



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 13, 2020
4:00 to 5:00 p.m.

<https://us02web.zoom.us/j/89236046737>

1. UVD032620 - Consideration and action on an administrative application for approval of the Dixie Subdivision, consisting of one lot.

2. LVV021420 - Consideration and action on a request for a subdivision plat amendment to Vaquero Village Cluster Subdivision by adding three lots and rearranging the open space.

Adjournment

The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/link in a web browser:

<https://us02web.zoom.us/j/89236046737>

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for approval of the Dixie Subdivision consisting of one lot.
Type of Decision: Administrative
Agenda Date: Wednesday, May 13, 2020
Applicant: John Schlaf
File Number: UVD 032620

Property Information

Approximate Address: 6876 E 1100 S, Huntsville
Project Area: 1.2 acres
Zoning: Forest Valley (FV-3) Zone
Existing Land Use: Vacant Land
Proposed Land Use: Residential
Parcel ID: 20-036-0021
Township, Range, Section: Township 6N Range 1E Section 24

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Title 106 (Subdivisions)
- Title 104 (Zones) Chapter 27 (Natural Hazards Overlay District)
- Title 101 (General Provisions) Section 7 (Definitions)
- Title 108 (Standards) Chapter 12 (Non-Conforming lots) Section 11 (Subdivision plat requirements for nonconforming lots; exemptions)

Background and Summary

The applicant is requesting approval of this one lot subdivision is located between the Summit at Sky Lake No. 12 and Valley Lake Estates No. 3. The owner of this 1.2-acre parcel would like to create a "lot of record" by officially platting the property. This property fronts on a public right-of-way called 1100 South Street. There is a waterline on the north side of the lot that will be within a 20-foot easement. The lot is situated south of Pineview reservoir on a hillside that overlooks the valley and the reservoir in a northerly direction. The landscape consists of mostly residential lots, farmland and open grassland.

Analysis

General Plan: The Dixie Subdivision will add to the income level variety of house stock, in harmony with the Ogden Valley General Plan (page 20).

Zoning: The property is located in the FV-3 Zone. The purpose of this zone, as described in LUC §104-14-1 is stated below:

"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."

Lot Area, Frontage Width and Yard Regulations: The area of lot 1 does not meet the minimum lot area of 3 acres for the FV-3 Zone. The width of 161 feet does meet current minimum width requirements for the FV-3 zoning standards. This lot existed in its current configuration when the zoning for this area was FR-1, which allowed for a one acre lot this size. The final requirement for this lot to become a "Lot of Record" is to complete the subdivision process.

Small Subdivision: The Weber County Land Use Code (§101-1-7) defines "small subdivision" as "A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of one lot and no new streets are being created or realigned. Stated in the Land Use Code (Title 106-1-5(b),(1)) "With the exception of small subdivisions, the preliminary plan/plat, including the phasing plan, shall be presented to the land use authority who, for the purposes of this section, shall be the planning commission, for their review and decision in compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Nonconforming Lot: Pursuant to LUC 108-12-11, all lots shall be platted as part of a subdivision in conformance with the requirements of Title 106 of the LUC. If the lot was created prior to 1992 and met the zoning standards in effect at the time, the parcel shall be platted.

Culinary Water: The applicant will rely on the Lakeview Water Company to provide water. The will-serve letter is included as Exhibit C.

Secondary Water: Lakeview Water Company permits customers to use culinary water for Irrigation.

Sanitary Sewer: The applicant will rely on Mountain Sewer for services. The will-serve letter is included as Exhibit D.

Natural Hazards: Based on the Weber County Geologic map, this parcel is within a geologic study area. A Geotechnical Engineering and Geological reconnaissance study by CMT Engineering Laboratories dated January 5, 2019, project No 13838. The report provides valuable information about the site conditions and the construction recommendations to mitigate hazards that exist with the lot. Page 11 of the report states that strong ground motion is like to present a significant risk, it is thereby recommended that the structure is designed by the 2018 IBC seismic design guidelines. "The overall slope across the project from the southwest to the northeast is 19.3 percent gradient (Pg. 13)." The Pursuant to section 108-22-4 a note shall be placed on the plat that meets all notice criteria.

Review Agencies: Dixie subdivision has been reviewed by Surveying, Engineering, and Planning. These reviews have specific requirements, many of which are to be addressed by a revised plat. The Weber County Fire Marshal has posted approval of the subdivision.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

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 Dixie Subdivision consisting of one lot. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all requirements of the Weber County reviewing agencies shall be met.
2. A Notice of Natural Hazard report shall be placed on the plat.
3. The owner shall enter into a deferral agreement of curb, gutter, and sidewalk.

