

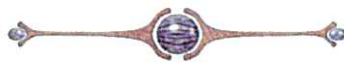
WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

October 12, 2016
4:00-5:00 p.m.

1. Consideration and action on an administrative application for approval of the Eagles Nest Subdivision 1st Amendment Lots 2 and 3 located at approximately 10450 East 200 South.
2. Consideration and action on an administrative application for approval of Dylan & Jessica Manning Acres Subdivision, a one lot subdivision located approximately 1025 N 4700 W.
3. Adjournment

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of the Dylan and Jessica Manning Acres.

Type of Decision: Administrative

Agenda Date: Wednesday, October 12, 2016

Applicant: Dylan and Jessica Manning, owner

File Number: LVD 072216

Property Information

Approximate Address: 1025 North 4700 West, West Weber UT

Project Area: 2.303 acres

Zoning: Agriculture (A-2) Zone

Existing Land Use: Agriculture

Proposed Land Use: Residential, Agriculture

Parcel ID: 15-027-0056

Township, Range, Section: T6N, R2W, Section 8

Adjacent Land Use

North: Agriculture	South: Residential
East: Agriculture	West: Residential

Staff Information

Report Presenter: Felix Lleverino
 flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Dylan & Jessica Manning Acres, a one lot subdivision located at approximately 1025 North 4700 West in the A-2 Zone. The proposed 2.303 acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone (see Exhibit A).

The purpose of this subdivision is for the owner, Dylan and Jessica Manning, to build a single family home. The access to this parcel will be from 4700 West Street via a private right of way.

Culinary water will be provided by Taylor West Weber Water Improvement District and wastewater will be controlled by individual septic systems.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock uses.

Zoning: The subject property is located in an Agricultural Zone A-2 zone. That land use requirements for this zone are stated in the LUC§ 104-7 as follows:

“The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone LUC 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-2 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'.

Currently there are no structures on this lot, but the applicant would like to build single family dwelling. When that time comes, the minimum yard set-backs will apply, which are: 30 feet on the front and rear and 10 feet with a total two side yards not less than 24 feet.

Culinary water and sanitary sewage disposal: Will serve and feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Taylor West Weber Improvement District. The Weber-Morgan Health Department has performed a percolation test and has granted approval for a septic system to be installed for the Paul Gibson Subdivision.

Review Agencies: The proposed subdivision has been reviewed and approved by Engineering, Planning and Surveying. The applicant has shown compliance to all the requirements that were stated on previous County reports. It has yet to be reviewed by the Weber County Fire Department, final approval will be subject to their comments.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §26-1-7.

Staff Recommendations

Staff recommends final approval of the Dylan and Jessica Manning Acres Subdivision, a one lot subdivision. This recommendation is subject to all review agency requirements and based on the following condition:

1. The close proximity to banks of the Weber River required that the FEMA Flood Zone be shown on the plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber 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.

Administrative Approval

Administrative final approval of Dylan and Jessica Manning Acres Subdivision 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.

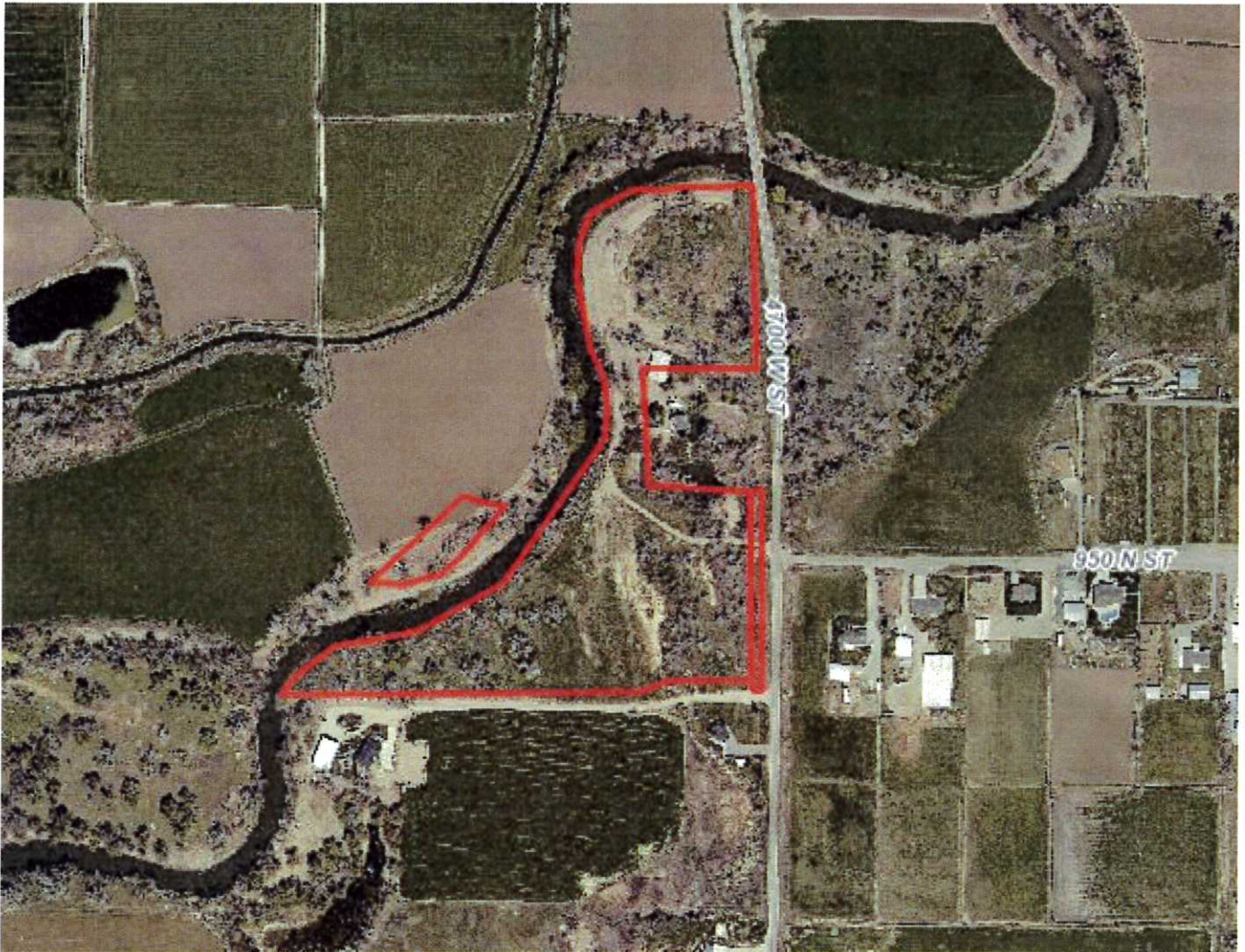
Date of Administrative Approval: Wednesday, October 12, 2016.

