



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 Hales Subdivision, a two lot subdivision.
Type of Decision:	Administrative
Agenda Date:	Wednesday, August 16, 2017
Applicant:	Daniel Hales, owner
File Number:	LVH 061917

Property Information

Approximate Address:	3892 North 3175 West
Project Area:	5.16 acres
Zoning:	Agricultural (A-1) Zone
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	19-010-0050
Township, Range, Section:	T7N, R2W, Section 22

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (A-1 Zone)
- Title 106 (Subdivisions)

Background and Summary

The applicant has submitted a proposal to create a two lot subdivision located in the Agricultural (A-1) Zone. Each lot will contain 2.58 acres that front along a private road called 3175 West Street. An area that is 30'x 325' will be dedicated to Weber County in order to meet the adequate right of way standards. The applicant would like to defer the installation of the public infrastructure at this time.

The Uniform Land Use Code of Weber County (LUC) §101 defines a "small subdivision" as "A subdivision consisting of three or fewer lots and for which no streets will be created or realigned". This subdivision consists of two lots and no new streets are being created or realigned. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision. The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC. The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The Hales Subdivision is in harmony with the Western Weber General Plan by creating 2.58 acre lots that have the versatility of a residential lot while preserving agricultural uses.

Zoning: The property is located in the A-1 Zone. The purpose of this zone is stated in the LUC §104-5-1 as follows:

"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."

This proposal meets the purpose and intent of the A-1 Zone.

Lot Area, Frontage Width and Yard Regulations: Lot 1 will contain 2.58 acres and is 162.50 ft. wide. Lot 2 will contain 2.58 acres and is 162.50 ft. wide.

The site development standards for the A-1 Zone are as follows:

Minimum Lot Area: 40,000 sq. ft.

Minimum Lot Width: 150 Feet

The Yard Regulations for the A-1 zone are as follows:

Front: 30 feet

Sides: A minimum of 10 feet with a total of two side yards not less than 24 feet

Rear: 30 feet

There are no structures within the proposed subdivision boundary and the Lots within this proposed two lot subdivision exceed the minimum area and width requirements; hereby meeting the lot area, frontage, width and yard regulations of the A-1 Zone.

Culinary Water and Sanitary Water: Bona Vista Water Improvement District has provided a letter stating the availability of culinary water for lots 1 and 2 of the Hales Subdivision with the following conditions:

1. The applicant shall obtain proof secondary water.
2. Annexation fees must be paid prior to applying for culinary residential connection.

Sanitary water will be handled by a septic system for which percolation tests have been performed and septic system feasibility letters have been provided for both lots.

Additional design standards and requirements: The proposed subdivision does not require the realignment of or the creation of a new street system. The applicant has agreed to enter into a deferral agreement for the required public infrastructure. A condition of approval has been added to staff's recommendation to ensure the deferral agreement is recorded with the final Mylar. The United States of America maintains a perpetual 45' easement along the rear of the property to construct, re-construct, operate, and maintain an open ditch drain. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Review Agencies: Applicable Weber County review agencies have posted further requirements for this proposal to which the applicant will need address prior to recording final Mylar. A condition of approval has been added to staff's recommendation to ensure that all review agencies requirements are met prior to recording.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

Public Notice: Noticing requirements, according to LUC §106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Staff Recommendations

Staff recommends final plat approval of Hales Subdivision. This recommendation is based on the following conditions:

1. An Acknowledgement of Sub-Standard Improvement and Width shall be recorded with the Mylar.
2. A Deferral Agreement for asphalt, curb, gutter, and sidewalk shall be recorded with the final Mylar.
3. Prior to recording the final Mylar, all requirements of the Weber County reviewing agencies shall be met.

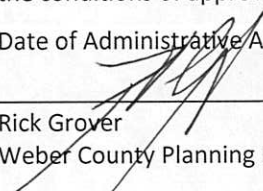
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Hales Subdivision, a two lot 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: 8/16/17



Rick Grover
Weber County Planning Director

Exhibits

- A. Hales Subdivision
- B. Current Recorders Plat

Area Map



N.W. 1/4
SECTION 22, T.7N., R.2W., S.L.B. & M.

10-1

TAXING UNIT: 19, 435

SCALE 1" = 200'

SEE PAGE 3

