



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 Lyons Acres Subdivision, a two lot subdivision consisting of 2.28 acres.

Type of Decision: Administrative

Agenda Date: Friday, December 08, 2017

Applicant: Anthony Lyons, Owner

File Number: LVL 063017

Property Information

Approximate Address: 7467 W 900 S, Ogden, UT, 84404

Project Area: 2.28 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 10-044-0044

Township, Range, Section: T6N, R3W, Section 23

Adjacent Land Use

North: 900 South St.	South: Residential
East: Residential	West: 7500 West St.

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Lyons Acres Subdivision, a two lot subdivision consisting of 2.28 acres located at approximately 7467 W 900 S, Ogden, UT, 84404, in the A-1 Zone.

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 West Central Weber is intended to preserve private property rights while also preserving the rural characteristics of the Valley. This proposal conforms to the West Weber General Plan.

Zoning: The subject property is located in the Agricultural Zone more particularly described as the A-1 zone. The purpose and intent of the A-1 zone is identified in the LUC §104-6-1 as:

“The purpose of the A-1 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.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the standards in the A-1 zone in LUC Title 104 Chapter 5. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The A-1 Zone has a minimum lot area or a minimum lot width requirement per LUC §104-5-7 for a single family residential dwelling. Lot 1 has an existing residential dwelling, therefore the following development standards will be reviewed upon submittal for a building permit for (accessory use – small accessory buildings):

- Front yard setback: 30 feet
- Side yard setback: 10 feet except 1 foot if located at least 6 feet in rear of main building
- Rear yard setback: 1 ft. except 10 ft. where accessory building on a corner lot rears on side yard of an adjacent lot
- Accessory building height: 25 feet

The proposed lot configuration meets the width standards in the A-1 Zone. The lots have adequate area for the A-1 zone.

Culinary water and sanitary sewage disposal: Culinary water is provided by West Warren-Warren Water Improvement District, and sanitary sewer is provided by an onsite septic system.

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

Additional Design Standards: 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: 2016 and 2017 property taxes have been paid in full.

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 §106-1-6.

Staff Recommendations

Staff recommends final approval of the Lyons Acres Subdivision, a two lot subdivision consisting of 2.28 acres. This recommendation is subject to all review agency requirements, including the following:

1. The Health Department determines that the current septic site on lot 1 meets the setback requirements as set forth by the Health Department.

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 the Lyons 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, December 13, 2017



~~Rick Grover~~ CHARLES EWERT, PRINCIPAL PLANNER
Weber County Planning Director

Exhibits

- A. Subdivision Application
- B. Plat Map
- C. Area Map

Exhibit A-Subdivision Application

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

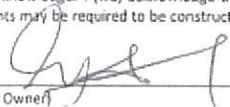


Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name Section Land		Number of Lots 2	
Approximate Address 7467W 900S		Land Serial Number(s) 10-044-0044	
Current Zoning A1	Total Acreage 2.09		
Culinary Water Provider West Warren	Secondary Water Provider Private Well	Wastewater Treatment Septic	
Property Owner Contact Information			
Name of Property Owner(s) Anthony Lyons		Mailing Address of Property Owner(s) 7467W 900S, Ogden 84404	
Phone 801-686-5712	Fax		
Email Address anthony99@yahoo.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)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer		Mailing Address of Surveyor/Engineer	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (We), <u>Anthony Lyons</u> , 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
 _____ (Property Owner)		_____ (Property Owner)	
		 _____ (Notary)	

Exhibit B-Plat Map

**LYONS ACRES
WEST WARREN, UTAH**
LYONS ACRES IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 4 NORTH, RANGE 3 WEST, SAULT LAKE SOLE AND MERIDIAN
SURVEY PERFORMED MAY 2017

WEBER COUNTY
BL. 824, PG. 570

BASE OF BEARING
S89°57'17" E 244.50' (Approximate)

WEBER COUNTY
ENTRY #276272

JAMES ALAN FERRELL TRUST
OF CLARK COUNTY
ENTER HEIRSHIPS

BLUMEL, TERRY & NANCY LEE
QUIT CLAIM DEED
ENTRY #107478
BOOK 2295
PAGE 1758

PLAT NOTE
Reference is made to the original three agricultural operations
described in the plat of the James Alan Ferrell Trust, Book 2295, Page 1758,
dated 05/15/2017, which is a part of the same survey and is hereby
incorporated by reference into this plat.

SURVEYS CERTIFICATE

NARRATIVE

BOUNDARY DESCRIPTION

OWNER'S DECLARATION

ACKNOWLEDGMENT

WEBER COUNTY RECORDER

WEBER COUNTY HEALTH DEPARTMENT

WEBER COUNTY ATTORNEY

COUNTY SURVEYOR'S CERTIFICATE

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPEAL

WEBER COUNTY COMMISSION ACCEPTANCE

Area Map 1

