



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final plat approval of Cazier Estate Subdivision, consisting of one lot, located at approximately 4196 W 1250 S, Ogden.

Type of Decision: Administrative

Agenda Date: Wednesday, May 27, 2020

Applicant: Tyler Cazier

File Number: LVC2020-01

Property Information

Approximate Address: 4196 W 1250 S, Ogden

Project Area: 2.18 acres

Zoning: Agricultural (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-059-0049; -0050

Township, Range, Section: T6N, R2W, Section 21

Adjacent Land Use

| | | | |
|---------------|-------------|---------------|-------------|
| North: | Residential | South: | Residential |
| East: | Residential | West: | Residential |

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural (A-1)
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The applicant is requesting final administrative approval of a one-lot subdivision known as Cazier Estate Subdivision. The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration are in conformance with the current zoning and the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of one acre single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: The subject property is located in the Agricultural (A-1) Zone. Single-family dwellings are a permitted use in the A-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-5-7 the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150'. All lots within the proposed subdivision meet the zoning requirements for area and width.

Appropriate right-of-way area exists, as such, the applicant has not proposed, or been asked to dedicate additional right of way for 1200 South (100 feet wide) or 4100 W (60 feet wide).

Culinary water and sanitary sewage disposal: The new lot will receive culinary water service from Taylor West Weber Water and sanitary sewage disposal will be handled Central Weber Sewer. Feasibility letters have been provided by Taylor West Weber Water and Central Weber Sewer. The will serve letter for culinary water states that a condition of the service is that the applicant provide shares in the name of Taylor West Weber for secondary water.

Review Agencies: Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Public Notice: The required noticing for the final subdivision plat approval has been mailed 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 Cazier Subdivision (LVC2020-01). This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. Deferral for curb, gutter, sidewalk, and asphalt will be required prior to recording the subdivision plat.

The recommendation for approval is based on the following findings:

1. The proposed subdivision amendment conforms to the West Central Weber General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with the Weber County Land Use Code.

Administrative Approval

Administrative final approval of Cazier Estate Subdivision (LVC2020-01) 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.

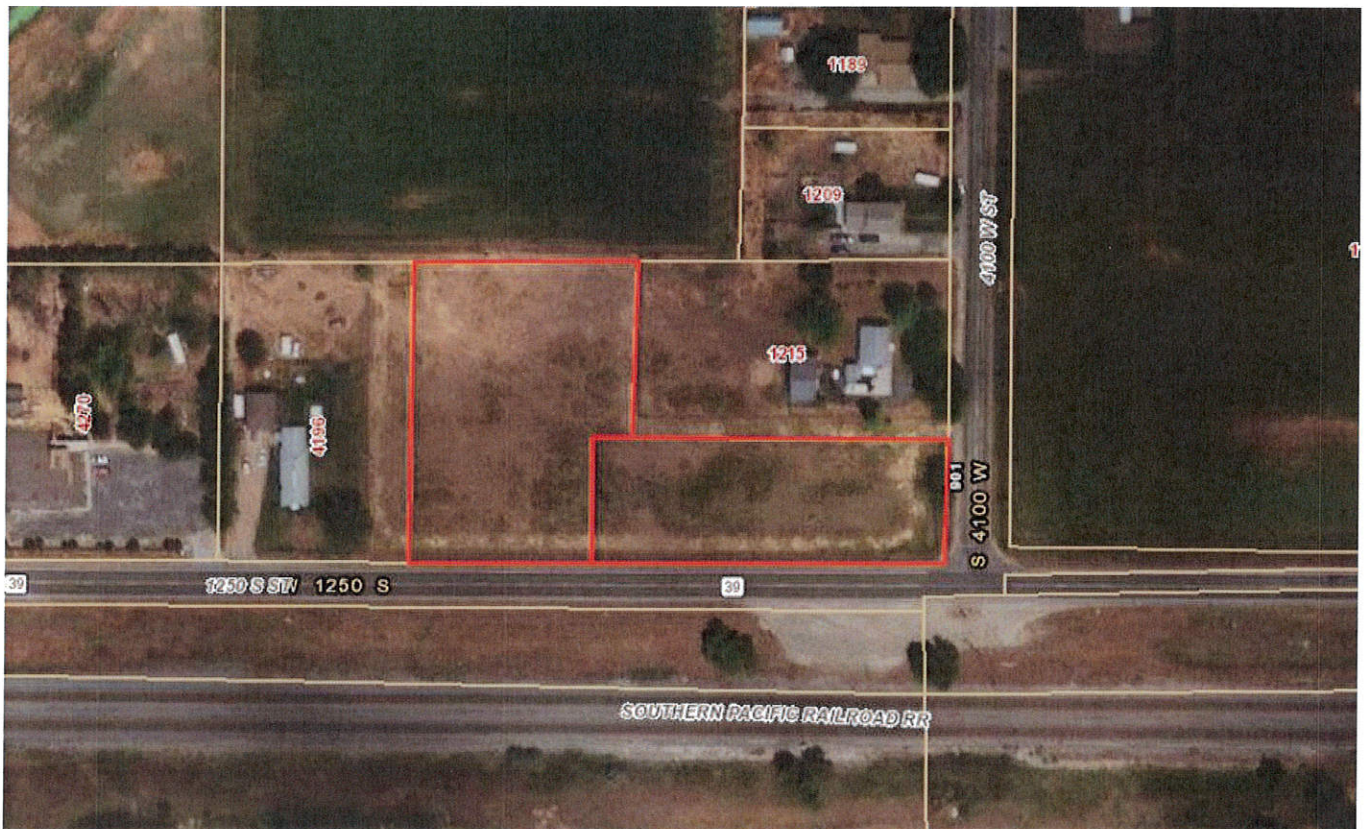
Date of Administrative Approval: 5/27/20