Rick Grover
Weber County Planning Director

Exhibits

A. Dylan and Jessica Manning Acres Subdivision

Map 1





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for approval of the Eagles Nest Subdivision 1st Amendment Lots 2 and 3 located at approximately 10450 East 200 South.

Type of Decision: Administrative

Agenda Date: Wednesday, October 12, 2016

Applicant: Janalee Tidwell Wesche

File Number: UVE 0613

Property Information

Approximate Address: 10450 East 200 South Huntsville, Utah 84317

Project Area: 9.11 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Single Family Dwelling

Proposed Land Use: Residential

Parcel ID: 21-105-0002, 21-105-0003

Township, Range, Section: 6N 2E sec 14

Adjacent Land Use

North: Residential	South: Forest
East: Forest	West: Residential

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant, who is the current owner of the existing lots 2 and 3 of the Eagles Nest Subdivision, located in the AV-3 Zone has proposed an amendment to the plat which re-aligns the lot line between Lots 2 and 3. This amended plat will maintain minimum area requirements, and the proposed lot line adjustment will not alter the lot widths from the original previously approved plat.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

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."

Lot Area, Frontage Width and Yard Regulations: The proposed lots within this subdivision meet the minimum lot area of 3 acres. The existing width, of 99.44' on lot 2, will not be altered from original plat.

The proposed Subdivision plat amendment will maintain minimum structure set-backs stated in the LUC § 104-6-6. The proposed lot line adjustment does not negatively affect any of the structures within the subdivision area.

The Weber County Land Use Code Title 101 defines "small subdivision" as "An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This amended subdivision consists of only two lots and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Culinary Water and Sanitary Sewage Disposal: The proposed subdivision will be served by a private culinary water well and a private septic system. The owner has also been granted 1 share of secondary water for livestock and irrigation see exhibits C, D, and E.

Natural Hazards: Due to the close proximity to the North Fork River, the Eagles Nest Subdivision lies within flood area classified as Zone AE. Based on the LUC § 22-4-2, construction in this area would require Flood Insurance.

Review Agencies: The proposed subdivision has been approved by the Fire Department and the Health Department. Engineering has posted requirements that shall be shown on the plat and/or be shown on a separate plan. Below is a list of the comments. Before the final Mylar is to be recorded, the conditions stated in the agency reviews must be met.

1. 100 foot setback from the South Fork of the Ogden River
2. All structures within and immediately adjacent to the subdivision shall be shown on the plat.
3. Show non-buildable area
4. Show flood plain

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

Public Notice: The required notice for the subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC 106-1-6(c).

Staff Recommendations

Staff recommends final plat approval of Eagles Nest 1st Amendment consisting of two lots. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all conditions required by Weber County reviewing agencies have been met.

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 the applicable County ordinances.
3. Will not be detrimental to the public health, safety, or welfare.
4. Will not deteriorate the environment of the natural landscape within the subdivision or the surrounding properties.

