



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Summit at Ski Lake No. 3 1st Amendment Subdivision, consisting of 2 lots.

Agenda Date: Wednesday, January 06, 2021

Applicant: Scott and Becky Adams, Craig L. Howell, owners

File Number: UVS121319

Property Information

Approximate Address: 1216 Cortina Point, Huntsville, UT, 84317

Project Area: 2.014 acres

Zoning: Forest Valley (FV-3) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-070-0005, 20-070-0006

Township, Range, Section: T6N, R1E, Section 24 NW

Adjacent Land Use

North:	Vacant Residential	South:	Cortina Point
East:	Residential	West:	Vacant Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

Summit at Ski Lake No. 3 was recorded 4/14/2000, when the subdivision was located in the FR-1 zone. The lot standards in the FR-1 zone, at the time of recording, were as follows:

Minimum lot are: 1 acre

Minimum lot width: 150 feet

The applicant is requesting approval of administrative application, final approval of Summit as Ski Lake No.3 1st Amendment Subdivision, consisting of 2 lots, located at approximately 1216 Cortina Point, in Huntsville, in the FV-3 Zone. The purpose of this application is to adjust a lot boundary between lots 11 and 12 (now lots 58 and 57, respectively).

Culinary water will provided by an existing private well, pending water test results as required by Weber-Morgan Environmental Health. A private septic system will be used for waste water. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

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 currently located in the FV-3 zone, but was previously recorded, while located in the FR-1 zone, whose standards at the time, are stated above.

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1. The proposed subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

The proposed subdivision will combine adjust a lot line to accommodate an encroachment into a previously platted sewer easement.

Review Agencies: The proposed subdivision has been reviewed by all applicable reviewing agencies. Weber Fire, Weber-Morgan Health Department, and Planning Division have all issued approval of this project. Engineering and Surveyor have yet to issue approvals.

Tax Clearance: There are no outstanding tax payments related to this parcel.

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.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of the Summit at Ski Lake No. 3 1st Amendment, a two-lot subdivision amendment, in the FV-3 zone. This recommendation is subject to all review agency requirements and based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final approval of Summit at Ski Lake No. 3 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: **Wednesday, January 6, 2020.**



Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Subdivision Plat
- C. Sewer District Approval

Area Map




Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted/Completed <i>12/13/2019</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name <i>Summit at Skislope #3 - 1st Amendment</i>			Number of Lots <i>2</i>
Approximate Address <i>1216 Cortina Pt, Huntsville</i>		Land Serial Number(s) <i>20-070-0006 20-070-0005</i>	
Current Zoning <i>FV3</i>	Total Acreage <i>1</i>		
Culinary Water Provider <i>Lakeview</i>		Secondary Water Provider	Wastewater Treatment <i>Mountain</i>
Property Owner Contact Information			
Name of Property Owner(s) <i>Scott Adams</i>		Mailing Address of Property Owner(s) <i>1216 Cortina Point Huntsville, UT 84317</i>	
Phone <i>925-699-3624</i>	Fax		
Email Address <i>adamsx8@gmail.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <i>Landmark Engineering</i>		Mailing Address of Surveyor/Engineer <i>4636 South 550 West #A-3 West Haven, UT 84401</i>	
Phone <i>801-731-4075</i>	Fax		
Email Address <i>landmarksurvey@utah.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
<i>Scott Adams</i> (Property Owner)		<i>Scott E Adams</i> (Property Owner)	
Subscribed and sworn to me this <i>16</i> day of <i>December</i> , 20 <i>19</i> .			
		<i>Ann J. Morby</i> (Notary)	

Exhibit C– Sewer District Approval

From: Spencer King <spence@lakeviewwatercorp.com>
Sent: Wednesday, December 2, 2020, 11:09 AM
To: Meyerhoffer, Chad L.
Cc: Weight, Tucker; Mark Babbitt; A1 Pumping
Subject: RE: Adams sewer repair. Cortina Point Ski Lake Huntsville

Hi Chad and Tucker,

The work of rerouting the sewer lateral for 1214 Cortina Pt eliminating the original lateral for said lot which was compromised by damage due to the construction of 1216 Cortina Pt has been completed. The lot located at 1212 Cortina Pt's lateral remains unaffected below said damage and although connection for lot 1216 was installed by builder it shows signs of separation, the homeowner should be aware of the issue that I will advise. Mountain Sewer can now place the main trunk running from the uphill manhole located in the intersection of Cortina Pt to the connection of the main running (approx) east to west can now be placed out of service.

I have copied Mr Babbitt incase he has any further comments or changes.

Thanks,

Spence King
Mountain Sewer