



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative approval application for final plat approval of Willow Wood Subdivision No 4 2nd Amendment, a one lot subdivision. .
Application Type:	Administrative
Agenda Date:	Wednesday, September 14, 2016
Applicant:	Allan T Clarke
File Number:	LVW 0620-16

Property Information

Approximate Address:	2433 South 3850 West
Project Area:	2.1245 acres
Zoning:	Agricultural (A-1)
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	15-161-0006
Township, Range, Section:	T6N, R2W, Section 28

Adjacent Land Use

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

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RK

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)
- Weber County Land Use Code Title 108-7-31, 32 (Access to a lot/parcel using a private right-of-way or access easement), (Access to a lot/parcel at a location other that across the front lot line).

Background

The Willow Wood Subdivision No. 4 2nd Amendment is a one lot plat amendment (see Exhibit A). The applicant is the current owner of the proposed Lot 23 of the Willow Wood Subdivision is Located at 2433 South 3850 West. and purchased approximately 0.25 acres of land from Weber County after the property had been vacated and is desirous to combine this property with the existing Lot 20 (see Exhibit B); creating the proposed Lot 23 (see Amended Willow Wood Subdivision Number 4 Exhibit B). The 30' right of way that was vacated by Weber County was at one time dedicated as a future public utility corridor for utility providers. Consent letters from Rocky Mountain Power, Taylor West Weber Water, Questar Gas, and Century Link have submitted to the Weber County Planning Division, verifying that this area is currently not being used as a PUE and releasing any interest they may have in the vacated area (see Exhibits C). As part of the subdivision amendment, the proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: In maintaining conformity to the surrounding area where farming and agricultural uses are dominant, the large lot size and open space area are maintained by this proposed subdivision.

Zoning: The purpose and main use of property located in the A-1 zone are identified in the LUC 104-5-1.

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106-1, 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). The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The A-1 zone requires a minimum lot size of 40,000 sq ft and a minimum lot width (measured at the front yard setback) of 150'. The proposed amendment does not alter the front or side yard lot lines. The additional acreage will be added to the rear of the lot; increasing the lot size from 1.896 acres (82,604 sq ft) to 2.1245 acres (92,521.44 sq ft). Based on the proposed lot configuration, the proposed amendment appears to meet the standards of the A-1 zone. There are some minor items that will need to be addressed by the applicant's surveyor prior to recording and a copy of the redlines have been included as a condition of approval to ensure these items are addressed.

Culinary water and sanitary sewage disposal: The property has been developed and is currently receiving services from Taylor West Weber for culinary water and a private septic system for the waste water disposal. No additional requirements are necessary based on the proposed plat amendment

Review Agencies: The proposed subdivision has been reviewed and approved by the Surveying Department, the Engineering Division and the Weber Fire District. The Planning Division has completed a review of the plat and as in relation safety standards LUC 108-7-29 2(a)

"The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement".

A condition of approval has been included as part of staff's recommendation for approval. The applicant will need to submit a revised plat with all agencies conditions met prior to recording the final Mylar

Additional Design Standards: There may be some additional site preparation in conjunction with any future approved building permits. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: 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 small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendation

Staff recommends final approval of the Willow Wood Subdivision No 4 2nd amendment. This recommendation for approval is subject to all review agency requirements and based on the following condition:

1. All redlined comments on Exhibit D will be addressed prior to releasing the subdivision for Mylar. These items include:
 - a. Revise the narrative to only include the combination of the 30 foot wide parcel with Lot 20. The additional property going to Lot 19 identified as "Parcel 1" and the easement over Lot 21 for the access bridge identified as "Easement 1" cannot be included on this plat unless additional fees are paid to make this a 3 lot plat amendment and all owners are made part of the subdivision dedication language. Please provide an updated plat so that we can make sure this has been addressed prior to printing the Mylar.
 - b. Include the outbuildings that are located along the rear lot line so that we can verify rear and side yard setbacks.
 - c. Remove Parcel 1 and Easement 1 description since the owners of Lot 19 and 20 are not part of the subdivision amendment application.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.

