



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of Summerset Farms Subdivision Phase 4, consisting of 3 lots.
Agenda Date: Wednesday, February 17, 2021
Applicant: Bob Favero, owner
File Number: LVS07302020

Property Information

Approximate Address: 2267 S 3500 W, Ogden, UT, 84401
Project Area: 4.838 acres
Zoning: Agricultural (A-1) Zone
Existing Land Use: Agriculture/Residential
Proposed Land Use: Residential
Parcel ID: 15-078-0046, 15-078-0163, 15-078-0164, 15-078-0040
Township, Range, Section: T6N, R2W, Section 28 SE

Adjacent Land Use

North: Residential/Agricultural	South: Agricultural
East: 3500 West St	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@webercountyutah.gov
 801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)

Background

The applicant is requesting approval of Summerset Farms Phase 4 Subdivision consisting of three lots, located at approximately 2267 S 3500 W, Ogden, UT, 84401, in the A-1 Zone. The proposed 4.838 acre lot within this subdivision meets the lot area and lot width requirements of this zone, of 40,000 square feet in area and 150 feet in width. Access for the lot will be from 3500 West St. The purpose of this subdivision is to further separate agricultural lands from a new lot.

Culinary water service will provided by Taylor West Weber Water. Sewer services will be provided by Central Weber Sewer. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

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 related uses.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. The land use requirements for this zone are stated in the LUC§ 104-5 as follows:

“The purpose of the A-1 Zone is to:

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment.”*

Small Subdivision: 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). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-5-7, the A-1 zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150'. The proposed subdivision is a one lot subdivision that fronts a county road identified as 3500 West Street. Lot 400, is a flag lot, consisting of 3.185 acres, meeting the minimum of 3.00 acre requirement, exclusive of the exclusive access strip. Per 108-7-30, no access strip may exceed 800' in length. The flag lot access strip shall have a minimum width of 20 feet and a maximum width of 30 feet. No flag lot shall be allowed which proposes to re-subdivide or include within it (including the access strip) any portion of an existing lot in a recorded subdivision. No subdivision shall be vacated, re-subdivided, or changed in order to meet the requirements of this section.

Culinary water and sanitary sewage disposal: A letter from Taylor West Weber Water Improvement District has been provided granting final approval. Secondary Water will be required from Hooper Irrigation. Sanitary sewage disposal will be handled by Central Weber Sewer.

Review Agencies: The proposed subdivision has been reviewed, but not yet approved by Engineering, County Surveyor, and Weber Fire District. Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, pathways, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of Summerset Farms Phase 4 Subdivision, consisting of three lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. An updated title report will need to be submitted prior to recording this subdivision.
2. A pathway easement, that shows connection to a future pathway in Phase 3, must be shown on the final plat.
3. A signed deferral agreement for curb, gutter, and sidewalk, must be recorded with the final plat.
4. A signed deferral agreement for the pathway, must be recorded with the final 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.

Administrative Approval

Administrative final approval of Summerset Farms Subdivision Phase 4 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, February 24, 2021.**


Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Subdivision Plat
- C. Water/Septic Feasibility

Area Map



Exhibit A - 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			
Data Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name <i>Summerset Farms Phase 4</i>		Number of Lots <i>3</i>	
Approximate Address <i>2969 So 3500 W</i>		Land Serial Number(s) <i>15-078-0046</i>	
Current Zoning <i>A-1</i>	Total Acreage		
Primary Water Provider <i>Taylor West Weber</i>	Secondary Water Provider <i>Hooper/Wilson</i>	Wastewater Treatment <i>Weber central/sewer</i>	
Property Owner Contact Information			
Name of Property Owner(s) <i>Robert Favere</i>		Mailing Address of Property Owner(s) <i>8049 Bluff Ridge Dr. Syracuse, UT 84075</i>	
Phone <i>801 644 3706</i>	Fax —	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>robert1favere@hotmail.com</i>			
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <i>Robert Favere</i>		Mailing Address of Authorized Person	
Phone <i>801 644 3706</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>robert1favere@hotmail.com</i>			
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <i>Andy Hubbard Grent Basin Engineering</i>		Mailing Address of Surveyor/Engineer	
Phone	Fax	Preferred Method of Written Correspondence Email Fax Mail	
Email Address			
Property Owner Affidavit			
<p>I (we), <u>Robert Favere</u>, do hereby 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.</p> <p><i>Robert Favere</i> (Property Owner)</p> <p>Subscribed and sworn to me this <u>29th</u> day of <u>July</u> 20<u>20</u></p>			
			

Summerset Farms - Phase 4

A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 26, T6N, R2W, S18E, U.S. Survey
 Weber County, Utah
 January 2020
 2200 South Street

The Survey was made by the
 Surveyor General of Utah on
 the 15th day of June 2020 at
 the Office of the Surveyor General
 Salt Lake City, Utah. The
 survey was made in accordance
 with the laws of the State of Utah
 and is subject to the laws of the
 United States and Utah.



Scale of Section 26, T6N, R2W, S18E, U.S. Survey (Plat 107 & 108)



VICINITY MAP

WEBER COUNTY ENGINEER

I hereby certify that the proposed plat
 complies with the laws of the State of Utah
 and the laws of the United States and that
 the same is correct and true to the best of
 my knowledge and belief.

