



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative approval of River Wood Bend Subdivision 1st Amendment, consisting of one lot.
Type of Decision: Administrative
Agenda Date: Wednesday, October 11, 2017
Owner: Dustin West
File Number: LVR090817

Property Information

Approximate Address: 436 N 5500 W
Project Area: 5.25 acres
Zoning: A-2
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 15-269-0003
Township, Range, Section: Township 6 North, Range 2 West, Section 7

Adjacent Land Use

North: Agricultural	South: Residential
East: Agricultural	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 7, Agricultural (A-2) Zone
- Title 106, Subdivisions

Background

The applicant has submitted a request for administrative approval of River Wood Bend Subdivision 1st Amendment, consisting of one lot, located at approximately 436 N 5500 W, in the A-2 zone. The purpose of the subdivision amendment is to add an additional nine feet to the north property line of the original Lot 1 of River Wood Bend Subdivision, increasing the lot size from 5.04 acres to 5.25 acres.

The proposal 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 West Central Weber County General Plan by preserving the rural character and agricultural uses that are dominant in the area (West Central Weber County General Plan, Land Use Element, Identified Land Use Issues).

Zoning: The subject property is located in the Agricultural (A-2) Zone. The purpose of the Agricultural (A-2) zone is identified in the LUC§ 104-7-1 as:

"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."

Single-family dwellings, in accordance with the Land Use Code, are permitted in the A-2 Zone.

The proposed Lot 1 will be 5.25 acres and will have 220.66 feet of frontage. The proposed subdivision is in compliance with the minimum lot area requirement of 40,000 sq. feet and the minimum lot width requirement of 150 feet, as outlined in LUC§ 104-7-6. The subdivision plat indicates that a remainder parcel (8.23 acres) will be created and that the remainder parcel is not approved for development.

Natural Hazards Areas: The proposed subdivision is located in Flood Zone X as determined by FEMA to be outside of the 500-year floodplain. The proposed subdivision is not in a Natural Hazards Study area.

Culinary water and sanitary sewage disposal: The existing house on the property receives culinary water from West Warren Water Improvement District and sewage disposal is controlled by an individual septic system.

Additional design standards and requirements: The applicant will be required to file a deferral agreement with Weber County for curb, gutter, and sidewalk. This requirement has been added to the staff recommendation as a condition of approval.

Review Agencies: A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Surveyor's Office, Engineering Division and the Fire District, will be addressed prior to recording the final plat

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

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 subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of River Wood Bend Subdivision 1st Amendment, 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 will be required, prior to recording 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.

Administrative Approval

Administrative final approval of River Wood Bend Subdivision 1st Amendment 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: October 11, 2017


Rick Grover
Weber County Planning Director

Exhibits

- A. Final subdivision plat

Map 1



RIVER WOOD BEND SUBDIVISION, 1st AMENDMENT

WEST WARREN, UTAH
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED, JUNE 2016

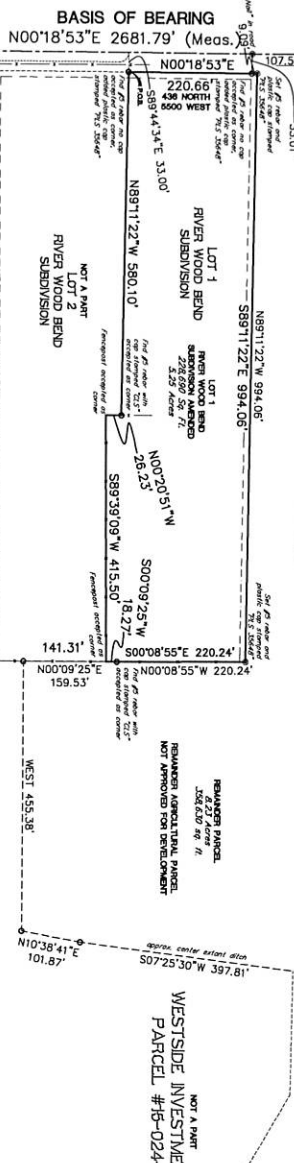
NOT A PART
KELSON FAMILY TRUST
PARCEL #16-024-0004

WEST 1/2 of a 1/2 ACRT. 1799.5 feet NORTH of the South Quarter Corner.

