



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Atkinson Subdivision #2 (2 lots).
Agenda Date: Tuesday, February 09, 2016
Applicant: Jeff Atkinson, agent
File Number: LVA 120315

Property Information

Approximate Address: 2448 S 3500 W
Project Area: 2.66 Acres
Zoning: Agricultural Zone (A-1)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 15-076-0011 and 15-076-0093
Township, Range, Section: T6N, R2W, Sections 27

Adjacent Land Use

North: Residential	South: Residential
East: Agricultural	West: Residential

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: JG

Applicable Land Use Codes

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

Background

The applicant is requesting final approval of Atkinson Subdivision #2 (2 lots). The property is located in the Agricultural Zone (A-1) at approximately 2448 S 3500 W. The proposed subdivision is on 2.66 acres. The A-1 Zone requires single family dwellings to be on lots with minimum area of 40,000 square feet and a minimum width of 150 feet. The 2 lots have existing homes and access on 3500 W.

This property received a variance and subdivision approval in 1977, at which both homes were constructed. The subdivision was one of many approved but unrecorded divisions that the Planning Division has record of. As a plat was not recorded the name "Atkinson Subdivision" ended up being used later on in a different part of the County. For that reason this subdivision will contain the "#2" in the title.

In platting this subdivision additional property will be included based on a boundary line agreement that has occurred, making the new lots width now conforming to zoning width standards. On the east side of the subdivision, an agricultural remainder parcel greater than 5 acres will occur. The purpose of this subdivision is to adjust the common lot line between the two lots so that outbuildings previously constructed conform to setback standards.

Taylor West Weber Water provides culinary water to the lots and private septic systems are used for waste water.

Summary of Planning Division Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

Conformance to the General Plan

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

Conditions of Approval

- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Survey Department

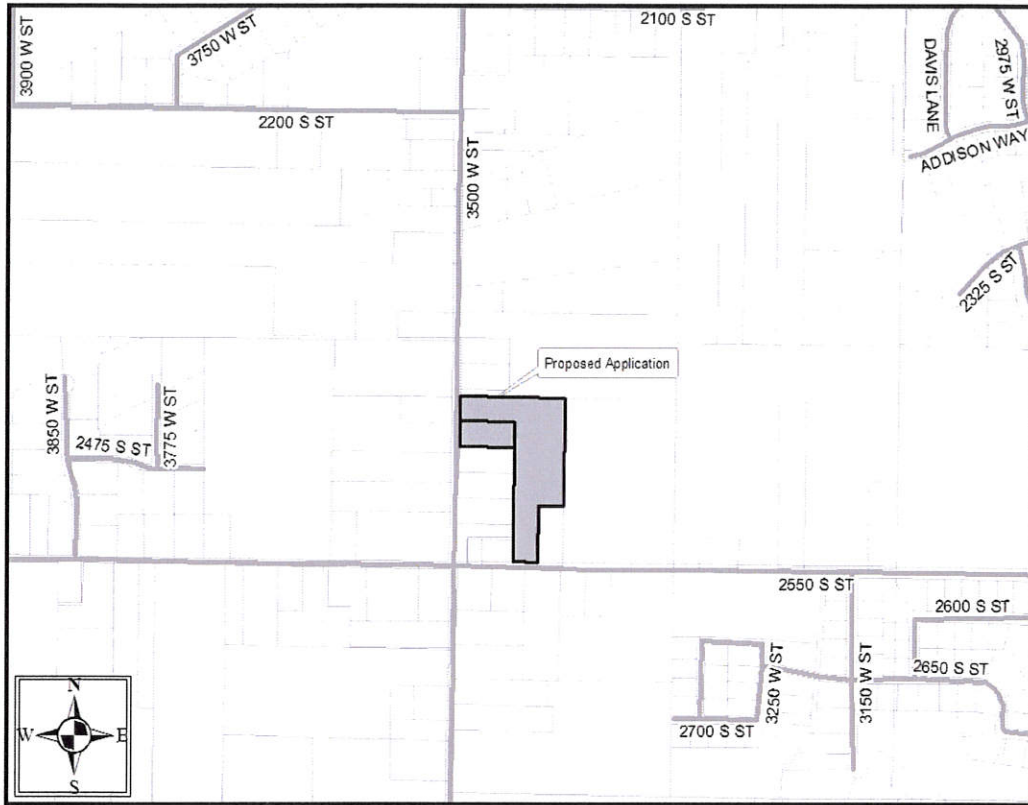
Staff Recommendation

Staff recommends final approval of Atkinson Subdivision #2 (2 lots) subject to staff and other review agency requirements, based on its compliance with applicable Land Use Codes.

Exhibits

- A. Proposed plat
- B. Application with narrative

Map 1



Map 2



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 12-3-15	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Jeff L. Atkinson (and Shirley)		Number of Lots 2
Approximate Address 2448 S. 3500 W. Ogden		Land Serial Number(s)
Current Zoning A-1	Total Acreage 2.66	
Culinary Water Provider Taylor West Weber Water	Secondary Water Provider	Wastewater Treatment Central Weber Sewer

Property Owner Contact Information

Name of Property Owner(s) Mike Atkinson (Trustee)		Mailing Address of Property Owner(s) 2448 S. 3500 W Ogden, UT 84401
Blaine H and Elaine B. Atkinson Family Trust		
Phone 801-509-0919	Fax —	
Email Address —	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Jeff Atkinson		Mailing Address of Authorized Person 2448 S. 3500 W Ogden, UT 84401
Phone 801-510-5217	Fax —	
Email Address jack57@yahoo.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 Ernest D. Rowley Landmark Surveying Inc.		Mailing Address of Surveyor/Engineer #3A 4646 South 3500 West Ogden, UT 84401
Phone 801-731-4075	Fax	
Email Address ernest@landmarksurveyutah.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Owner Affidavit

I (We), MIKE ATKINSON, 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.

Michael Atkinson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____

(Notary)

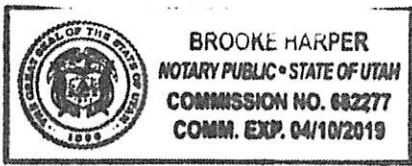
Authorized Representative Affidavit

I (We), Rick + Staci Lewis, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Jeff Atkinson, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

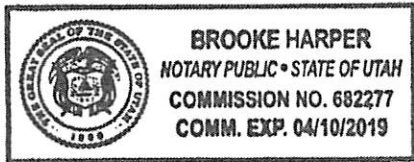
[Signature]
(Property Owner)

[Signature]
(Property Owner)

Dated this 1st day of December, 20 15, personally appeared before me Rick & Staci Lewis, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)



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