



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 McLean Subdivision (1 lot).
Application Type: Administrative
Agenda Date: Tuesday, April 12, 2016
Applicant: Susan McLean
File Number: LVM 0310

Property Information

Approximate Address: 771 South 4100 West
Project Area: 1.2 acres
Zoning: Agricultural (A-1)
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 15-046-0013
Township, Range, Section: T6N, R2W, Section 16

Adjacent Land Use

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

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: BH

Applicable Land Use Codes

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

Background

The applicant is requesting final approval of McLean Subdivision (1 lot), located at approximately 771 South 4100 West in the A-1 Zone. The property is an eight acre agricultural parcel with a 1.65 acre lot being divided off and the remaining parcel will remain in agricultural. The subdivision meets the area and lot width requirements of this Zone. The subdivision is within walking distance (892 feet) of West Weber Elementary school. Curb, gutter, and sidewalk needs to be installed as part of this subdivision. The review by the school districts states that "only secondary students are eligible for bus service". The property is outside of any Agricultural Protection Areas.

Taylor-West Weber water gave preliminary approval with the condition that secondary water is provided by Hooper Irrigation and Environmental Health Department has approved the At-Grade septic system as means of waste water disposal. The Weber Fire district is requiring 1 new fire hydrant.

In considering roads and block lengths, the Weber County Land Use Code 106-2-1(a) states "the street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide convenient access to it." Weber County Land Use Code 106-2-3 Blocks talks about areas of flat land where topography presents no development barriers, minor terminal streets or cul-de-sacs proposed in subdivisions shall have a maximum length of 650 feet to the beginning of the turnaround and block lengths shall at a maximum be 1,300 feet with a minimum block length of 500 feet. The lot is 510 feet to the intersection to the south and 1,700 feet to the intersection to the north. There is a 50 foot space between this subdivision and the next parcel to the north that a future road could utilize; however the County Engineering Division wants this space to be 66 feet wide for a future road. The Engineering Division also wants a utility easement along the frontage.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances 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 County Engineering Division
- Requirements of Taylor West Weber Water
 - Hooper Irrigation
 - Impact fees
- Requirements of the Weber Fire District
- All improvements need to be either installed or escrowed for prior to recording of the subdivision including curb, gutter, and sidewalk

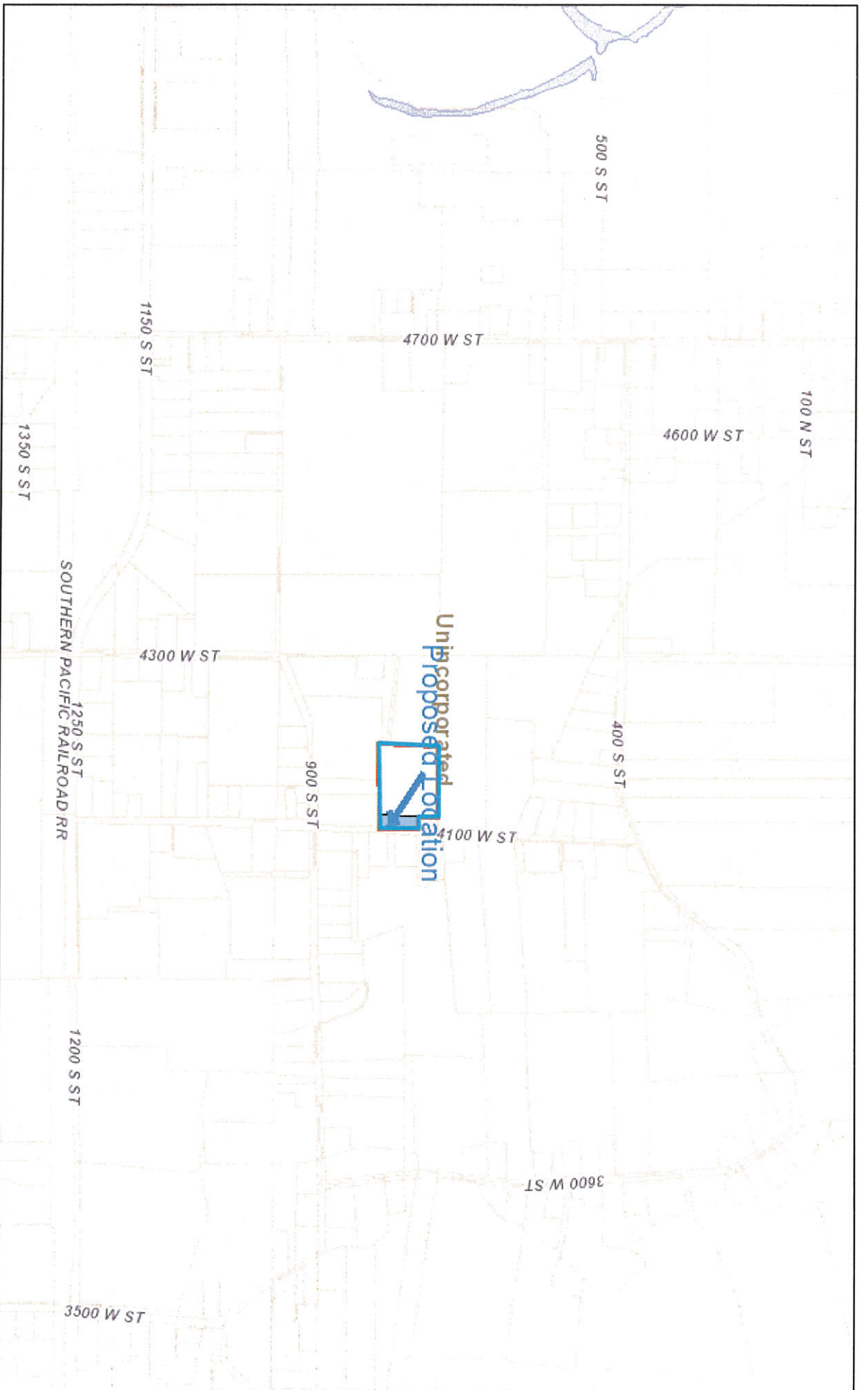
Staff Recommendation

Staff recommends final approval of McLean Subdivision with 1 lot, subject to staff and agency requirements, with a recommendation concerning curb, gutter, and sidewalk.

Exhibits

- A. Subdivision Plat
- B. Location Map

Location Map



March 31, 2016

Street Labels

City Labels

