



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 the Mike Henry Subdivision, a one lot subdivision consisting of 9.98 acres.
Type of Decision:	Administrative
Agenda Date:	Wednesday, December 13, 2017
Applicant:	Michael & Kaylene Henry, Owners
File Number:	LVM 060517

Property Information

Approximate Address:	1400 S. 2900 W., Farr West, UT 84404
Project Area:	9.98 acres
Zoning:	Agricultural (A-2) Zone
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	15-060-0158
Township, Range, Section:	T6N, R2W, Section 22E

Adjacent Land Use

North:	Residential/Vacant Agricultural	South:	Residential/Vacant Agricultural
East:	Vacant Agricultural	West:	2900 West/Vacant Agricultural

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Mike Henry Subdivision, a one lot subdivision consisting of 9.98 acres located at approximately 1400 S. 2900 W., Ogden, UT, in the A-2 Zone.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements of the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for West Weber is intended to preserve private property rights while also preserving the rural characteristics of the area. This proposal conforms to the West Weber General Plan.

Zoning: The subject property is located in the Agricultural (A-2) Zone. Single-family dwellings are a permitted use in the A-2 Zone.

The proposed small subdivision complies with the site development standards of the A-2 zone including minimum lot area of 40,000 SF and minimum lot width of 150 feet. The proposed lot is approximately 9.98 acres and has approximately 305 feet of frontage along 2900 East St.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC 106 chapter 1, and the A-2 zone standards in LUC 104-7. The proposed subdivision will not create any new public streets. The proposal meets the criteria for “Small Subdivisions”, as defined in LUC 101-1-7, and can be administratively approved per LUC 106-1-5(b)(1).

Culinary water and sanitary sewage disposal: Culinary water is provided by Taylor West Weber Improvement District, and sanitary sewer is provided by an onsite septic system.

Review Agencies: To date, the proposed subdivision has not yet been approved by the County Surveyor’s office. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat.

Tax Clearance: 2016 and 2017 property taxes have been paid in full.

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

Staff Recommendations

Staff recommends final approval of the Mike Henry Subdivision, a one lot subdivision consisting of 9.98 acres. This recommendation is subject to all review agency requirements.

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 Whispering Oaks 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.



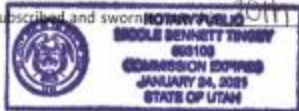

Date of Administrative Approval:

Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Application
- B. Plat Map
- C. Area Map
- D. Feasibility Letters

Exhibit A. Subdivision Application

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name <i>Mike Henry</i>		Number of Lots	
Approximate Address <i>1400 S. 2900 W.</i>		Land Serial Number(s) <i>15-660-0158</i>	
Current Zoning	Total Acreage		
Culinary Water Provider <i>Taylor West Weber</i>	Secondary Water Provider <i>Wilson Taylor Irr.</i>	Wastewater Treatment <i>Septic</i>	
Property Owner Contact Information			
Name of Property Owner(s) <i>Mike Henry</i>		Mailing Address of Property Owner(s)	
Phone <i>801-698-2258</i>	Fax		
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail		
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <i>Cliff Bell</i>		Mailing Address of Authorized Person <i>4655 S. 1900 W #9 Reynolds UT 84067</i>	
Phone <i>801-458-1685</i>	Fax		
Email Address <i>Cliff Bell @ Readytek inc</i>	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail		
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <i>Land Mark</i>		Mailing Address of Surveyor/Engineer <i>4646 S. 3500 W West Haven</i>	
Phone <i>801-731-4075</i>	Fax		
Email Address	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail		
Property Owner Affidavit			
<p>I (We), <u>Michael Henry / Kaylene Henry</u> depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
 (Property Owner)		 (Property Owner)	
Subscribed and sworn to before me on this <u>10th</u> day of <u>MAY</u> , 20 <u>17</u>			
		 (Notary)	