NOT A PART
BENCHLAND INVESTMENTS PARCEL #16-024-0022

NOT A PART
WESTSIDE INVESTMENTS L.L.C.
PARCEL #16-024-0019

NOT A PART
WESTSIDE INVESTMENTS L.L.C.
PARCEL #16-024-0019



PLAT NOTE:
Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted, at any scale, in the zones. Other uses are permitted in the zones only if they are compatible with the intended use of the zone. Other uses shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision. W02 10B1-1-6(O)1.

WEBER COUNTY ATTORNEY:
I have examined the financial guarantees and other documents associated with this subdivision plat and, in my opinion, the same comply with the provisions of the Utah Subdivided Lands Act and the provisions of the Utah Subdivided Lands Act and are in full compliance therewith. I have not conducted an audit of the financial guarantees and other documents associated with this subdivision plat. My opinion is based on the information provided to me by the applicant and other persons named herein and not on an independent audit or investigation. My opinion is expressed in good faith and I am not liable for the consequences of the subdivision plat.

COUNTY SURVEYOR'S CERTIFICATE:
I hereby certify that the Weber County Surveyor's Office has reviewed this subdivision plat and that it complies with the provisions of the Utah Subdivided Lands Act and the provisions of the Utah Subdivided Lands Act. I have not conducted an audit of the financial guarantees and other documents associated with this subdivision plat. My opinion is based on the information provided to me by the applicant and other persons named herein and not on an independent audit or investigation. My opinion is expressed in good faith and I am not liable for the consequences of the subdivision plat.

WEBER COUNTY ENGINEER:
I hereby certify that the required public improvement standards and drainage for this subdivision conform with the Utah Subdivided Lands Act and the provisions of the Utah Subdivided Lands Act. I have not conducted an audit of the financial guarantees and other documents associated with this subdivision plat. My opinion is based on the information provided to me by the applicant and other persons named herein and not on an independent audit or investigation. My opinion is expressed in good faith and I am not liable for the consequences of the subdivision plat.

WEBER COUNTY PLANNING COMMISSION APPROVAL:
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 20____.

WEBER COUNTY COMMISSION ACCEPTANCE:
I have reviewed the subdivision plat and the information on file and I hereby accept this subdivision plat and all improvements associated with this subdivision, thereon or hereby proposed. I have not conducted an audit of the financial guarantees and other documents associated with this subdivision plat. My opinion is based on the information provided to me by the applicant and other persons named herein and not on an independent audit or investigation. My opinion is expressed in good faith and I am not liable for the consequences of the subdivision plat.

SURVEYORS CERTIFICATE:
I, David E. Hawkins, certify that I am a Professional Land Surveyor holding license number 6117-01000-1. I have performed the survey shown on this map and I have the proper qualifications to perform such a survey. I have not conducted an audit of the financial guarantees and other documents associated with this subdivision plat. My opinion is based on the information provided to me by the applicant and other persons named herein and not on an independent audit or investigation. My opinion is expressed in good faith and I am not liable for the consequences of the subdivision plat.

BOUNDARY DESCRIPTION:
A parcel of land hereinafter described as Parcel 1, being the North 1/2 of the South 1/4 of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Survey performed, June 2016, as shown on the attached map, is hereby described as follows: ...

OWNER'S DEDICATION:
I, [Name], do hereby dedicate to the public the easement shown on the attached map for the purpose of providing access to the road shown thereon. This easement is hereby dedicated to the public and shall be held in trust for the benefit of the public. I, [Name], do hereby dedicate to the public the easement shown on the attached map for the purpose of providing access to the road shown thereon. This easement is hereby dedicated to the public and shall be held in trust for the benefit of the public.



STATE OF UTAH COUNTY OF WEBER } S.S.
I, _____, do hereby certify that I am a duly qualified and authorized officer of the Weber County Commission. I have reviewed the subdivision plat and the information on file and I hereby accept this subdivision plat and all improvements associated with this subdivision, thereon or hereby proposed. I have not conducted an audit of the financial guarantees and other documents associated with this subdivision plat. My opinion is based on the information provided to me by the applicant and other persons named herein and not on an independent audit or investigation. My opinion is expressed in good faith and I am not liable for the consequences of the subdivision plat.

BOUNDARY DESCRIPTION:
A parcel of land hereinafter described as Parcel 1, being the North 1/2 of the South 1/4 of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Survey performed, June 2016, as shown on the attached map, is hereby described as follows: ...

ENTRY NUMBER: _____
FILED FOR RECORD AND RECORDED THIS: _____ DAY OF _____, 20____.
AT PAGE _____ OF THE OFFICIAL RECORDS.