Administrative Approval

Administrative final approval of Eagles Nest, 1st Amendment, 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: October 12, 2016

Rick Grover
Weber County Planning Director

Exhibits

- A. Amended Subdivision Plat
- B. Subdivision Plat
- C. Water allotment letter

- D. Order of Utah State Engineer for irrigation and livestock
- E. Will Serve Letter from the Health Department

Area Map



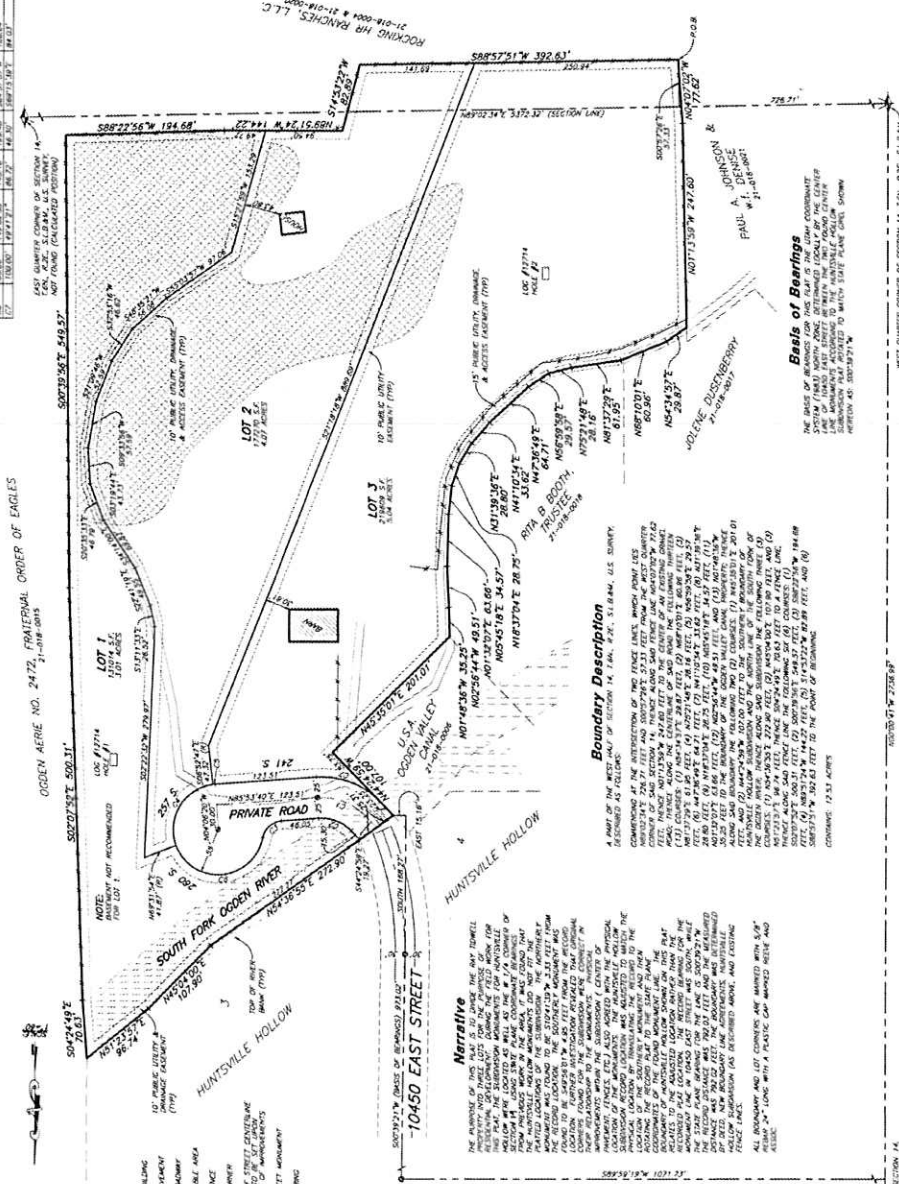
8-2-9

41-3 ZONE NOTE:
MAPPING ZONE IS THE UNINCORPORATED ZONE...
FOR A PARTICULAR ZONE AND KNOWN TO ALL...
SHALL BE SUBJECT TO REVISION ON THE BASIS THAT IT...
7/1/02 (AMENDMENT 10, 11, 12)

EAGLES NEST SUBDIVISION
A PART OF THE WEST HALF OF SECTION 14, T4N, R14E, S31.8&M, CO. SURETY
JUNE, 2005

ORDEN AERIE NO. 2472, FRAGMENTAL ORDER OF EAGLES
4350 W. 24TH AVENUE, DENVER, CO. 80212

Curve Table
Table with 7 columns: CHORD BEARING, CHORD LENGTH, CURVE LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH



NOTICE TO CONTRACTORS AND CONSTRUCTION
WE THE UNDERSIGNED...
DATE OF SALE: 2/24/2007

ACKNOWLEDGMENT
STATE OF ILLINOIS
COUNTY OF COOK

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STATE OF ILLINOIS
COUNTY OF COOK

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