for administrative approval as a small subdivision pursuant to the definition of a small subdivision found in 101-1-7 (Definitions).

Lot Area, Frontage Width and Yard Regulations: The boundaries of this lot is not changing. Designating a buildable area through the subdivision plat amendment conforms to subdivision code and all other applicable land use requirements.

Natural Hazards Area: This lot is located within a FEMA Flood Zone X, and is in the area determined to be outside of the 500-year flood area.

Green Hills Country Estates Phase 6 1st Amendment is located within a Natural Hazard Study Area. The Geologic Hazard Reconnaissance prepared by GCS Geoscience provided some valuable information into what type hazards exist within lot 107 as well as the average slope of the property. The results on page 7 indicate an average slope of 24.9% within the buildable area, and for the overall 4.72-acre parcel, the slope averaged 32.7%. Page 5 of the Geologic Reconnaissance states that the risk of landslide activation due to cuts and fills are possibly near-threshold conditions. Page 8 of the report states that the proposed building area identified in this report is not adversely exposed to the geological hazards specified in section 108-22 Natural Hazard Areas. Lot 107 of Green Hills Country Estates Phase 6 1st Amendment will not need to label as an "R" lot. Mr. Aadland, the owner, has also applied for a Hillside Review to address the development of the home site and the traversing driveway. The Geotechnical Investigation assessed the subsurface conditions and provided recommendations for general site grading and construction of the floor slab and foundation. An addendum to the Geotechnical Investigation by Christensen Geotechnical includes the profiles of three retaining walls to be built near the house. There will be excavations and grading made with a traversing driveway from Maple Driveway up to the home site.

Drinking-Water Source Protection Area: This property is located within a Drinking Water Source Protection Zone 2, which among other things prohibits the placement of septic systems. This building lot will utilize a temporary holding tank that connects with a community septic system located at the base of the Green Hills Development.

Culinary Water: The Green Hills Country Estates HOA will be providing culinary water services to the property.

Irrigation Water: The majority of the property is to remain natural vegetation that does not require irrigation. The Green Hills HOA will regulate the allocation of its resources.

Review Agencies: Weber County Fire District has required that a fire suppression system is installed in the home. The Weber County Engineering Department is requesting engineered plans for all retaining walls. A revised plat will address comments from Weber County Surveying and Planning.

Tax Clearance: The 2018 property taxes are paid in full. The 2019 property taxes will be due in full on November 1, 2019.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Staff Recommendations

Staff recommends final plat approval of Green Hills Country Estates Phase 6 1st Amendment, consisting of one lot with a request to designate a buildable area within lot 107. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The Hillside Review process must be completed prior to applying for a building permit.
2. A note shall be placed on the plat notifying future owners of the availability of Geologic and Geotechnical Studies.

The following findings are the basis for the 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 Green Hills Country Estates Phase 6 1st Amendment 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: 11/6/19



Rick Grover
Weber County Planning Director

Exhibits

- A. Green Hills Country Estates Phase 6 1st Amendment
- A. Green Hills Country Estates Phase 6
- B. Current Recorders Plat

Area Map



GREEN HILL COUNTRY ESTATES PHASE NO. 6 LOT 107 - 1ST AMENDMENT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
JULY 2019: 106

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
1550 S. AIRWAY CIR.
FARRINGTON, UT 84025
PHONE: 801.725.8395
FAX: 801.920.7775
www.utahlandsurveying.com



RECORDING INFORMATION
THIS PLAN HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY ENGINEER'S OFFICE.
DATE: _____ TIME: _____

OWNER'S DECLARATION

I, THE UNDERSIGNED, BEING THE PROPRIETOR OF THE LAND DESCRIBED IN THIS INSTRUMENT, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND DESCRIBED IN THIS INSTRUMENT AND THAT I AM FULLY COMPETENT TO MAKE THIS INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY ME IN FULL KNOWLEDGE AND WITHOUT ANY DUPLICITY OF MIND.

