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| **WC Logo.emf** | **Staff Report to the Western Weber Planning Commission** *Weber County Planning Division* |
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| **Synopsis** |
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| **Application Information** |  | **Stephensen Subdivision 1st Amendment** |
| **Application Request:** Consideration and action on a request for final approval of the Stephensen Subdivision 1st Amendment (2 lots) and a recommendation for vacation of the Stephensen Subdivision. | Staff Report.jpg |
| **Agenda Date:** Tuesday, November 09, 2010 |
| **Applicant:** Wayne Stephensen and Brent Hipwell |
| **File Number:** LVS 10-04-10 |
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| **Land Information** |
| **Approximate Address:** 573 South 3600 West |
| **Project Area:** 2.11 Acres |
| **Zoning:** A-1 |
| **Existing Land Use:** Residential |
| **Proposed Land Use:** Residential |
| **Parcel Identification Number:** 15-045-0063, 15-448-0001 |
| **Township, Range, Section:** 6N 2W sec 16 |
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| **Staff Information** | **Adjacent Land Use** |
| **Report Presenter:**  | Ben Hatfieldbhatfield@co.weber.ut.us801-399-8766 | **North:** Residential | **South:** Residential |
| **Report Reviewer:** | SW | **East:** Residential | **West:** Agricultural |
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**Applicable Ordinances**

* Title 26 Weber County Subdivision Ordinance
* Zoning Ordinance Chapter 5 Agricultural A-1 Zone

**Background**

The applicant is requesting final approval of the Stephensen Subdivision 1st Amendment (2 lots) and a recommendation for vacation of the Stephensen Subdivision located at approximately 573 South 3600 West. There are currently 2 homes in the subdivision area and the proposed lots will occupy 2.11 acres. This subdivision is a reconfiguration of an existing lot (lot 1) and a new lot (lot 2). This subdivision realigns the interior lot lines of lot 1 and 2. The property is in the A-1 zone which requires 40,000 square feet in area and 150 feet in lot width. Staff requires that all existing structures on the lots meet the required yard setbacks as measured to the new lot lines.

**Other Agency Comments and Recommendations:** Culinary water will continue to be provided by Taylor West Weber Water and waste water treatment by a private septic system. No new hydrants are being required by the Weber Fire District.

**Conformance to the General Plan**

The subdivision conforms to the General Plan by meeting the outline of permitted land uses and requirements of the zone in which it is located.

**Summary of Planning Commission Considerations**

Does this Subdivision meet the applicable County Ordinance requirements?

**Conditions of Approval**

* Requirements and recommendations of the Weber County Engineers Office.
* Requirements and recommendations of the Weber County Surveyor’s Office.
* Requirements and recommendations of the Weber County Health Department.
* Requirements and recommendations of the Weber Fire District.

**Staff Recommendation**

Staff recommends final approval of the Stephensen Subdivision 1st Amendment subject to staff and other agency comments and requirements including a vacation of the Stephensen Subdivision.

**Exhibits**

1. Site Map
2. New Subdivision Plat
3. Original Dedication Plat