Webber County Engineer

Legend

- Monument to be set
- Found Corner Monument
- Metal Pipe
- Non-Metal Pipe
- Public Utility Easement
- PLANNED PUBLIC UTILITY & STORAGE EASEMENT
- Water
- Road
- Public Utility Easement
- Existing Boundary
- Subdivided Area
- Plat Fee & Tax
- A plat fee not paid to date
- A plat fee not paid to date
- Plat Fee & Tax
- Plat Fee & Tax

PLANNING
 APPROVAL
 Subdivision plat
 or County History

Utility Standards

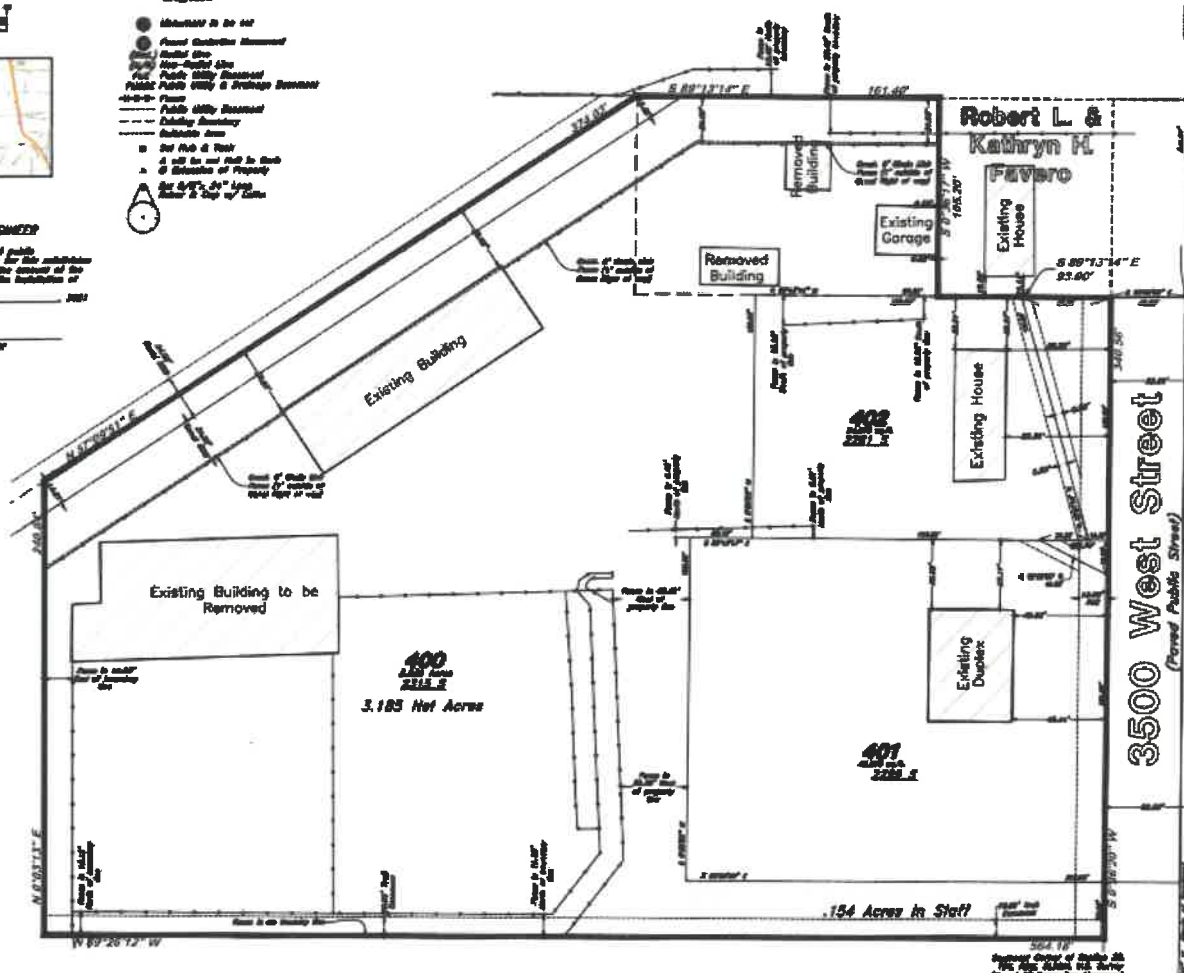
ON ACCEPTANCE

Subdivided plat, its
 site map and
 records submitted
 hereby approved and
 filed for public use
 in accordance with
 the laws of the State of Utah

Recorder

PRETOR

County Surveyor's
 recording fee
 shall be required
 upon filing and
 shall not be paid
 until the plat
 is recorded



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

May 29, 2020

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that Final approval of the Summerset Farms subdivision is accepted by Taylor West Weber Water. The water lines have been installed and tested. The water services have been completed to a point that building permits may be issued. Blow off assemblies have also been completed to a point that building permits may be issued. Before meters are set the proper lids must be installed and the blow off assemblies must be completed to Taylor Weber Water Standards. The valves boxes must be raised and collared after asphalt is installed as well. **BEFORE ALL ESCROW FUNDS ARE RELEASED TAYLOR WEST WEBER WATER WILL DO A FINAL INSPECTION** and verify all items meet the district standards.

Sincerely,



TAYLOR WEST WEBER WATER IMP. DISTRICT
Ryan Rogers – Manager