



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Booth Subdivision 2nd amendment, consisting of one lot.
Agenda Date: Wednesday, May 27, 2020
Applicant: Joseph and Kathleen Cornwell
File Number: UVB042220

Property Information

Approximate Address: 5878 E Snow Basin Rd
Project Area: 10.76 acres
Zoning: FV-3
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 20-170-0001
Township, Range, Section: T6N, R1E, Section 23

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
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 (FV-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Hillside Development Review Procedures and Standards
- Title 108, Natural Hazards Areas

Development History

- Booth Subdivision was recorded on July 30, 2013.
- Booth Subdivision 2nd amended plat was recorded on March 18, 2019

Background and Summary

The Planning Division recommends final approval of Booth Subdivision 2nd Amended plat. Currently, a single family dwelling and a detached structure are located on the lot within the designated buildable area. The proposed subdivision amendment will add approximately three acres to the existing lot, making the one lot a total of 10.706 acres.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as 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 Forest Valley Zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

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.

The lot maintains the minimum acreage of three acres and the minimum lot width of 150 feet.

Natural Hazards Areas: The subject property is located in a geologic hazards area. A geologic hazards report has not been requested as part of this application due to the existing dwelling and the applicant's request to build a detached, non-habitable structure. A note has been added to the plat that indicates the parcel is located within a geologic hazards area and that geologic studies may be required for future development of the lot.

Culinary water and sanitary sewage disposal: Culinary water is provided by an existing private well and sanitary sewage disposal is provided by an existing on-site septic system.

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.

Additional requirements: The buildable area on this proposed amendment is changing slightly from what was previously platted. LUC §101-1-7 defines 'buildable area' as follows:

Buildable area. The term "buildable area" means a portion of a lot, parcel or tract of land which is to be utilized as the building site and which complies with the following:

- (1) The average percent of slope within the buildable area as defined by this section shall be less than 25 percent;*
- (2) The gross land area of the buildable area shall contain at least 3,000 square feet and be configured such that it can contain one 40-foot by 40-foot square;*
- (3) It shall not contain any geologic or other environmental hazards, as determined by the county engineer;*
- (4) It shall not contain any easements or setbacks; and*
- (5) It shall be denoted on a subdivision plat as the only area in which building may take place on a lot or parcel.*

The applicant has provided slope data, showing the buildable area with an average slope of 17.7%. The proposed buildable area will need to exclude any easements including the ingress and egress easement shown on the proposed plat. This has been made a condition of approval, which will need to be addressed prior to recording the subdivision plat.

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 Booth Subdivision 2nd Amended plat. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The buildable area designated on the plat can not include any area for existing easements, including the ingress/egress easement shown on the plat.

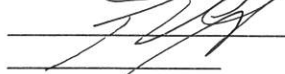
This recommendation is based on the following findings:

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 Booth Subdivision 2nd 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: 5/27/20



Weber County Planning Director

Exhibits

- A. Proposed amended plat

Location Map 1



