



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Selman Acres Subdivision, consisting of 1 lot, considered a small subdivision.
Type of Decision:	Administrative
Agenda Date:	Wednesday, March 29, 2017
Applicant:	Justen Selman
File Number:	LVS021417

Property Information

Approximate Address:	2347 S 4700 W, Ogden, UT
Project Area:	5.27 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-079-0116
Township, Range, Section:	Township 6 North, Range 2 West, Section 29

Adjacent Land Use

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

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions

Background

The applicant has submitted a request for final approval of the Selman Acres Subdivision, a small subdivision consisting of 1 lot, located at 2347 South 4700 W in the A-1 zone. No streets are being re-aligned or created with this proposal. Culinary water will be provided by the Taylor-West Weber Water District and sewer will be provided by the Central Weber Sewer Improvement District.

The proposed subdivision, in compliance with the recommended conditions, conforms to both the zoning and subdivision requirements including adequate frontage and access, adequate lot width, and lot area (see Exhibit A).

The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the Agriculture (A-1) Zone.

The purpose of the Agricultural (A-1) zone is identified in the LUC §104-5-1 as:

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.

The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. 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 area of 40,000 square feet and a minimum lot width of 150 feet for a single family dwelling. Minimum yard set-backs for a single family dwelling in the A-1 zone are 30 feet on the front and rear, and a side yard of 10 feet with a total width of two side yards not less than 24 feet. The proposed 1 lot subdivision will be 5.27 acres and will dedicate approximately 3,743 square feet to UDOT to ensure adequate right of way width and has approximately 374.41 feet of frontage along 4700 West.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. Hooper Irrigation Company has also provided a Will Serve letter regarding secondary water (see Exhibit B).

Additional design standards and requirements: The applicant has received a "Conditional Access Permit" from UDOT which shall expire if the access construction is not completed within 12 months from 12/31/2016. Per the LUC §106-4-2 (e) and (f) Curb, gutter, and sidewalk shall be installed by the applicant in subdivisions along the abutting Utah State Highways, unless a waiver is provided by the Utah State Department of Transportation. The applicant has provided the Conditional Access Permit, which does not have a requirement for curb, gutter, and sidewalk, implying a waiver of the mentioned requirements. (see Exhibit C)

There is an FAA easement on the property that restricts development within the easement boundaries. The final plat shows where the easement is located on the property and a note has been added to the plat to show the entry number of the easement for guidelines for development.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the final mylar being recorded.

Tax clearance: There is no outstanding tax payment currently related to this parcel.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Selman Acres Subdivision, a small subdivision consisting of 1 lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk must be filed and recorded with the final Mylar.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of the Selman Acres Subdivision 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.

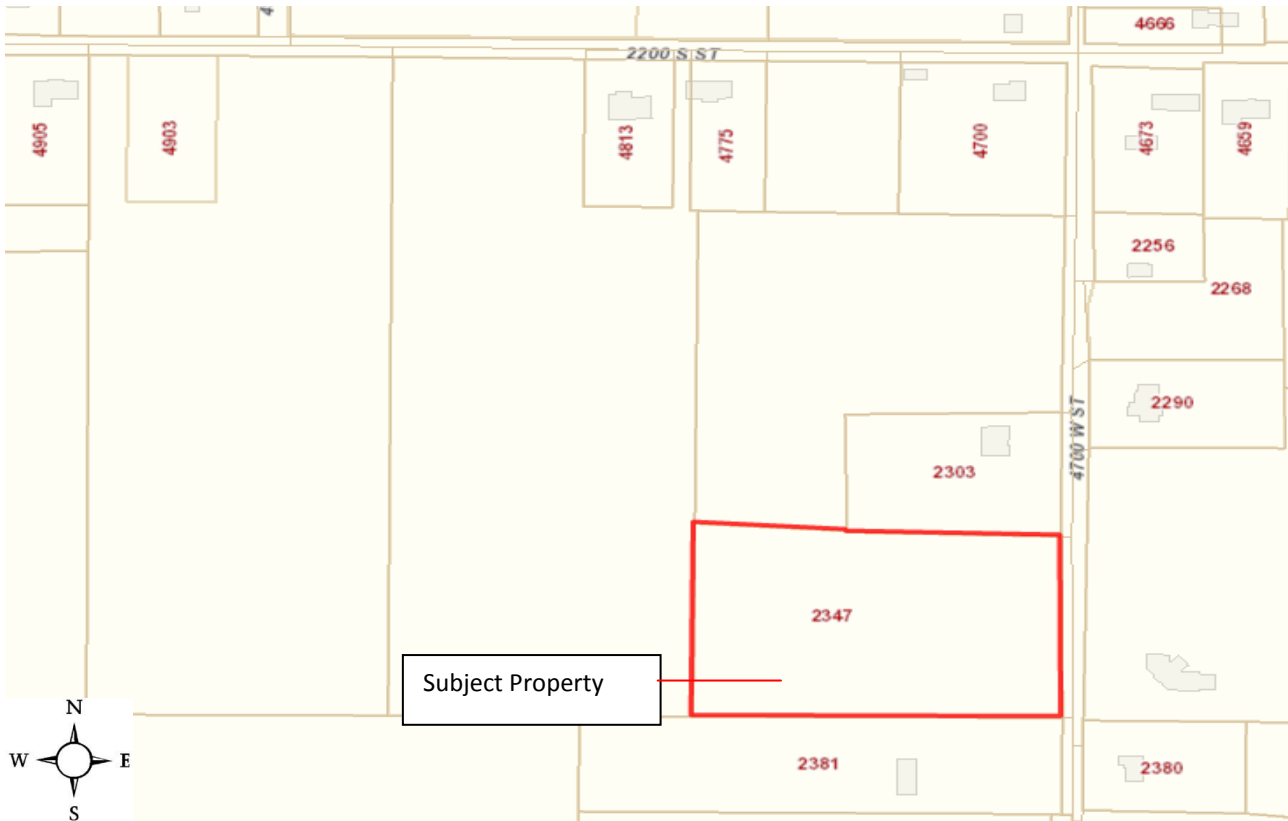
Date of Administrative Approval: Wednesday, March 29, 2017.

Rick Grover
Weber County Planning Director

Exhibits

- A. Final Subdivision Plat
- B. Culinary and Wastewater Will Serve Letters
- C. UDOT State Highway Access Approval

Map 1



Map 2

