



Staff Report to the County Commission

Weber County Planning Division

Synopsis

Application Information

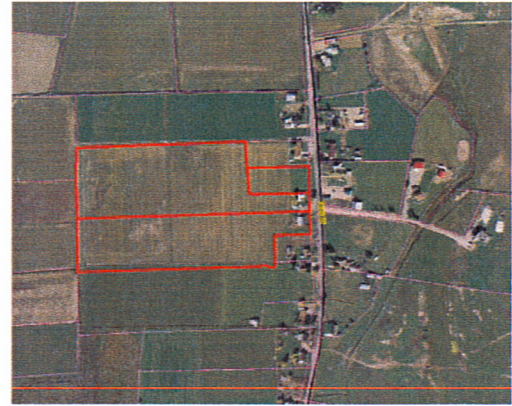
Application Request: Consideration and action on a request for final approval of the Stephensen Subdivision 1st Amendment (2 lots) and a deferral of curb, gutter and sidewalk on a substandard road.

Agenda Date: Tuesday, June 28, 2011

Applicant: Wayne Stephensen and Brent Hipwell

File Number: LVS 10-04-10

Stephensen Subdivision 1st Amendment



Land Information

Approximate Address: 573 South 3600 West

Project Area: 2.11 Acres

Zoning: A-1

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel Identification Number: 15-045-0063, 15-448-0001

Township, Range, Section: 6N 2W sec 16

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Adjacent Land Use

North: Residential

South: Residential

East: Residential

West: Agricultural

Applicable Ordinances

- Title 26 Weber County Subdivision Ordinance
- Zoning Ordinance Chapter 5 Agricultural A-1 Zone

Background

The applicant is requesting final approval of the Stephensen Subdivision 1st Amendment (2 lots) located at approximately 573 South 3600 West. There are currently 2 homes in the subdivision area and the proposed lots will occupy 2.11 acres. This subdivision is a reconfiguration of an existing lot (lot 1) and a new lot (lot 2). This subdivision realigns the interior lot lines of lot 1 and 2. The property is in the A-1 zone which requires 40,000 square feet in area and 150 feet in lot width. All existing structures on the lots meet the required yard setbacks as measured to the new lot lines.

Access to the lots is from 3600 West, which is a substandard county road. A substandard road agreement is required. The applicant is requesting a deferral for curb, gutter and sidewalk. Although this subdivision is within a distance of 1.5 miles of a school, staff recommends that a deferral be allowed since access is from a substandard road. Additionally, the improvements were not required in 2007 with the original subdivision. No new roads will be built as part of this subdivision.

Other Agency Comments and Recommendations: Culinary water will continue to be provided by Taylor West Weber Water and waste water treatment by a private septic system. No new hydrants are being required by the Weber Fire District.

Summary of County Commission Considerations

Does this subdivision meet the applicable County Ordinance requirements?

Planning Commission Recommendation

The Western Weber County Township Planning Commission recommended final approval of the subdivision on November 9, 2010.

Conformance to the General Plan

The subdivision conforms to the General Plan by meeting the outline of permitted land uses and requirements of the zone in which it is located.