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 Dixie 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: 5/13/20


Rick Grover
Weber County Planning Director

Exhibits

- A. Dixie Subdivision Plat
- B. Current Recorders Plat
- C. Water will-serve
- D. Sewer will-serve

Area Map



Dixie Subdivision

A part of the Northeast Quarter of Section 24, T8N, R1E, S1B & M, U.S. Survey
Weber County, Utah
March 2020

CERTIFICATE OF RECORDATION
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original as the same appears in my records, and that the same has been duly recorded in the office of the County Recorder of Weber County, Utah, on this 1st day of March, 2020.

John & Lena Schlarf Family Trust

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original as the same appears in my records, and that the same has been duly recorded in the office of the County Recorder of Weber County, Utah, on this 1st day of March, 2020.

John & Lena Schlarf Family Trust

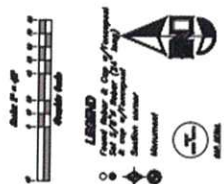
166402 _____
License Number _____
David E. Peltzer

State of _____
County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____

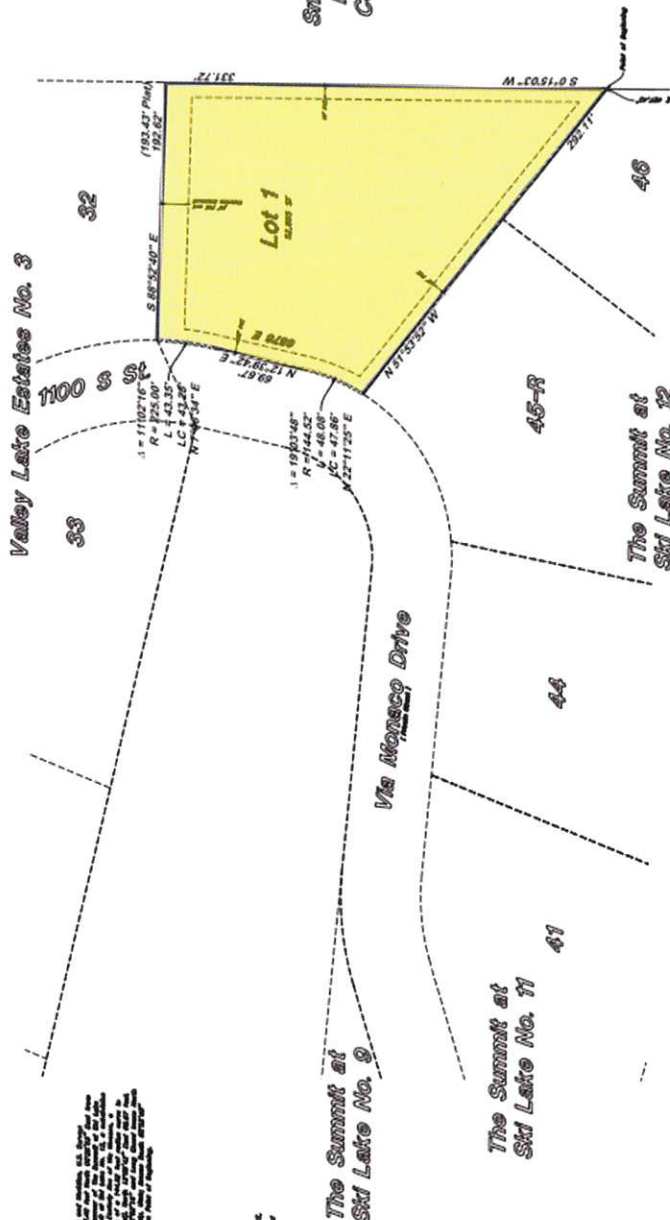
Notary at _____
Commissioner Number _____
Commissioner Expires _____
Notary Name _____

BOUNDARY DESCRIPTION

A part of the northeast quarter of Section 24, T8N, R1E, S1B & M, U.S. Survey, Weber County, Utah, containing 120 acres, more or less, as shown on the plat hereto attached, and as the same appears in my records, and as the same appears in the records of the County Recorder of Weber County, Utah, on this 1st day of March, 2020.



