



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Harmony Farms Cluster Subdivision consisting of 16 lots, 3 open space parcels, and an extension of a public street.
Type of Decision:	Administrative
Agenda Date:	Tuesday, February 23, 2021
Applicant:	Ian Silverberg, Owner
Authorized Representative:	Chris Cave
File Number:	UVE030217

Property Information

Approximate Address:	3000 East 3350 North, Eden
Project Area:	53.47 Acres
Zoning:	FV-3, AV-3
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	22-023-0150
Township, Range, Section:	Township 7 North, Range 1 East, Section 29

Adjacent Land Use

North:	3350 North St./Residential	South:	Vacant
East:	Vacant	West:	Public Right-of-Way to be dedicated

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	SB

Applicable Ordinances

- Title 104, Zones, Chapter 6, Agricultural Valley (AV-3) Zone
- Title 104, Zones, Chapter 14, Forest Valley (FV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Development History

- 1/26/2021 – Sketch plan endorsement from Ogden Valley Planning Commission

Background

The applicant has submitted a request for preliminary approval of the Harmony Ranch Cluster Subdivision, consisting of 16 lots, 3 open space parcels, and dedication of a public street, located at approximately 3000 East 3350 North, Eden. The proposed subdivision will cover a total area of 53.469 acres. Culinary water and secondary water will be provided by Nordic Mountain Water. Weber-Morgan Health Department has issued feasibility for on-site septic systems for each lot.

The proposed subdivision, in compliance with the recommended conditions and conforms to both the zoning and subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application for final approval has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the residential and resort development trends outlined in the Ogden Valley General Plan.

Zoning: The subject property is located in the both the Forest Valley (FV-3) Zone and the Agricultural Valley (AV-3) Zone. The zoning boundaries are shown on the subdivision plat.

Weber County LUC 104-1 (Forest Valley Zone FV-3):

"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 purpose of the Agricultural Valley (AV-3) zone is identified in the LUC §104-3-1 as:

The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: Most lots and associated frontages within the proposed subdivision are located within the FV-3 zone, which requires a minimum of three acres for a single family dwelling and a minimum lot width of 150 feet. The minimum yard setbacks for a single family dwelling in the AV-3 and FV-3 zones zone are 30 feet for the front yard setback, 10 feet with a total width of 2 side yards not less than 24 feet for the side yard setback, and 30 feet for the rear yard setback.

The proposed cluster subdivision meets the lot size and frontage requirements of the AV-3 and FV-3 zones and the cluster subdivision ordinance. The proposal conforms to the lot development standards of the cluster subdivision as outlined in LUC §108-3-7, including the 80' lot width for lots in the AV-3 zone. The minimum building lot size in the proposed subdivision is 0.918 acres, complying with the 9 ,000 square foot minimum lot size requirement. Yard setbacks for dwellings in cluster subdivisions are as follows:

- a. Front: 20 feet.
- b. Side: 8 feet.
- c. Rear: 20 feet.

The maximum dwelling height in cluster subdivisions is 40'. The proposed cluster subdivision provides 60.15 % open space as 'Common Area', meeting the minimum open space requirement of 60 % in the AV-3 and FV-3 zones.

Culinary water and sanitary sewage disposal: A will serve letter regarding the availability of culinary water, sewer, and irrigation water has been provided by the Nordic Mountain Water and Sewer Improvement District. A capacity assessment letter from the Department of Environmental Quality Division of Drinking Water has been provided. (see Exhibit B).

Additional design standards and requirements: Either sidewalk or a paved trail will be required from 3350 North St and along the private roads within the proposed development, as outlined in LUC §106-4-2 (f). The proposed cluster subdivision is located within the natural hazards study area and a note will be required to be added to the plat indicating that a natural hazards study is not required as it has been determined that the geologic unit within the subdivision is not associated with problem soil or landslide hazards, as determined by the Utah Geological Survey.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office, Engineering Division, and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the final Mylar being recorded.

Tax clearance: There are no outstanding tax payments currently related to these parcels.

Staff Recommendation

Staff recommends final approval of the Harmony Ranch Cluster Subdivision, consisting of 16 lots, 3 common areas, and an extension of a public street. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A financial guarantee for improvements will be required as outlined in LUC § 106-4-1.
2. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the county commission.

This recommendation is 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.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Subdivision Plat
- B. Capacity Assessment Letter and Septic Feasibility

Map 1



Exhibit B- Capacity Assessment – Water and Septic Feasibility

January 1, 2021

To Whom it may concern:

Nordic Mtn. Water, Inc. currently has sufficient water connections to supply the subdivision as proposed by Michael Mayra known as Harmony Ranch Eden Holdings, LLC to include 16 home sites just north of the Nordic Valley Ski Resort.

At this time, Mr. Mayra, representing this subdivision, has not entered into any agreement with Nordic Mt. Water, Inc. concerning water services for his proposed subdivision, thus no connections are guaranteed.

Sincerely

Bill D. Green

Pres. Nordic Mtn. Water, Incl

August 14, 2020

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Pine Canyon Investment Properties (previously Harris Property)
Approximately 3350 N 3200 E, Liberty
Parcel #220230150
Soil log #13092 & 13289

The soil and percolation information for the above-referenced lot have been reviewed. The source of culinary water is unspecified at this time. It may be provided by an approved public water system or by a private well. The lot as a singular parcel would meet the minimum lot sizing and space requirement for either source of culinary water. If serviced by a private well. **The placement of the well is critical to provide the required 100-foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 24 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the silty loam, granular structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

Subdivision:

Extensive site and soil work was completed on this parcel during the 2005 to 2006 timeframe. This work appears to have been completed in anticipation of subdividing the parcel. The soils throughout the parcel were classified consistently as silt loam, granular structure, suitable for a conventional system. The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Summer Day, LEHS
Environmental Health Division
801-399-7160