2. The proposed subdivision, with the recommended conditions of approval, complies with applicable County Ordinances
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare
4. The proposed subdivision will not deteriorate the environment or negatively impact the surrounding properties and uses.

Administrative Approval

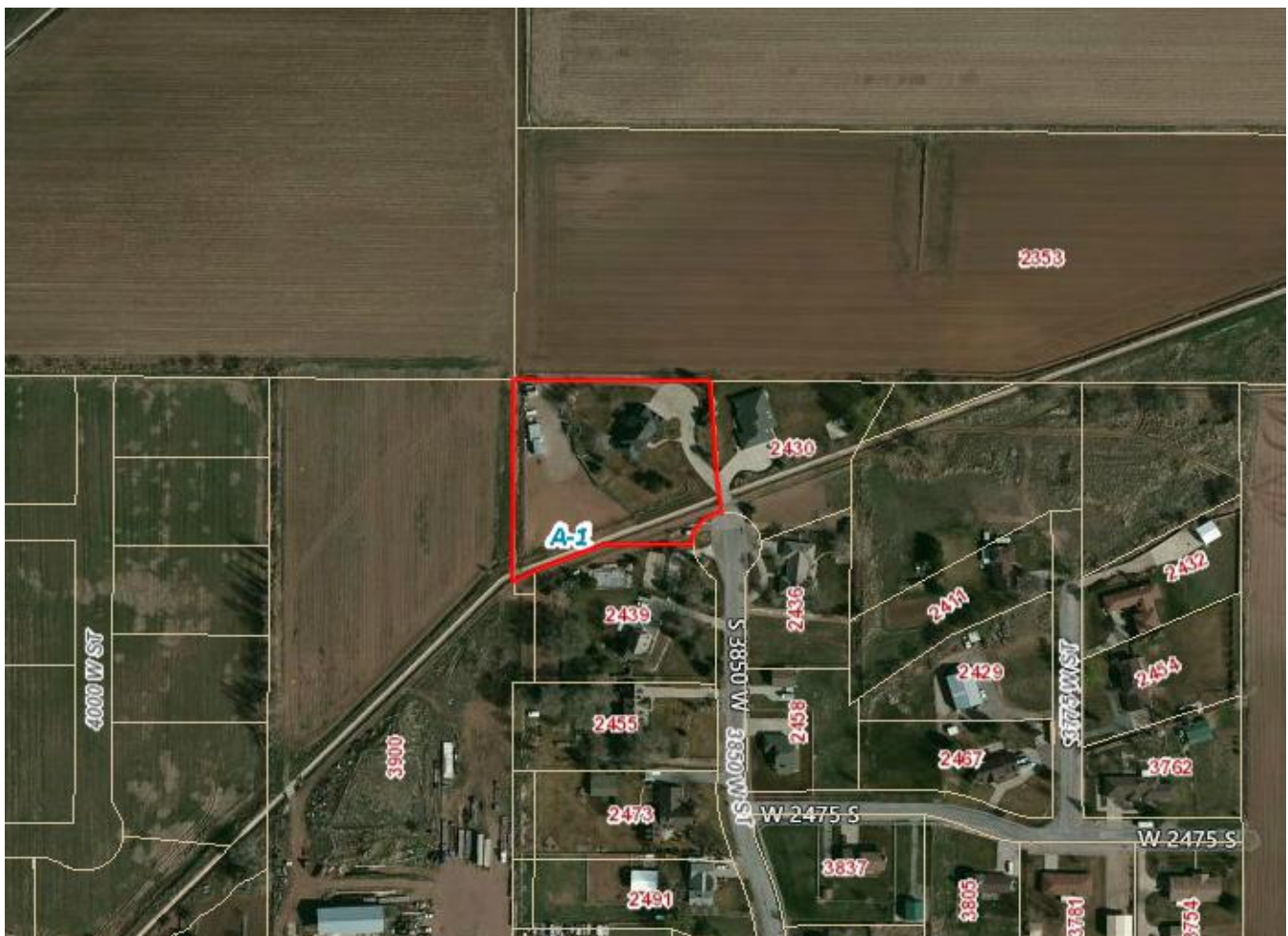
Administrative final approval of the Willow Wood Subdivision No. 4 2nd Amendment is hereby granted based on the project meeting all land use requirements stated in the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report Date of Administrative Approval: Wednesday, September 14, 2016.

