

Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final subdivision approval of

the Woodland Estates Subdivision - Unit 2, Amendment 3

Agenda Date:

Wednesday, January 21, 2015

Applicant:

Longfellow Rentals, LLC/DVL Properties, LLC

File Number:

LVW100314

Property Information

Approximate Address:

2413 Woodland Drive, Ogden UT

Project Area:

1.147 acres

Zoning: **Existing Land Use:** **RE-20** Residential

Proposed Land Use:

Residential

Parcel ID:

07-089-0029

Township, Range, Section: Township 5 North, Range 1 West, Section 23

Adjacent Land Use

North:

Residential

South:

Residential

East:

Residential

West:

Residential

Staff Information

Report Presenter:

Ronda Kippen

rkippen@co.weber.ut.us

801-399-8768

Report Reviewer:

JG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 3, Residential Estates (RE-20) Zone
- Title 106, Subdivisions (Title 26, Filing of Preliminary and Final Plans)

Background

The applicant has submitted a request to amend the "Woodland Estates Subdivision - Unit 2" plat, to reflect the transfer of property between the owners of Lots 48 & 49. The proposed amendment is located at approximately 2413 Woodland Drive Ogden, UT and is in the RE-20 zone. The proposed subdivision amendment meets the zoning and subdivision requirements including the lot width and lot area requirements of the Uniform Land Use Code of Weber County (LUC). The amendment will define the boundary of lot 49, correcting the errors in Warranty Deed entry# 2613455.

Analysis

Zoning: The subject property is located in the Residential Estates Zone more particularly described as the RE-20 zone. The purpose of the residential estates zones in the LUC §104-3-1 is:

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

The (LUC) §101-1-7 has identified a small subdivision as:

The term "Small Subdivision" means:

(2) An amended subdivision consisting of five or fewer lots and for which no streets will be created or realigned;

The proposed amendment will correct and define the boundary line of lot 49 in the Woodland Estates Subdivision – Unit 2 (see Exhibit "A") and will not create or realign any streets, therefore, meeting the definition of a "Small Subdivision". The Woodland Estates Subdivision – Unit 2 was reviewed and approved in 1959 by Weber County (see Exhibit "B").

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 (Title 26, Filing of Preliminary and Final Plans) and the site development standards of the RE-20 zone as identified in the LUC §104. With the recommended conditions (see Exhibit "C"), the proposed subdivision amendment is in conformance with county code.

The following is a brief synopsis of the review criteria and conformance with the LUC.

<u>Lot area, width and yard regulations</u>: In the LUC §104-3-7, the site development standards for the RE-20 zone requires a minimum lot area of 20,000 sq. ft. The minimum lot width in the RE-20 zone is 100'. The proposed lot width is 223.70'. It appears that the subject property could be accessed from either Woodland Drive or Bonneville Terrace Drive; however, after visiting the site, it appears due to the topography of the lot that all access should take place from Woodland Drive and a note should be placed on the plat restricting access from Bonneville Terrace Drive. A condition of approval has been added to the staff recommendation (see Exhibit "C).

The property is currently vacant; upon construction of a single family dwelling the following minimum yard setbacks will be required:

Front Yard: 30'

Side Yard: 10' with a total of 2 side yards not less than 24'

Rear Yard: 30'

The proposal meets the minimum area, width and yard regulations of the Code.

<u>Culinary water and sanitary sewage disposal:</u> A will serve letter from the Uintah Highlands Improvement District has been submitted for the culinary water and sanitary sewer services for the proposed subdivision amendment.

<u>Additional design standards and requirements:</u> The proposed amendment does not significantly alter the original platted lot that was approved as part of the Woodland Estates Subdivision – Unit 2 (see Exhibit "C"). With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

<u>Review Agencies:</u> The proposed subdivision amendment has been reviewed and approved without conditions by the Weber County Engineering Division, the Weber Fire District and the Weber County Surveyor's Office.