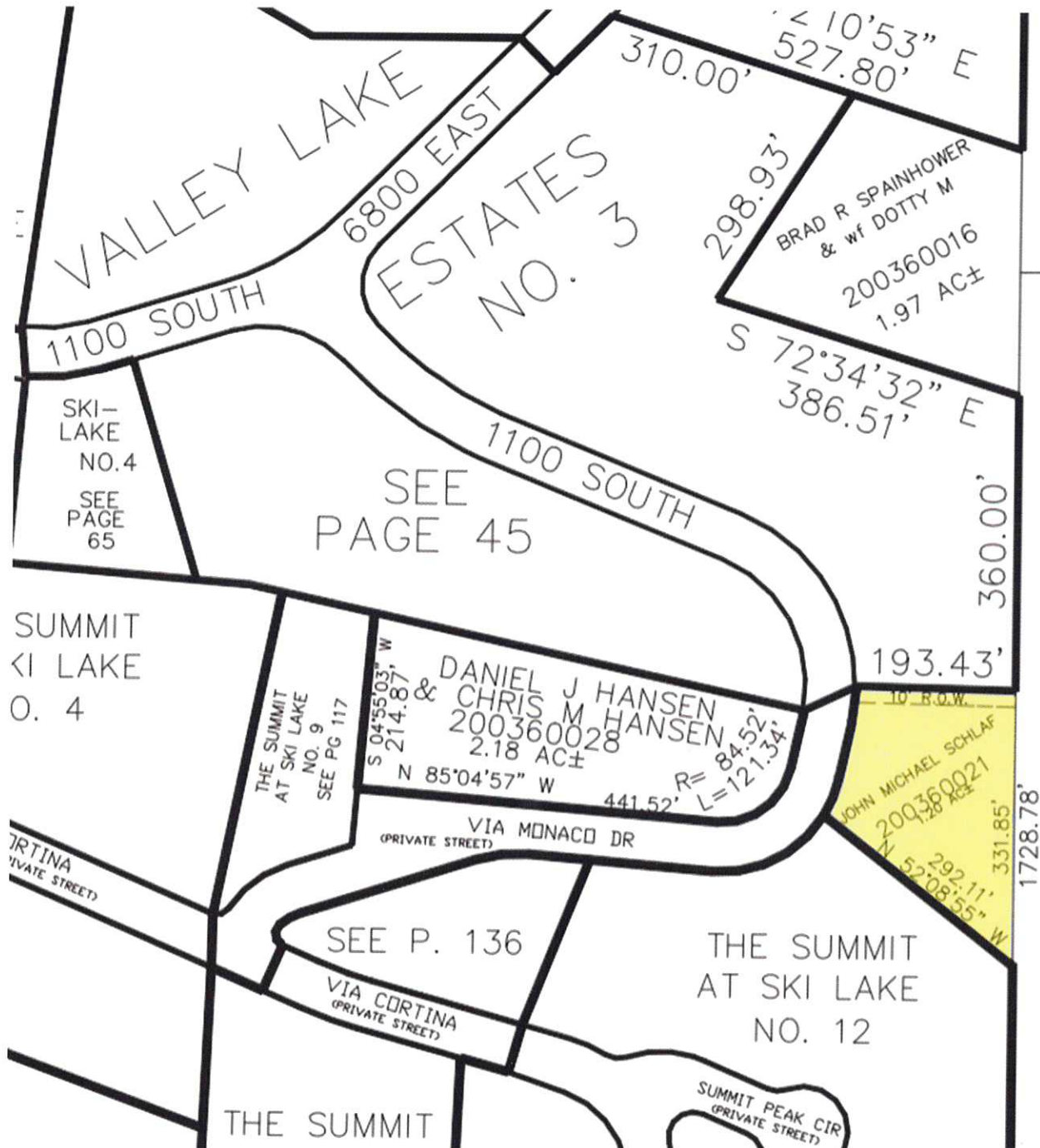
Snowhead
Resort
Company



WEBER COUNTY RECORDER
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original as the same appears in my records, and that the same has been duly recorded in the office of the County Recorder of Weber County, Utah, on this 1st day of March, 2020.

John & Lena Schlarf Family Trust





LAKEVIEW WATER

P.O. Box 314, Huntsville, Utah 84317 * 801-745-2639

October 16, 2019

Re: Parcel # 20-036-0021
John Schlaf
6__ E 1100 S
Huntsville, UT 84317

To whom it may concern,

This "will serve letter" is for Weber County Parcel number 20-036-0021. The property address is located on 1100 South in Huntsville, Utah. The lot address has not yet been assigned. The connection fee of \$3,500.00 has been paid to Lakeview Water.

Thank you,

Ray Bowden



Mountain Sewer

PO BOX 314, HUNTSVILLE, UTAH 84317 ★ 801-725-1517

October 16, 2019

Re: Parcel # 20-036-0021
John Schlaf
6__ E 1100 S
Huntsville, UT 84317

To whom it may concern,

This "will serve letter" is for Weber County Parcel number 20-036-0021. The property address is located on 1100 South in Huntsville, Utah. The lot address has not yet been assigned. The connection fee of \$5,000.00 has been paid to Mountain Sewer.

Thank you,

Ray Bowden