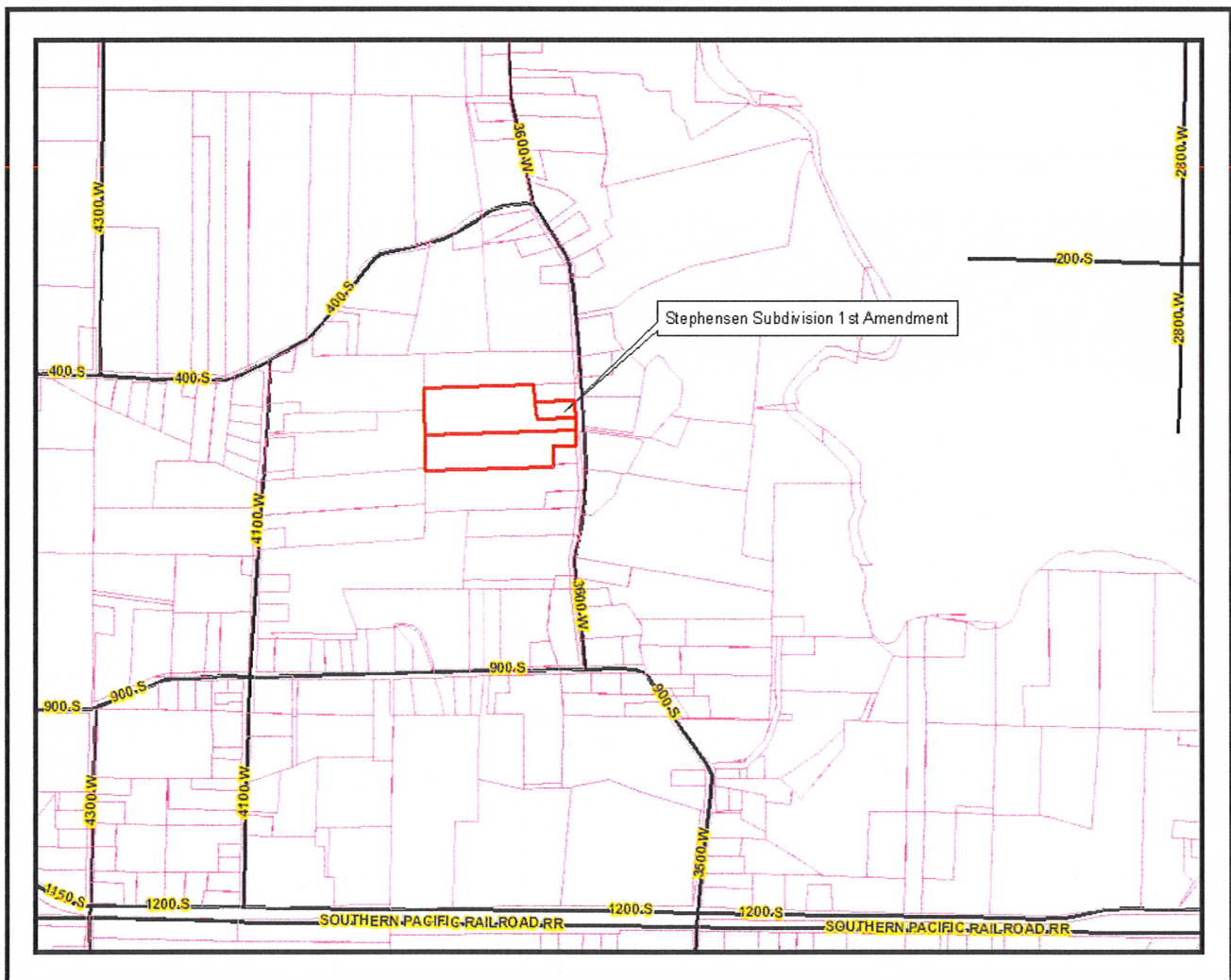
Staff Recommendation

Staff recommends final approval of the Stephensen Subdivision 1st Amendment subject to staff and other agency comments and requirements including a vacation of the Stephensen Subdivision.

Exhibits

- A. New Subdivision Plat
- B. Original Dedication Plat

Map 1



Map 2



STEPHENSON SUBDIVISION~FIRST AMENDMENT
A PART OF THE NE 1/4 OF SECTION 16

A PART OF THE N.E. & S.E. 1/4'S OF SECTION 16,
T. 6 N., R. 2 W., S.1.B.&M.
WEBER COUNTY, UTAH

RECORDED THIS _____ DAY OF _____, 20__

A C A N O W L E D G E M E N T

MOHAWT PUBLISHING

RESERVING AN

WEBER COUNTY ALLORNEY

Model	Log-likelihood	AIC	BIC	Bayesian Information Criterion
Model 1	-100.00	202.00	204.00	204.00
Model 2	-95.00	190.00	192.00	192.00
Model 3	-90.00	178.00	180.00	180.00
Model 4	-85.00	166.00	168.00	168.00
Model 5	-80.00	154.00	156.00	156.00
Model 6	-75.00	142.00	144.00	144.00
Model 7	-70.00	130.00	132.00	132.00
Model 8	-65.00	118.00	120.00	120.00
Model 9	-60.00	106.00	108.00	108.00
Model 10	-55.00	94.00	96.00	96.00
Model 11	-50.00	82.00	84.00	84.00
Model 12	-45.00	70.00	72.00	72.00
Model 13	-40.00	58.00	60.00	60.00
Model 14	-35.00	46.00	48.00	48.00
Model 15	-30.00	34.00	36.00	36.00
Model 16	-25.00	22.00	24.00	24.00
Model 17	-20.00	10.00	12.00	12.00
Model 18	-15.00	-2.00	0.00	0.00
Model 19	-10.00	-14.00	-12.00	-12.00
Model 20	-5.00	-26.00	-24.00	-24.00
Model 21	0.00	-38.00	-36.00	-36.00
Model 22	5.00	-50.00	-48.00	-48.00
Model 23	10.00	-62.00	-60.00	-60.00
Model 24	15.00	-74.00	-72.00	-72.00
Model 25	20.00	-86.00	-84.00	-84.00
Model 26	25.00	-98.00	-96.00	-96.00
Model 27	30.00	-110.00	-108.00	-108.00
Model 28	35.00	-122.00	-120.00	-120.00
Model 29	40.00	-134.00	-132.00	-132.00
Model 30	45.00	-146.00	-144.00	-144.00
Model 31	50.00	-158.00	-156.00	-156.00
Model 32	55.00	-170.00	-168.00	-168.00
Model 33	60.00	-182.00	-180.00	-180.00
Model 34	65.00	-194.00	-192.00	-192.00
Model 35	70.00	-206.00	-204.00	-204.00
Model 36	75.00	-218.00	-216.00	-216.00
Model 37	80.00	-230.00	-228.00	-228.00
Model 38	85.00	-242.00	-240.00	-240.00
Model 39	90.00	-254.00	-252.00	-252.00
Model 40	95.00	-266.00	-264.00	-264.00
Model 41	100.00	-278.00	-276.00	-276.00
Model 42	105.00	-290.00	-288.00	-288.00
Model 43	110.00	-302.00	-300.00	-300.00
Model 44	115.00	-314.00	-312.00	-312.00
Model 45	120.00	-326.00	-324.00	-324.00
Model 46	125.00	-338.00	-336.00	-336.00
Model 47	130.00	-350.00	-348.00	-348.00
Model 48	135.00	-362.00	-360.00	-360.00
Model 49	140.00	-374.00	-372.00	-372.00
Model 50	145.00	-386.00	-384.00	-384.00
Model 51	150.00	-398.00	-396.00	-396.00
Model 52	155.00	-410.00	-408.00	-408.00
Model 53	160.00	-422.00	-420.00	-420.00
Model 54	165.00	-434.00	-432.00	-432.00
Model 55	170.00	-446.00	-444.00	-444.00
Model 56	175.00	-458.00	-456.00	-456.00
Model 57	180.00	-470.00	-468.00	-468.00
Model 58	185.00	-482.00	-480.00	-480.00
Model 59	190.00	-494.00	-492.00	-492.00
Model 60	195.00	-506.00	-504.00	-504.00
Model 61	200.00	-518.00	-516.00	-516.00
Model 62	205.00	-530.00	-528.00	-528.00
Model 63	210.00	-542.00	-540.00	-540.00
Model 64	215.00	-554.00	-552.	