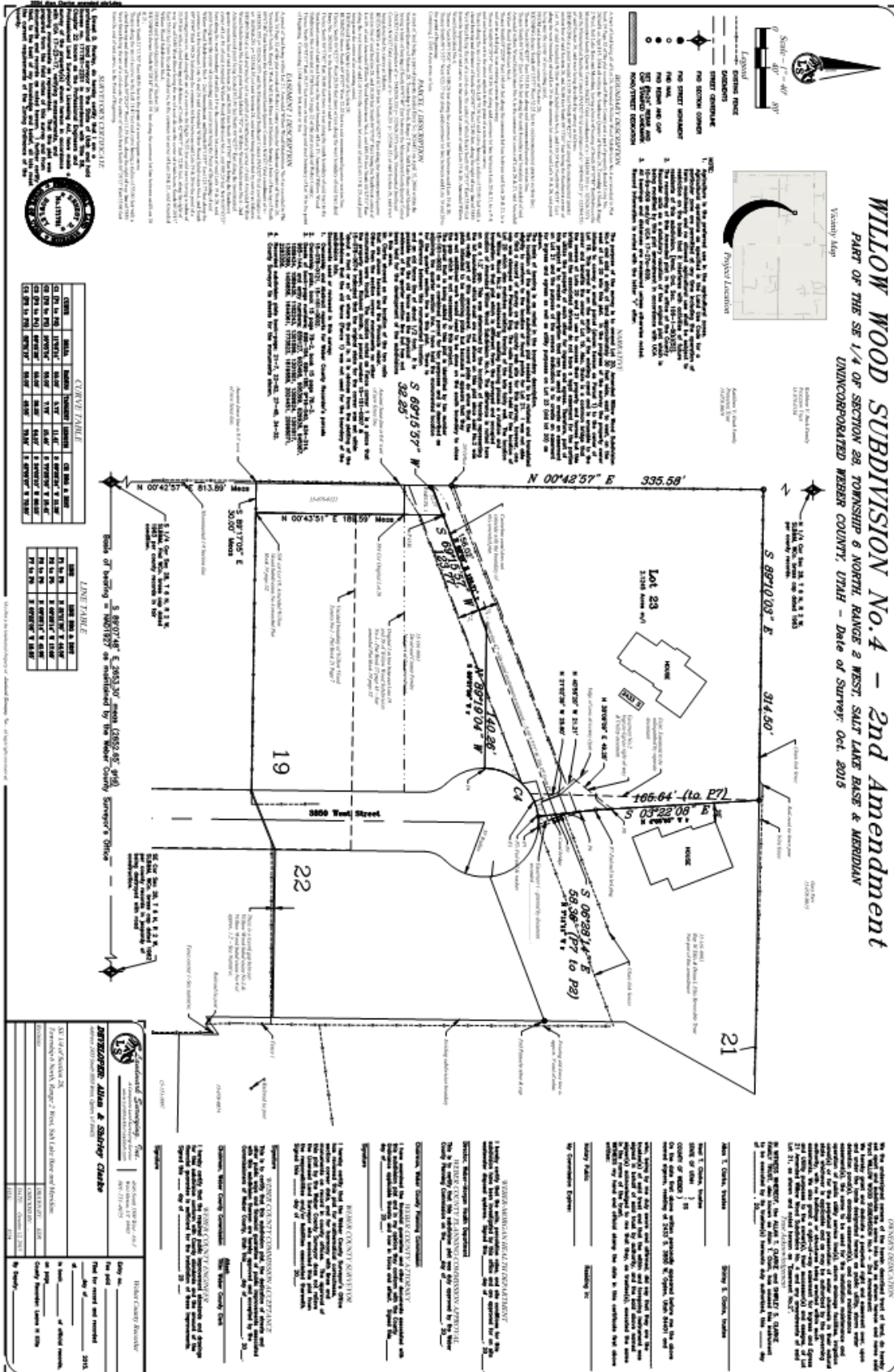
Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Plat
- B. Amended Willow Wood Subdivision No. 4
- C. Utility provider letters:
 - Century Link letter
 - Rocky Mountain Power letter
 - Questar Gas letter
 - Taylor Water letter