STATE OF _____ COUNTY OF _____

NOTARY PUBLIC (PRINT NAME AND TITLE) _____

RESIDING IN _____ STATE OF _____ COUNTY OF _____

NOTARY PUBLIC (PRINT NAME AND TITLE) _____

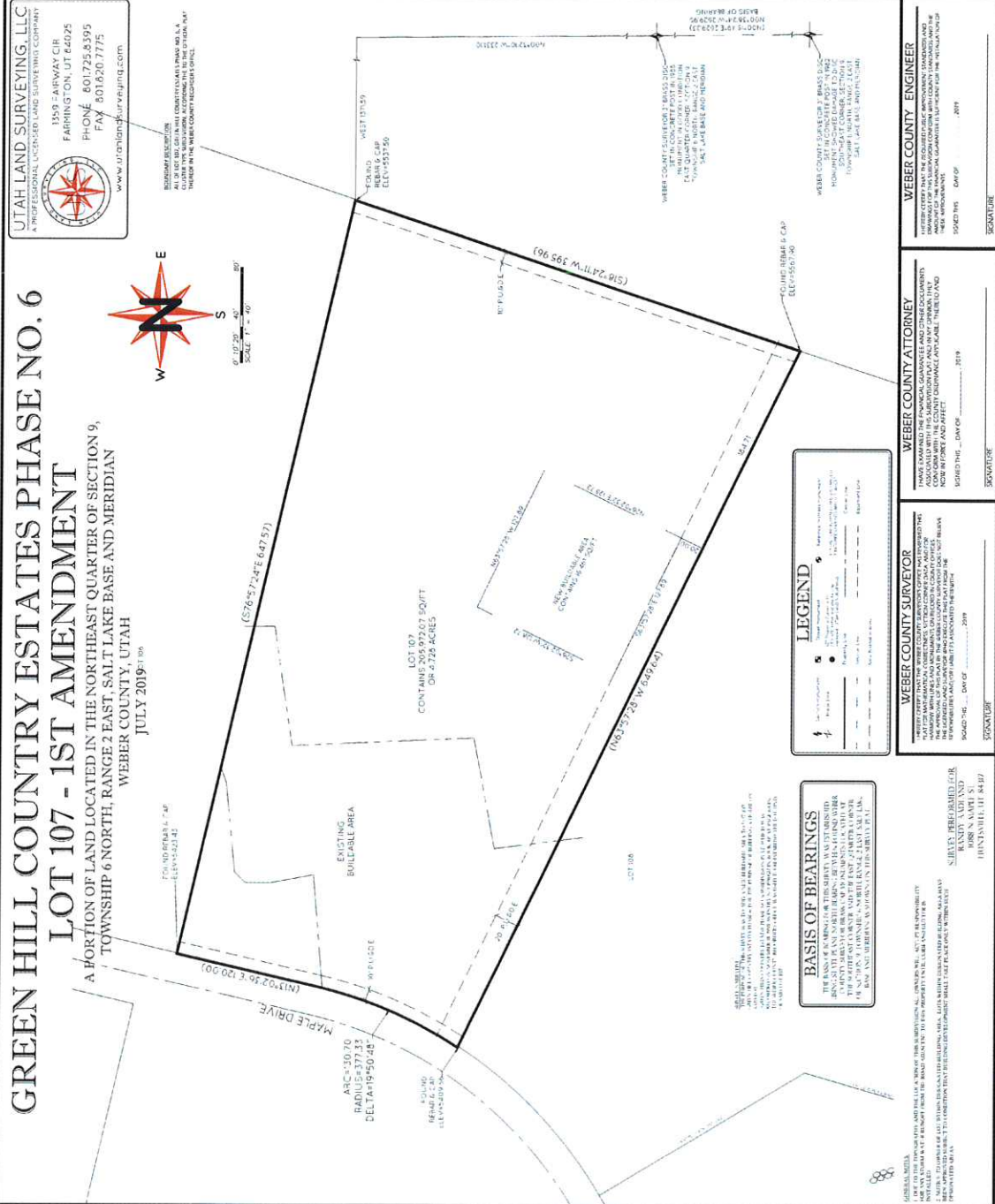
RESIDING IN _____ STATE OF _____ COUNTY OF _____