MEMBER COUNCIL ENGINEER

SEARCHED THIS _____ DAY OF _____

COMMISSION APPROVAL

COMMISSION ACCEPTANCE

OF WILSON COUNTY, TENN. THIS _____ DAY OF _____

TABLE 1

PREPARED BY:

[illegible]

SURVEYOR'S CERTIFICATE

MINISTRE DES AFFAIRES INDIGÈNES ET DU DÉVELOPPEMENT NORD
NORTH AMERICAN INDIAN AFFAIRS AND DEVELOPMENT

NARRATIVE

Cont. 2500
57'

AIDS, HIV, STI, and PMM

ON THE BASIS THAT WILDERNESS WITH ATTRIBUTES OF FUTURE OF THIS SUBDIVISION.

3

Exhibit A

STEPHENSEN SUBDIVISION
A PART OF THE NE & SE 1/4s OF SECTION 16,
T 2 N R 2 W S 1 E PM

BOUNDARY DESCRIPTION
PART OF LOT 12, SECTION 16, TOWNSHIP 6 NORTH, RANGE 2

[illegible]

5. CENTRAL L. STREET AND HENRY CENTRY TRAIL, A 44 ACRES-TITLED LAND BENEATH AND THAT FIELD CENTERFIELD NO. 7011 IN ACCORDANCE WITH TITLE 10, CHAPTER 10, SECTION 10-101, AND THE PROPERTY TAXES ON THE LAND AND THAT THE LAND IS BEING CONVEYED TO THE STATE OF ALABAMA FOR THE STATE IN ACCORDANCE WITH SECTION 17-15-11 AND HAVE VIEWED ALL RECORDS, MAPS AND HAVE PLACED REASONABLE BELIEF ON THIS MATTER AND THAT I FURTHER CERTIFY THAT ALL LOTS IN SIXTEENTH SOUTHWEST CORNER SECT 14, TOWNSHIP 10F NORTH AND RANGE 10W, EIGHTH RANGE OF THE SEVENTH COUNTY TOWNSHIP, OKLAHOMA.

CHRISTOPHER L. MCKEY
FKA CL. MCKEY

[illegible]

DURING THE COURSE OF THIS SEARCH, WE HAVE FOUND EAST GASTON COMPANY OF SAID SECTION 18, SAID T1/

[illegible]

1000

DISTANCE AND OR BEARING PER DETD OR PA

STREET DEDICATION - 4,050 SQ. FT.

TEST HOLE LOCATIONS

123.0' @ SOUTHW 87.8' OF THE NE CORNER

ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF THE PLANTERED USE IN THE AGRICULTURAL, PASTORAL, OR PASTORAL AS SPECIFIED IN THE PLANTING OR PASTORAL ACT, IT SHALL BE PERMITTED AT ANY TIME THAT THE PLANTING OR PASTORAL ACT AND NO ALLOWED AGRICULTURAL SHALL BE STOPPED.

[illegible]

COUNTY RECORDER
 FROM THE DEPUTY CLERK AND SO ON
 REPLY BY RECORD AND RETURN
 21-AUG-1927 AT 10:35
 IN REPLY TO PAGE 19
 OF OFFICIAL RECORDS
 RETURNED TO THE CLERK
 Ernest D Rowley
 COUNTY RECORDER

[illegible]

Ordinance _____ Summary

An ordinance of Weber County vacating the Stephens Subdivision including all public utility easements located therein, adopted and ordered published this the ____ day of _____, 2011, by the Weber County Board of Commissioners with Commissioners Gibson, Dearden, and Zogmaister voting Aye. Copies of the complete ordinance may be reviewed in the Weber County Clerk/Auditor's office 2380 Washington Blvd, Suite 320, Ogden, Utah.