

Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a two lot subdivision, located at approximately 4186 N 3175

W, Ogden, UT, 84404, in the A-1 zone.

Agenda Date: Wednesday, November 21, 2018

Applicant: Kevin Schildhauer File Number: LVS092818

Property Information

Approximate Address: 4186 N 3175 W, Ogden, UT, 84404

Project Area: 2.58 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Vacant

Proposed Land Use: Vacant/Residential Parcel ID: 19-010-0086

Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

North: Residential South: Residential

East: Residential West: Vacant/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@co.weber.ut.us

801-399-8794

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 15 (Agricultural A-1 Zone)
- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31
 Access to a lot/parcel using a private right-of-way or access easement

Background

6/28/2018: Administrative approval granted for an alternative access (File # AAE 2018-04) for a future two lot subdivision.

The Planning Division is recommending approval of the request for Schildhauer Subdivision, a two lot subdivision, with a private access easement (previously approved June 28, 2018.

The proposed subdivision is in the Agricultural A-1 Zone located at approximately 4186 N 3175 W and is 2.58 acres. The proposed subdivision and lot configuration meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

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

<u>Zoning</u>: The subject property is located in the Agricultural Zone more particularly described as the A-1 zone. The purpose and intent of the 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 application has been forwarded to the applicable review agencies and based on the limited criteria and conditions that govern alternative access application and after a thorough review of the applicant's proposal, staff feels that the applicant has provided adequate evidence to show that it is unfeasible or impractical to extend a street to serve such parcel due to

topographic, or property boundary conditions. This determination is based on the review and analysis of the information provided by the applicant.

Prior to any further development considerations on this site, the applicant will have to provide a complete application that adheres to all Federal, State and County ordinances.

<u>Review Agencies</u>: To date, the proposed subdivision has been approved by the Weber County Engineer, Weber-Morgan Health Department, Weber County Surveyor, as well as the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: The 2017 property taxes have been paid in full. The 2018 taxes are will be due in full November 30, 2018.

<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 Recommendation

Staff recommends approval of the Schildhauer Subdivision, a two lot subdivision, consisting of 2.58 acres. This recommendation is subject to all review agency requirements, and based on the following findings:

- 1. The proposed subdivision conforms to the Ogden Valley General Plan.
- 2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of an alternative access as the primary access for parcel # 23-007-0003 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, November 21, 2018

Rick Grover Weber County Principal Planner

Exhibits

- A. Map of Location
- B. Application and Narrative
- C. Proposed Plat

Exhibit A-Location map



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)	ReceiptNumber(OfficeUse)		File Number (Office Use)
Subdivision and Property Information				
Schildhaver	DGDEN UT 84404			Number of Lots 2
Approximate Address LandSerial Number(s)				
4186 N 3175W DGDEN IN SHEET 190100086				
Current Zoning Total Acreage				
A	2.30			
Bone Vister	Secondary Water Provider	Septic		
Property Owner Contact Information				
Name of Property Owner(s) Mailing Address of Property			y Owner(s)	
V 5.1.1				
Phone Fax				
Phone Ser Service	Pak			
208.286-8974				
Email Address Kel Schildheuer Cynhon. Com. Preferred Method of Written Correspo			_	dence
Authorized Representative Contact Information				
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person		
Ph	Te	-		
Phone	Fax			
EmailAddress	Preferred Method of Written Correspondence Email Fax Mail			
Surveyor/Engineer Contact Information				
Name or Company of Surveyor/Engine	lr _	Mailing Address of Surveyo	or/Engineer	
Klint whitney	Guardener Engineering			
Shees	if	coapual for		
Priorie	rax .	Coasting from	. (erre	
801 474-0202				84402
EmailAddress		Preferred Method of Writte	en Correspond	fence
Klint C gecivil, Go	-	Email Fax	Mail	
Property Owner Affidavit				
1/ ///				
I (We), Koun Schold Haus 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 gray be required to be constructed or entered into.				
(Property Owner)		(Property Owner)		
trigery owner,		(Froperty Owner)		
Subscribed and sworn to me this	day of , 20			
Suscribed and sworm to me this		_		
				(Notary)

Exhibit C-Proposed Plat