NOTARY PUBLIC (PRINT NAME AND TITLE) _____

RESIDING IN _____ STATE OF _____ COUNTY OF _____

NOTARY PUBLIC (PRINT NAME AND TITLE) _____

RESIDING IN _____ STATE OF _____ COUNTY OF _____



BASIS OF BEARINGS

THE BEARINGS AND DISTANCES SHOWN ON THIS INSTRUMENT WERE MEASURED AND CALCULATED BY THE SURVEYOR USING THE FOLLOWING DATA AND METHODS:

- 1. ALL DISTANCES WERE MEASURED WITH A TAPED MEASURE.
- 2. ALL BEARINGS WERE MEASURED WITH A THEODOLITE.
- 3. ALL DISTANCES WERE CORRECTED FOR SLOPE.
- 4. ALL BEARINGS WERE CORRECTED FOR LOCAL MAGNETIC VARIATION.
- 5. ALL DISTANCES WERE CORRECTED FOR TEMPERATURE.
- 6. ALL BEARINGS WERE CORRECTED FOR CURVATURE OF THE EARTH.
- 7. ALL DISTANCES WERE CORRECTED FOR REFRACTION.
- 8. ALL BEARINGS WERE CORRECTED FOR LOCAL ANOMALY.
- 9. ALL DISTANCES WERE CORRECTED FOR LOCAL ANOMALY.
- 10. ALL BEARINGS WERE CORRECTED FOR LOCAL ANOMALY.
- 11. ALL DISTANCES WERE CORRECTED FOR LOCAL ANOMALY.
- 12. ALL BEARINGS WERE CORRECTED FOR LOCAL ANOMALY.
- 13. ALL DISTANCES WERE CORRECTED FOR LOCAL ANOMALY.
- 14. ALL BEARINGS WERE CORRECTED FOR LOCAL ANOMALY.
- 15. ALL DISTANCES WERE CORRECTED FOR LOCAL ANOMALY.
- 16. ALL BEARINGS WERE CORRECTED FOR LOCAL ANOMALY.
- 17. ALL DISTANCES WERE CORRECTED FOR LOCAL ANOMALY.
- 18. ALL BEARINGS WERE CORRECTED FOR LOCAL ANOMALY.
- 19. ALL DISTANCES WERE CORRECTED FOR LOCAL ANOMALY.
- 20. ALL BEARINGS WERE CORRECTED FOR LOCAL ANOMALY.

LEGEND

- Boundary
- Easement
- Right of Way
- Enclosure
- Survey Line
- Reference Line
- Contour Line
- Spot Elevation
- Bench Mark
- Obstruction
- Unsurveyed Area
- Unknown

WEBER COUNTY SURVEYOR

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS PREPARED AND CALCULATED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM FULLY COMPETENT TO MAKE THIS INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY ME IN FULL KNOWLEDGE AND WITHOUT ANY DUPLICITY OF MIND.

DATE: _____ TIME: _____

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I, THE UNDERSIGNED, BEING A LICENSED ATTORNEY IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT I AM FULLY COMPETENT TO MAKE THIS INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY ME IN FULL KNOWLEDGE AND WITHOUT ANY DUPLICITY OF MIND.

DATE: _____ TIME: _____

WEBER COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I, THE UNDERSIGNED, BEING A LICENSED ENGINEER IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS PREPARED AND CALCULATED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM FULLY COMPETENT TO MAKE THIS INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY ME IN FULL KNOWLEDGE AND WITHOUT ANY DUPLICITY OF MIND.

DATE: _____ TIME: _____

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION

I, THE UNDERSIGNED, BEING A MEMBER OF THE WEBER COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT I AM FULLY COMPETENT TO MAKE THIS INSTRUMENT AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY ME IN FULL KNOWLEDGE AND WITHOUT ANY DUPLICITY OF MIND.

