



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final plat approval of Highlands at Wolf Creek Phase 7 1st Amendment. Amending the designated access line from Wildflower Court to Porcupine Drive.

Type of Decision: Administrative

Agenda Date: Wednesday, November 18, 2020

Applicant: Dudley Anderson Jr. (owner)

File Number: UVH101420

Property Information

Approximate Address: 5852 E Wildflower Court, Eden

Project Area: .59 acres

Zoning: Ogden Valley Residential Estates Zone (RE-15)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-248-0001

Township, Range, Section: T7N, R1E, Section 23 S

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 106, Subdivisions, Chapter 1-8 as applicable

Development History

- Highlands at Wolf Creek Phase 7 was recorded on December 20, 2005.
- Application for Highlands at Wolf Creek Phase 7 1st Amendment was submitted October 14th 2020

Background and Summary

Mr. Anderson, the owner, is requesting final approval of an amendment to lot 105 of The Highlands at Wolf Creek Phase 7. The amendment will relocate the "No Access Line" thereby allowing sole access from the public right-of-way named Porcupine Ridge Drive.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Residential Estates Zone more particularly described as the RE-15 zone. The purpose and intent of the RE-15 zone are identified in the LUC §104-29-1 as:

"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."

As part of the subdivision review process, this plat amendment has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the RE-15 zone in LUC §104-3 to ensure adherence to all land use regulations.

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 Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the Land Use Code.

Natural Hazards Areas: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500-year floodplain.

Culinary water and sanitary sewage disposal: This amendment to lot 105 is limited to relocating the access line from Wildflower Court to Porcupine Ridge Drive. This established development lot possesses approval to connect to Wolf Creek Water and Sewer District.

Review Agencies: The Weber County Engineering Division, Weber Fire District, have reviewed and approved the proposal. The Weber County Surveyor's Office has submitted comments that will be addressed by a revised dedication plat.

Tax clearance: The 2019 property taxes have been paid in full.

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.

Staff Recommendation

Staff recommends final approval of the Highlands at Wolf Creek Phase 7 1st Amendment. Amending the designated access line from Wildflower Court to Porcupine Drive. This recommendation for approval is subject to all applicable review agency requirements.

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 approval of The Highlands at Wolf Creek Phase 7 1st Amendment is hereby granted based upon compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and conditions of approval listed in the staff report.

Date of administrative approval 11/18/20



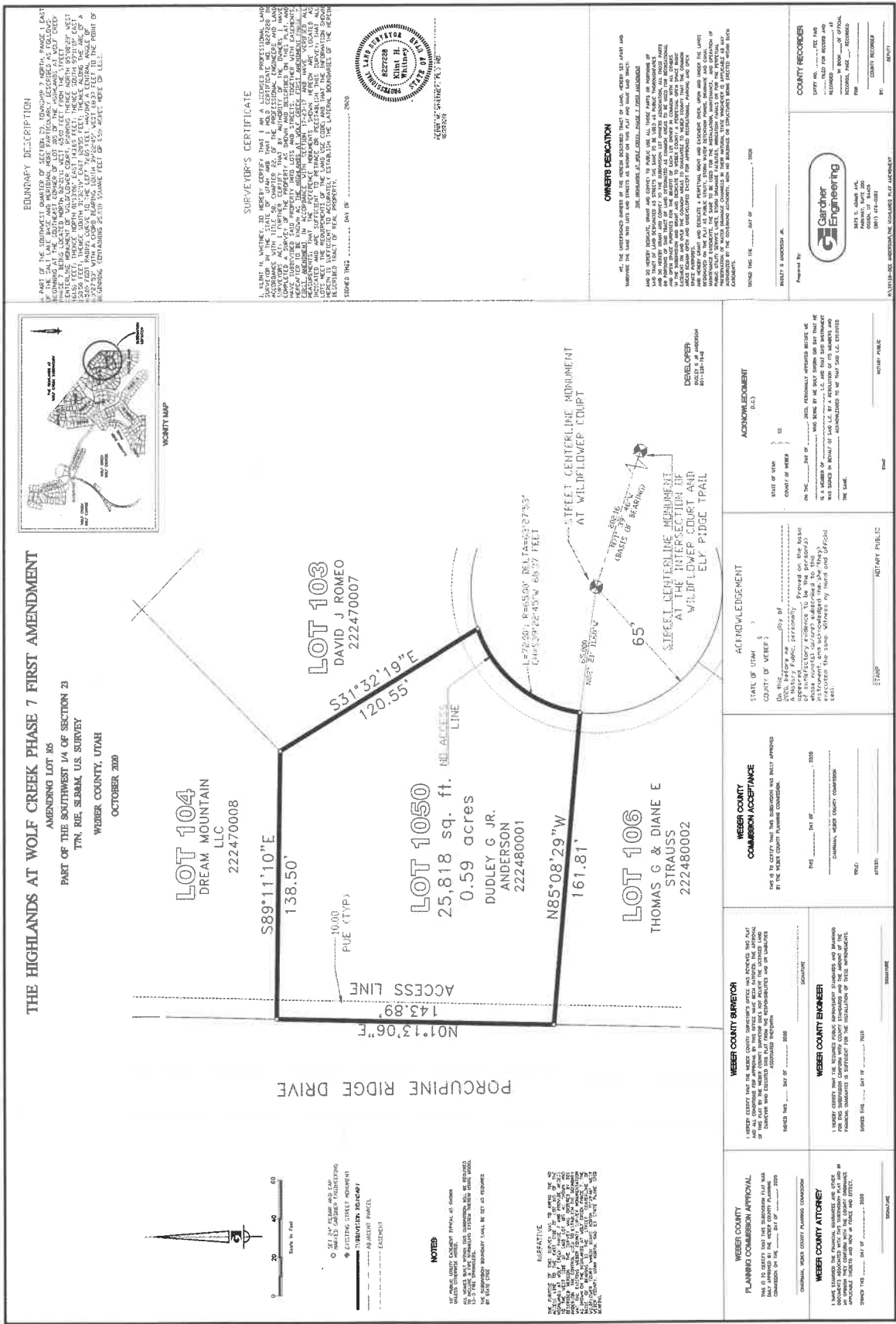
Rick Grover
Weber County Planning Director

Exhibits

- A. Highlands at Wolf Creek Phase 7 1st Amendment
- B. Highlands at Wolf Creek Phase 7 Subdivision Plat (2005)
- C. Recorder's Plat

Location Map 1





PART OF THE SW.1/4, OF SECTION 23, T.7N., R.1E., S.L.B. & M.
THE HIGHLANDS AT WOLF CREEK PH 7

IN WEBER COUNTY
SCALE 1" = 50'

TAXING UNIT: 203

SEE PAGE 247

SEE PAGE 20

SEE PAGE 20



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

FOR COMPLETE ENG DATA SEE
ORIGINAL INDICATION PLAT IN
BOOK 63, PAGE 6 OF RECORDS.

SEE PAGE 20