<u>Owner association required:</u> The County Recorder may require that the applicant record a statement that the original CC&R's are still in effect for the amended subdivision. A condition that the proposal meets the requirements of the County Recorder has been made part of the recommended conditions of approval.

<u>Tax clearance:</u> The 2014 property taxes have been paid in full. The 2015 property taxes will be due in full on November 1, 2015.

<u>Public Notice</u>: 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 subdivision amendment.

Conformance to the General Plan

The proposal conforms to the Western Weber General Plan.

Staff Recommendation

Staff recommends final plat approval of the Woodland Estates Subdivision – Unit 2, Amendment 3. This recommendation for approval is subject to all review agency requirements and based on the findings and conditions of approval as listed below:

- 1. The proposed use conforms to the Western Weber General Plan.
- 2. With the recommended conditions, the proposed use complies with applicable County ordinances.
- 3. The proposed use will not be detrimental to the public health, safety, or welfare.
- 4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Conditions of Approval

- The final plat must indicate the "house number" as assigned by the County Surveyor
- The final plat must restrict access from Bonneville Terrace Drive
- The final plat must reflect a 10′ PUE along the front property line along Woodland Drive
- The correct ownership/vesting must be shown on the plat map
- Prior to recording, an updated title report must be submitted including the correct ownership/vesting and legal description as identified on the plat map
- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyor's Office
- Requirements of the Weber County Recorder

Administrative Approval

Administrative final approval of the Woodland Estates Subdivision – Unit 2, Amendment 3 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, January 21, 2015

Sean Wilkinson

Weber County Planning Director

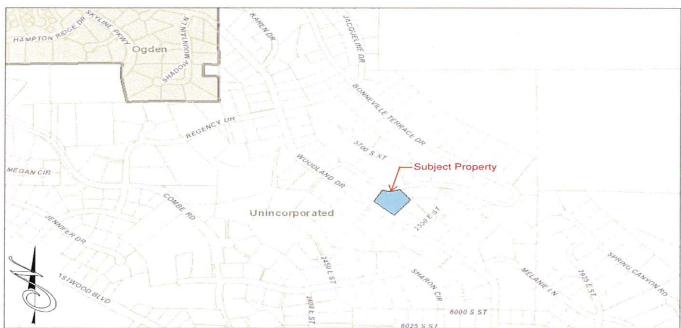
Exhibits

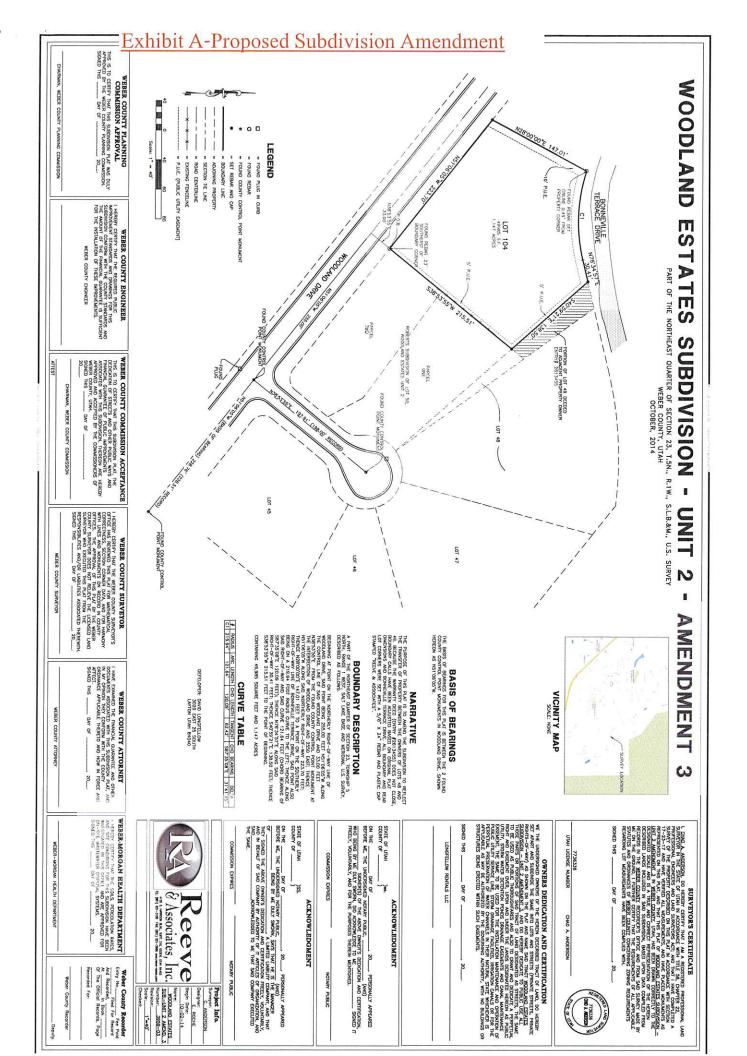
- A. Proposed Subdivision Amendment
- B. Planning Division Bluelines
- C. Original Subdivision Plat

