



## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Consideration and action on a request for final approval of the Silver Summit Estates Subdivision, consisting of 13 lots.
<b>Agenda Date:</b>	Tuesday, March 25, 2014
<b>Applicant:</b>	Matthew Lowe representing Park City Premier Properties LLC.
<b>File Number:</b>	UVS1104-13

#### Property Information

<b>Approximate Address:</b>	9150 East and 1300 South - East Huntsville.
<b>Project Area:</b>	42.51 Acres
<b>Zoning:</b>	Forest Valley-3 (FV-3)
<b>Existing Land Use:</b>	Agriculture with one Single-Family Dwelling.
<b>Proposed Land Use:</b>	Residential Subdivision
<b>Parcel ID:</b>	21-035-0079; 20-035-0080
<b>Township, Range, Section:</b>	T6N, R2E, Section 21

#### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	Agriculture
<b>East:</b>	Residential	<b>West:</b>	Agriculture

#### Staff Information

<b>Report Presenter:</b>	Jim Gentry jgentry@co.weber.ut.us 801-399-8767
<b>Report Reviewer:</b>	SM

### Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (Forest Valley-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay Districts)
- Weber County Land Use Code Title 108 (Standards) Chapter 17 (Ogden Valley Pathways)

### Type of Decision

**Administrative Decisions:** When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has little discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

### Background

The applicant is requesting final approval of the Silver Summit Estates Subdivision located at approximately 9150 East and 1300 South in the east Huntsville area. The proposed subdivision will occupy 42.51 acres and will consist of 13 (3 acre) lots and 2,100 feet of road improvements. It falls within the Forest Valley-3 (FV-3) Zone which requires a minimum lot size of 3 acres and a minimum lot width of 150 feet. See Map 1 below for location map. See Exhibit A for proposed dedication plat.

The proposed roadway will be dedicated as a public road and will extend northerly off of 1300 South Street where it will provide one access to an adjacent parcel before extending further north and forming a cul-de-sac.

Wastewater treatment will be provided by individual septic systems and culinary water will be provided by private wells.

The Weber County Engineer's Office has reviewed the project and has responded with corrections that need to be made to the construction drawings. These corrections will be made prior to County Commission approval.

The Weber Fire District has reviewed the project and has responded with an approval that is conditioned upon specific requirements such as sprinklers in the home.

There are delinquent taxes on the property that will have to be paid prior to the recording of the subdivision.

Weber Pathways is requiring a pathway along 1300 south. Weber Pathway is also requesting a pathway along the South side of the river on the North side of this subdivision in the flood plain. This could be a portion of a connecting East/West pathway along the river.

### **Summary of Ogden Valley Planning Commission Considerations**

- Does this subdivision meet the requirements of applicable County Codes?
- Should the Planning Commission defer the construction of all of the curb, gutter, and sidewalk?

### **Conformance to the General Plan**

Subdivisions that meet the requirements of applicable County Codes conform to the General Plan.

### **Staff Recommendation**

The Planning Division recommends final approval of the Silver Summit Estates Subdivision, subject to the following:

1. Compliance with all applicable standards (including construction of dedicated streets).
2. The final plat showing stream corridor setbacks.
3. A deferral for curb, gutter, and sidewalk may be granted; however, a gravel side path shall be provided (within the ROW) along 1300 South Street.
4. All other review agencies comments.

### **Exhibits**

- A. Proposed dedication plat.

Map 1 (Location Map)