DATE: _____ TIME: _____

WEBER COUNTY PLANNING COMMISSION

Green Hill Country Estates Phase No. 6

A Cluster Type Subdivision
A part of Sections 3, 4, 9 & 10 T6N, R2E, S18&M, U.S. Survey
Weber County, Utah

Property Line Curve Data

(1) 1. 879.72'	(10) 1. 1124.31'
2. 101.22'	11. 100.00'
3. 41.27'	12. 100.00'
4. 41.27'	13. 100.00'
5. 41.27'	14. 100.00'
6. 41.27'	15. 100.00'
7. 41.27'	16. 100.00'
8. 41.27'	17. 100.00'
9. 41.27'	18. 100.00'
10. 41.27'	19. 100.00'
11. 41.27'	20. 100.00'
12. 41.27'	21. 100.00'
13. 41.27'	22. 100.00'
14. 41.27'	23. 100.00'
15. 41.27'	24. 100.00'
16. 41.27'	25. 100.00'
17. 41.27'	26. 100.00'
18. 41.27'	27. 100.00'
19. 41.27'	28. 100.00'
20. 41.27'	29. 100.00'
21. 41.27'	30. 100.00'
22. 41.27'	31. 100.00'
23. 41.27'	32. 100.00'
24. 41.27'	33. 100.00'
25. 41.27'	34. 100.00'
26. 41.27'	35. 100.00'
27. 41.27'	36. 100.00'
28. 41.27'	37. 100.00'
29. 41.27'	38. 100.00'
30. 41.27'	39. 100.00'
31. 41.27'	40. 100.00'
32. 41.27'	41. 100.00'
33. 41.27'	42. 100.00'
34. 41.27'	43. 100.00'
35. 41.27'	44. 100.00'
36. 41.27'	45. 100.00'
37. 41.27'	46. 100.00'
38. 41.27'	47. 100.00'
39. 41.27'	48. 100.00'
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59. 41.27'	68. 100.00'
60. 41.27'	69. 100.00'
61. 41.27'	70. 100.00'
62. 41.27'	71. 100.00'
63. 41.27'	72. 100.00'
64. 41.27'	73. 100.00'
65. 41.27'	74. 100.00'
66. 41.27'	75. 100.00'
67. 41.27'	76. 100.00'
68. 41.27'	77. 100.00'
69. 41.27'	78. 100.00'
70. 41.27'	79. 100.00'
71. 41.27'	80. 100.00'
72. 41.27'	81. 100.00'
73. 41.27'	82. 100.00'
74. 41.27'	83. 100.00'
75. 41.27'	84. 100.00'
76. 41.27'	85. 100.00'
77. 41.27'	86. 100.00'
78. 41.27'	87. 100.00'
79. 41.27'	88. 100.00'
80. 41.27'	89. 100.00'
81. 41.27'	90. 100.00'
82. 41.27'	91. 100.00'
83. 41.27'	92. 100.00'
84. 41.27'	93. 100.00'
85. 41.27'	94. 100.00'
86. 41.27'	95. 100.00'
87. 41.27'	96. 100.00'
88. 41.27'	97. 100.00'
89. 41.27'	98. 100.00'
90. 41.27'	99. 100.00'
91. 41.27'	100. 100.00'

