



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 Stratford Highland Subdivision, a two lot subdivision consisting of 1.29 acres.

Type of Decision: Administrative

Agenda Date: Thursday, July 20, 2017

Applicant: Barbara Stratford, Owner

File Number: LVS070917

Property Information

Approximate Address: 2220 Eastwood Blvd, Uintah, UT 84403

Project Area: 1.29 acres

Zoning: Residential Estates (RE-15) Zone

Existing Land Use: Vacant/Residential

Proposed Land Use: Residential

Parcel ID: 07-086-0062, 07-340-0011

Township, Range, Section: T5N, R1W, Section 23

Adjacent Land Use

North: Residential	South: Eastwood Dr., Charter School
East: Residential	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-15 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Stratford Highlands Subdivision, a two lot subdivision consisting of 1.29 acres located at approximately 2220 Eastwood Dr., Uintah in the RE-15 Zone. The proposed subdivision is located within a natural hazards study area; however, after a site visit and conversations with UGS, it has been determined that a geotechnical and geologic investigation will not be required due to the lack of slope on the proposed lots. Lot 2 of the proposed subdivision currently has an existing residence and was platted as Lot 79 in the Uintah Highlands No. 5 Subdivision. Culinary water and wastewater will be provided by Uintah Highlands Improvement District. Secondary water will be provided by Weber Basin Water.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements of the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Western Weber is intended to preserve private property rights while also preserving the rural characteristics of the area. This proposal conforms to the Western Weber General Plan.

Zoning: The subject property is located in the Residential Estates (RE-15) Zone. Single-family dwellings are a permitted use in the RE-15 Zone.

The proposed small subdivision complies with the site development standards of the RE-15 zone including minimum lot area of 15,000 square feet and minimum lot width of 100 feet. The proposed lots are approximately .44 acres (Lot 1: 19,166 square feet), with a lot width of 100 feet along Eastwood Drive, and .93 acres (Lot 2: 40,511 square feet), with a lot width of 102.75 feet, along Jennifer Drive.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC 106 chapter 1, and the RE-15 zone standards in LUC 104-3. The proposed subdivision will not create any new public streets. The proposal meets the criteria for "Small Subdivisions", as defined in LUC 101-1-7, and can be administratively approved per LUC 106-1-5(b)(1).

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water and sanitary sewage disposal services for the proposed subdivision will be provided Uintah Highlands Improvement District.

Review Agencies: To date, the proposed subdivision has been approved by the Weber Fire District, the Surveyor's Office, and the Engineering Department. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: Sidewalk, curb and gutter have been installed along the frontage of both Lot 1 and 2 of the proposed subdivision. Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat.

Tax Clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: A notice has been mailed not less than ten 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 §106-1-6.

Staff Recommendations

Staff recommends final approval of the Stratford Highlands Subdivision, a two lot subdivision consisting of 1.29 acres. This recommendation is subject to all review agency requirements and 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.

Administrative Approval

Administrative final approval of the Stratford Highlands Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of the applicable review agencies and based on the findings listed in this staff report.

Date of Administrative Approval: Thursday, July 20, 2017

Rick Grover
Weber County Planning Director

Exhibits

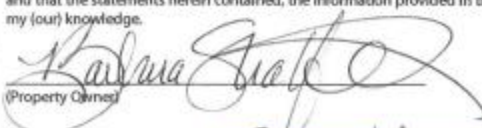


- A. Subdivision Application
- B. Plat Map
- C. Feasibility letters



Area Map 2



Exhibit A. Subdivision Application

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791, 2300 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name STRATFORD HIGHLANDS SUBDIVISION			Number of Lots 2
Approximate Address 2220 EASTWOOD BLVD		Land Serial Number(s) 09-086-0062 09-340-0011	
Current Zoning RE-15	Total Acreage 15,912		
Culinary Water Provider UNITAH HIGHLANDS	Secondary Water Provider WEBER BASIN	Wastewater Treatment UNITAH HIGHLANDS	
Property Owner Contact Information			
Name of Property Owner(s) BARBARA STRATFORD		Mailing Address of Property Owner(s) 2285 E SENNIFER OGDEN, UTAH 84403	
Phone 801 643 2581	Fax -		
Email Address BARBARA@STRATFORDLEGAL.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) BRUCE STRATFORD		Mailing Address of Authorized Person 2285 E SENNIFER OGDEN, UTAH 84403	
Phone 801 726 5783	Fax -		
Email Address BRUCE@STRATFORDLEGAL.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer REEVE & ASSOCIATES		Mailing Address of Surveyor/Engineer 5160 S. 1500 W. PURVIS, UTAH 84405	
Phone (801) 621-3100	Fax 801-621-2666		
Email Address THATCH@REEVE-ASSOC.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (We), BARBARA STRATFORD , depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.			
 (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this 7 day of May 20 17		 (Notary)	
			

Uintah Highlands Improvement District

2401 East 6175 South
Ogden, UT 84403-5344
Phone: 801-476-0945
Fax: 801-476-2012
uhid1@qwestoffice.net

May 9, 2014

Subdivision Planner
Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401

Re: Availability of services for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District for: Parcel # 07-086-0062 Stratford Highlands Subdivision (Proposed)

Officials of the Uintah Highlands Improvement District, have been contacted about the variance and proposed subdivision changes for the property owned by Barbara Stratford for Proposed Stratford Highlands Subdivision . (Parcel No. 07-086-0062), which is located within the boundaries of the Uintah Highlands Improvement District. Based upon the proposed subdivision plat and under existing conditions, the District hereby states that culinary water and sanitary sewer collection services would be available for this parcel. Secondary water is not provided by Uintah Highlands Improvement District and culinary water is not to be used for outside secondary use. Weber Basin Water Conservancy District provides secondary water in this area. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then be the sole responsibility of the owner. Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the Developer of the Subdivision shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all culinary water and sanitary sewer system improvements within the Subdivision in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 9th day of May, 2014.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT



By: 
District Manager

Exhibit C. Feasibility Letters

From: **Jon Parry** jparry@weberbasin.com 
Subject: RE: Stratford Plat Map
Date: May 9, 2014 at 1:13 PM
To: Bruce Stratford bruce@getawaytoday.com

To whom it may concern,

Weber Basin Water Conservancy District currently has 1.3 acre-feet of secondary water allocated to parcel 07-086-0062 located at 2285 E Jennifer Dr in the Uintah Highlands area. This water constitutes a full allocation. The developer will need to submit plans and coordinate with the District in order to extend existing infrastructure in the area and provide a secondary connection to the lot.

Regards,

Jonathan Parry, P.E.
Weber Basin Water Conservancy District
2837 East Highway 193
Layton, Utah 84040
tel: (801) 771-1677, ext. 4371
fax: (801) 544-0103
jparry@weberbasin.com

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