

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

<u>General Plan</u>: 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.

<u>Zoning</u>: 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).

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

<u>Review Agencies</u>: 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.

<u>Additional Design Standards</u>: 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.

<u>Public Notice</u>: 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	Adm	inisti	rative	Ар	pro	val:

Rick Grover

Weber County Planning Director

Exhibits

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

Exhibit A. Subdivision Application

All subdivisions submittals will be accepted by appointment only, (801) 199-8791, 2380 Washington Bivd. 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 Humber of Lots Waster Provider Humber of Lots Land Serial Number (s) JS - 660 - 6158 Culinary Water Provider Total Acreage Secondary Water Provider ULSON Waster Water Provider Total Acreage Secondary Water Provider ULSON Waster Water Provider Total Acreage Secondary Water Provider ULSON Waster Water Provider Total Acreage Fax Water Water Fax Waster Provider Water Provider ULSON Waster Provider Total Acreage Fax Waster Water Fax Waster Provider Water Provider ULSON Waster Provider Wastervater (s) Wastervater Wastervater Waster Provider ULSON Wastervater Treatment Supplied Secondary Water Provider Waster Provider Wastervater ULSON Wastervater Secondary Waster Provider ULSON Wastervater Wastervatervater Wastervatervater		Weber County Sub	division Applicati	on		
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Exhibit B. Plat

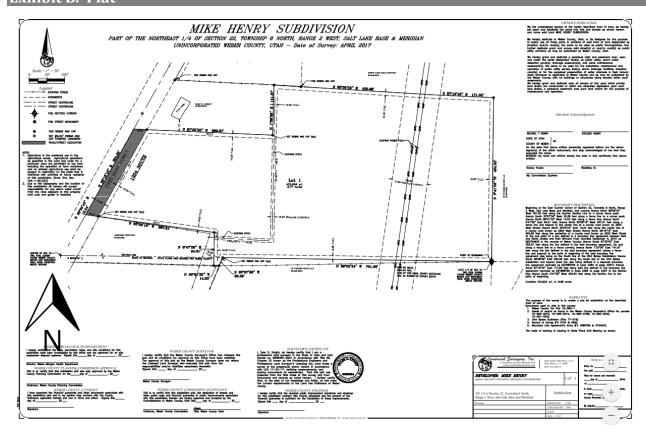


Exhibit C. Area Map

