



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Maple Meadows, consisting of three lots including a request for alternative access approval, located at approximately 6769 E 1900 N, Eden

Agenda Date: Wednesday, June 16, 2021

Applicant: Blaine Burnett

File Number: UVB010521

Property Information

Approximate Address: 6769 E 1900 N, Eden

Project Area: 10.34 acres

Zoning: AV-3

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-001-0026

Township, Range, Section: T6N, R1E, Section 1

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 6 Agricultural Valley (AV-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The submitted plat shows three lots, two of which are proposed to share an access by a private access easement. The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision of three or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision 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 Agriculture Valley (AV-3) Zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-6-1 as:

The AV-3 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone is to:

- Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
- Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
- Direct orderly low-density residential development in a continuing rural environment.*

Each lot maintains a minimum of 3 acres and a minimum width of 150 feet. Lots 2 and 3 are proposed to share an access that runs through lot one, and runs between lots 2 and 3. The applicant has submitted a narrative (exhibit B) explaining that it is not practical to extend a road through this subdivision because it abuts Pineview Reservoir and that properties on either side of this subdivision have adequate access to public roads.

Culinary water and sanitary sewage disposal: Culinary water will be provided by Eden Water Works. A 'will serve' letter from Eden Water Works has been included as part of this subdivision application. Each lot will have an individual septic system. The applicant has provided a feasibility letter from the Weber Morgan Health Department regarding the septic systems.

Secondary water: As stated in the Will-serve letter from Eden Water Works, the developer has been required to send proof of secondary water rights to Eden Water Works. The applicant has provided an approval letter from Eden Water Works, approving the subdivision and water infrastructure.

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 proposal includes 17 feet of road dedication, from which 1900 N Street will be 100 feet wide. A deferral agreement for curb and gutter will be required to be recorded with the final mylar.

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 the Maple Meadows Subdivision and alternative access. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. All required agreements, including the on-site waste water covenant and alternative access covenant must be recorded with the final plat.
2. The alternative access must be developed to the standards outline in 108-7-29.

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 complies with all applicable County ordinances.
3. The applicant has demonstrated that extending a public street through this subdivision is not practical.

Administrative Approval

Administrative final approval of Maple Meadow Subdivision and alternative access 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: 6/16/21



Weber County Planning Director **PRINCIPAL PLANNER**

Exhibits

A. Proposed plat

Location Map 1