Location Map





Kippen,Ronda

From: Larsen, Tom [Tom.Larsen@CenturyLink.com]
Sent: Wednesday, September 23, 2015 12:59 PM
To: Kippen,Ronda
Subject: RE: Easement

I'm sorry for the mistake. This man's name is Allan T Clarke, not Cooke. His phone number is 801 941 0736.

Thanks,
Tom

Tom Larsen
Route, Cell Tower and BICS Design Engineer

431 26th St
Ogden, Utah 84401
Direct: 801 626-5010, Cell: 385 245-5314
tom.larsen@centurylink.com



From: Larsen, Tom
Sent: Wednesday, September 23, 2015 12:57 PM
To: 'RKIPPEN@CO.WEBER.UT.US'
Subject: Easement

Ronda,

My name is Tom Larsen and I'm the Centurylink Engineer for the Ogden area. I received a request from Allan T Cooke at 2433 S 3850 W in Ogden asking for a letter stating that Centurylink does not have any facilities in an easement that is located to the west of his property. I have attached a copy of the plat map indicating the area that we don't have any facilities. Please notify Mr. Cooke that I have sent this email to you.

Thank you,
Tom

Tom Larsen
Route, Cell Tower and BICS Design Engineer

431 26th St
Ogden, Utah 84401
Direct: 801 626-5010, Cell: 385 245-5314
tom.larsen@centurylink.com



1438 West 2550 South
Ogden, Utah 84401

August 25, 2015

Allan T Clarke
2433 S 3850 W
Taylor, UT 84401

RE: Vacating Utility Easement
Request: 6080754

Dear Mr. Clarke:

As you requested, Rocky Mountain Power hereby consents to vacating the utility easement that runs through the property located at 2433 S 3850 W, Taylor, UT.

As consideration for the Power Company on vacating the above easement, it will be necessary for you to hold the Power Company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

If I can be of assistance please feel free to call me at 629-4428.

Thank you,

A handwritten signature in blue ink that appears to read "E Anderson".

Ellen Anderson
Journeyman Estimator
Rocky Mountain Power

August 27, 2015

Alan T. Clarke
2433 South 3850 West
Ogden, UT 84401

To Whom It May Concern:

Re: Natural Gas Service Location and Availability Letter

Natural gas is currently serving Willow Wood Subdivision No.4, located in Weber County, Utah. This subdivision is served by Questar Gas "IHP Main" within 3850 West, congruently with "service lines" to each of the 4 individual lots within said subdivision. Questar does not have any such facilities along vacated 3900 West, immediately adjacent to lot 20 of the for-mentioned subdivision (see attached QGC map).

Natural gas can be made available to serve future development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but no limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review and analysis by Questar Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.
3. 3900 West be reinstated as a public thoroughfare, or provide other acceptable access.

Upon completion of Questar Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

Sincerely,

Scott Slater
Operations Engineering

AUG-24-2015 MON 01:40 PM TAYLOR WEST WEBER WATER

FAX NO. 801 731 7799

P. 02

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 West 3300 South
West Haven Utah

To Weber County Planning attn. Ronda Kippen

Subject: utility right of way located on west boundary of parcel #
151 61 0002.

Taylor West Weber Water District has no water lines in this right
of way and we have no concerns with it being vacated.

Taylor West Weber Water


Val Surrage
manager