Map 1



Map 2





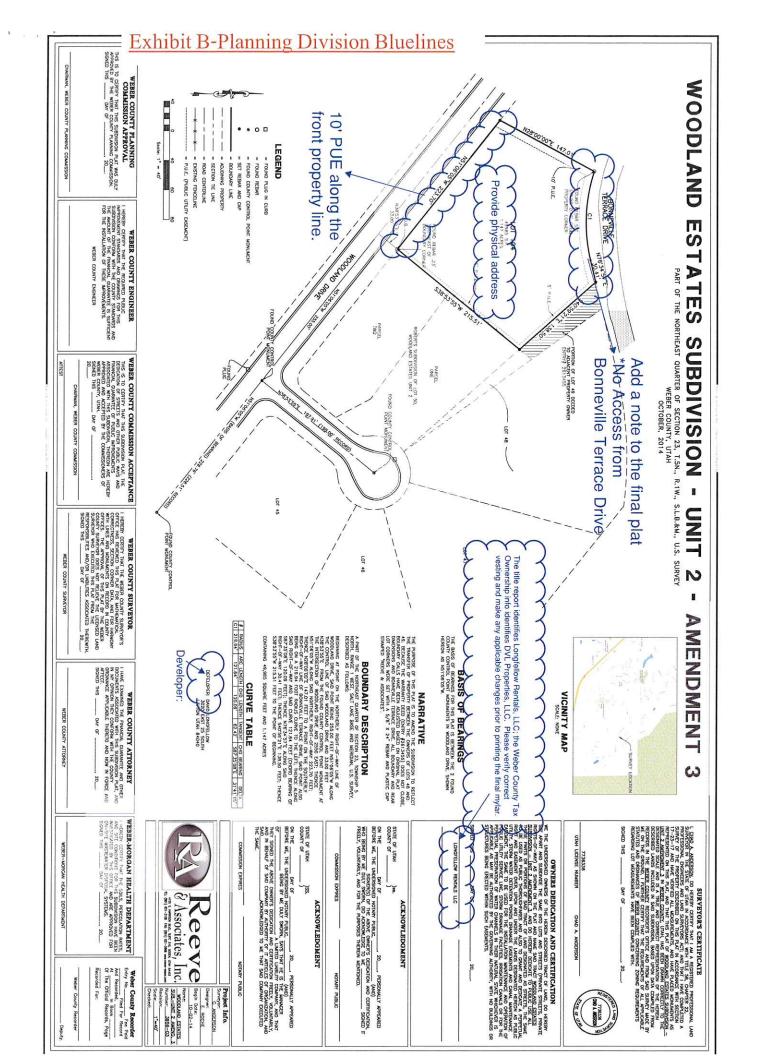


Exhibit C-Original Subdivision Plat

