



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of Hadlock Subdivision 2nd Amendment, a lot averaged subdivision, consisting of two lots. This request includes roadway dedication to continue 2950 East Street.

Type of Decision: Administrative

Agenda Date: Wednesday, February 14, 2024

Applicant: Thomas Butler, Owner

File Number: UVH091423

Property Information

Approximate Address: 2965 E 5100 N, Liberty, UT, 84310

Project Area: 6.00 acres

Zoning: Agricultural Valley (AV-3)

Existing Land Use: Agriculture

Proposed Land Use: Residential

Parcel ID: 22-410-0004

Township, Range, Section: T7N, R1E, Section 07 SE

Adjacent Land Use

North: 2950 East Street/Residential	South: Residential/Vacant
East: 5100 North/Shaw Drive	West: Vacant

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (AV-3 Zone)

Background and Summary

The applicant is requesting a recommendation of final approval of Hadlock Subdivision 2nd Amendment, a small, connectivity-incentivized subdivision, consisting of two residential lots, in the AV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: This two-lot subdivision is in harmony with the Ogden Valley General Plan by preserving the rural character of the Valley as found on page 4 of the 2016 Ogden Valley General Plan.

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

“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.”

AV-3 Zone Site development standards: Minimum lot area within a connectivity-incentivized subdivision in the AV-3 Zone is 1.5 acres with a minimum width of 75 feet. Each lot within this proposal complies with these standards. Lot 1 has an area of 2.250 acres and a width along 5100 East Street of 300.08 feet. Lot 2 has an area of 3.567 and a lot width along the northern boundary of approximately 945 feet.

In the A-1, A-2, A-3, and AV-3 zones, a lot's area and width standards may be reduced in a connectivity-incentivized subdivision below the standard minimum lot area or minimum lot width as specified in the applicable zone or zones found in [Title 104](#). A connectivity-incentivized subdivision shall comply with the following:

1. **Voluntary compliance.** The provisions of this section offer a voluntary alternative to traditional and typical Lot development standards otherwise set forth in the applicable zone. An applicant shall not be allowed to use this section unless the applicant volunteers to comply with all provisions herein. Applying for a connectivity-incentivized subdivision constitutes the applicant’s agreement to be governed by this section, and constitutes the applicant’s acknowledgement that the discretionary authority this section offers to the Land Use Authority may result in a decision contrary to the applicant’s initial intent. The applicant accepts all risk, including lost time and money, for voluntarily applying for subdivision review under these provisions. Otherwise, the applicant shall use other development types authorized by this Land Use Code to subdivide their land.
2. **Maximum allowed density.** If the applicant provides a street and pathway layout that complies with this section and is approved at the discretion of the Land Use Authority after receiving a favorable recommendation from staff, the applicant may use the Base Density calculation, as defined in Section 101-2-3, to compute the maximum allowed Lots in the subdivision. Further, when calculating the Base Density, the area of the subdivision proposed to be occupied by public improvements is not required to be omitted from the net developable acreage.
3. **Allowed zones.** A connectivity-incentivized subdivision is allowed only in the following zones: S-1, F-5, AV-3, FV-3, A-3, A-2, A-1, RE-20, RE-15, R1-15, R1-12, R1-10, R2, R3, FR-3, and CVR-1
 1. Unless excepted in Subsection (d)(2) of this section, at no time shall the Lot Area and Lot Width of any residential Lot be less than provided in this table:

Reduced minimum Lot area: 50 percent of the zone’s minimum
 Reduced minimum Lot width: 50 percent of the zone’s minimum

AV-3 zone:

Lot area: 3.00 Acres
 Lot width: 150 feet

Culinary water, secondary water, septic/sewer: The proposed residential lots in this subdivision will have wells and septic systems. Well feasibility has been provided by the applicant, and signed by Weber Basin Water. A 48-hour pump test, indicating sufficient quality and quantity, and provided by Weber-Morgan Health Department, shall be submitted to Planning prior to recording of this final plat.

Subdivision Improvements Required: This proposed subdivision has frontage along a substandard road. Road improvements shall be required along Shaw Drive (at minimum a deferral agreement approved by Weber County Engineering), in addition to minimum improvements to 2950 East Street (approved by both Weber County Engineering, and Weber Fire District) the subdivision, to eventually connect to 3000 East St to the east.

Review Agencies: The Weber County Fire District has required either a fire suppression system to be installed in the residence on lot 2, or that hydrants be installed along 2950 East Street. Engineering and Surveying have reviewed, but not yet approved of this proposed subdivision. All agency review requirements shall be addressed prior to recording the final plat.

Tax clearance: The 2023 property taxes have been paid in full.

Staff Recommendation

Staff recommends final approval of Hadlock Subdivision 2nd Amendment, a connectivity-incentivized subdivision, consisting of two lots, and continuation of road dedication of 2950 East Street. This proposed subdivision is located at approximately 2965 E 5100 N, Liberty, UT, 84310, in the AV-3 zone. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A substandard road agreement, along with a deferral agreement will need to be signed prior to recording the final plat.

This recommendation is based on the following findings:

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

Exhibits

A. Subdivision Plat

Area Map