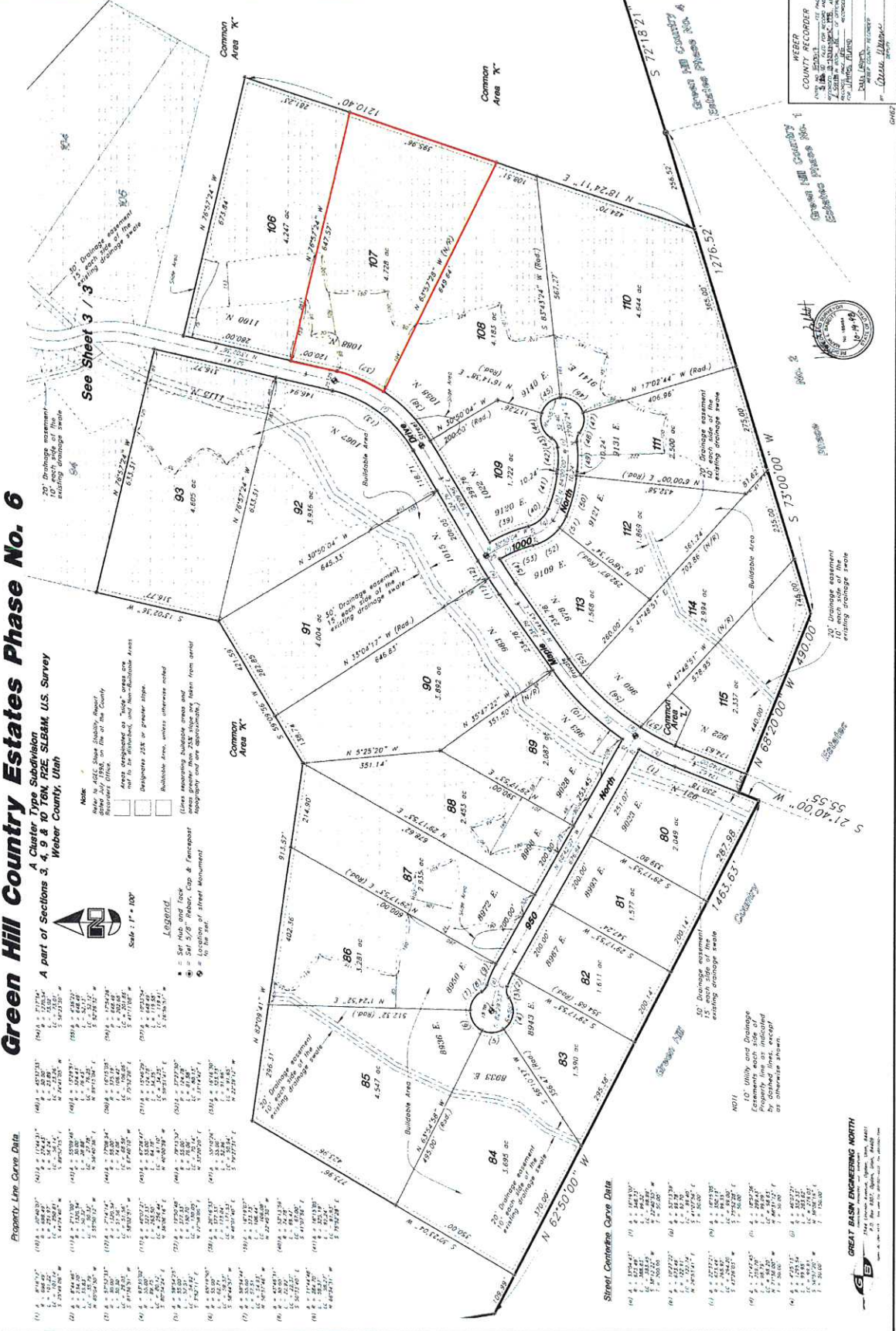


Scale: 1" = 100'

Note:
Refer to AEC-2000 Subdivision Report
for the details of this subdivision.
Areas designated as "Toys" areas are
not to be subdivided, and non-subdivisible
areas are to be preserved.
Designates 25% or greater slope.
Buildable area, unless otherwise noted.
Lines enclosing buildable area and
non-buildable area are taken from aerial
photography and are approximate.

Legend

- Set into and face
- Location of street department
- In the street



WEBER COUNTY RECORDER
318 S. MAIN ST. STE. 100
CITY OF OGDEN, UTAH 84401
DATE RECORDED: 11/19/18
BY: JAMES L. HARRIS



A PART OF SECTIONS 3,4,9, & 10, T.6N., R.2E., S.L.B. & M.
GREEN HILL COUNTRY ESTATES PHASE NO. 6

A CLUSTER TYPE SUBDIVISION
IN WEBER COUNTY
SCALE 1" = 100'

TAXING UNIT: 231

FOR NON-BUILDABLE AREAS,
SLIDE AREAS, DRAINAGE EASEMENT
AND EXISTING DRAINAGE SWALE
SEE DEDICATION PLAT.

SEE PAGE 81

SEE PAGE 84

SEE PAGE 79

COMMON AREA "K"

SEE PAGE 83

FOR COMPLETE ENG DATA AND
DRAINAGE EASEMENT INFO. SEE
ORIGINAL DEDICATION PLAT IN
BOOK 48, PAGE 84-86 OF RECORDS.

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

SEE PAGE 11

