



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Highlands at Wolf Creek Subdivision Phase 4, 1st amendment.
Agenda Date: Wednesday, September 1, 2021
Applicant: Ray Bertoldi
File Number: UVH063021

Property Information

Approximate Address: 3934 N. Zermatt St, Eden, UT, 84310
Project Area: 0.54 acres
Zoning: F-5
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 22-219-0007
Township, Range, Section: 7N, 1E, Sec 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 3, Residential Estates (RE-15) zone.
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The purpose of this application is to change the access point for Lot 47 of the Highlands at Wolf Creek from Zermatt Street to Elkridge Trail. The Weber Fire District, County Surveyor's Office, and County Engineering Division have approved the proposal.

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 Residential Estates RE-15 Zone. The purpose and intent of the Residential Estates zone is identified in the LUC §104-3-1 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.

The existing lot 47 will not change lot width or size. The only proposed change is to allow access off Elk Ridge Trail, for which the lot has 175 feet of lot width.

Culinary Water, Secondary Water, and Sanitary Sewer: This lot received water, sewer, and secondary approvals when it was originally entitled in 2004. Culinary, secondary, and sewer services are provided by Wolf Creek Water and Sewer Improvement District. The owner will need to obtain connection approval letters from the district before a building permit can be approved.

Sensitive Lands: There are no streams located on or near the lot. The lot is minimally impacted by the geologic hazard layer. If a dwelling is proposed in the geologic hazards area, a geologic hazards study will need to be submitted with a building permit application.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have approved the proposal.

Staff Recommendation

Staff recommends final approval of Highlands at Wolf Creek Subdivision Phase 4, 1st amendment. This recommendation for approval is subject to all applicable review agency requirements.

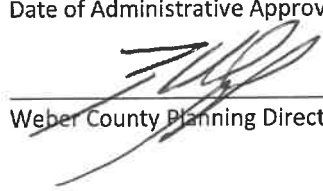
This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of UVH063021 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: 9/1/21


Weber County Planning Director

Exhibits

- A. Proposed amended plat

Location Map 1