Rick Grover
Weber County Planning Director

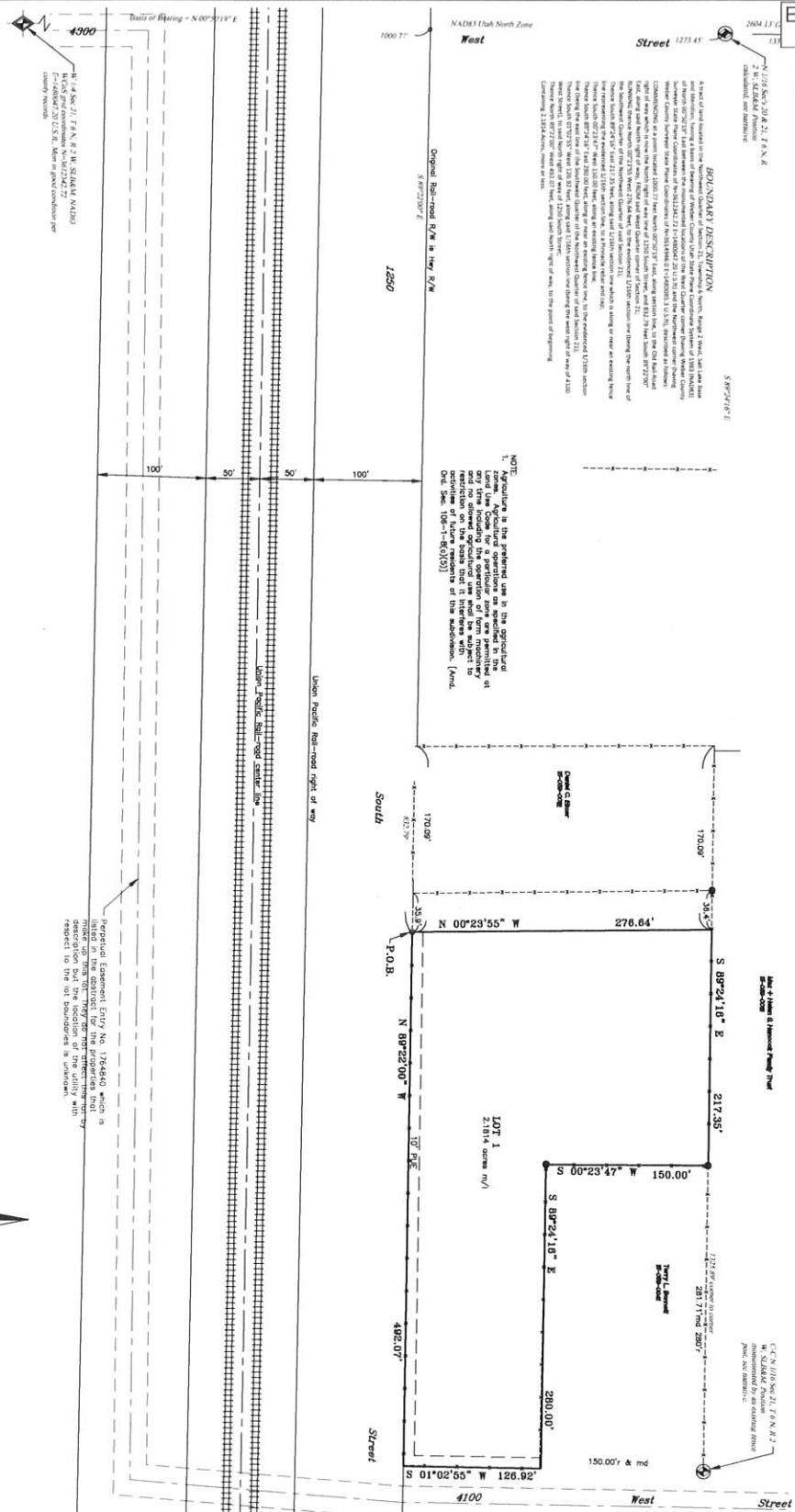
Exhibits

A. Final subdivision plat

Location Map 1



Cazier Subdivision
Part of the Northwest 1/4 of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian
Unincorporated Weber County, Utah - Survey Date: May 2020



NOTE:
1. Agriculture is the preferred use in the agricultural zone. The County will not issue a subdivision plat for any lot that is not in compliance with the agricultural zone requirements. The County will not issue a subdivision plat for any lot that is not in compliance with the agricultural zone requirements. The County will not issue a subdivision plat for any lot that is not in compliance with the agricultural zone requirements.

Perennial Easement Entry No. 1756440 which is listed in the district for the property that is shown on this plat. The easement is a right of way for the Union Pacific Railroad right of way.

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that the above described plat and map have been reviewed and approved by the Weber County Commission on May 20, 2020.

WEBER COUNTY SHERIFFS CERTIFICATE
I hereby certify that the above described plat and map have been reviewed and approved by the Weber County Sheriff's Office on May 20, 2020.

WEBER COUNTY ENGINEER
I hereby certify that the above described plat and map have been reviewed and approved by the Weber County Engineer on May 20, 2020.

WEBER COUNTY ATTORNEY
I hereby certify that the above described plat and map have been reviewed and approved by the Weber County Attorney on May 20, 2020.

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that the above described plat and map have been reviewed and approved by the Weber County Planning Commission on May 20, 2020.

OWNER'S DECLARATION
I, the undersigned, hereby declare that the above described plat and map have been reviewed and approved by me on May 20, 2020.

MARKETING
A Notice of Non-Subdivision is hereby given to all persons who have an interest in the above described property.



Table with columns for Surveyor Name (David J. Dyer), Date (May 9, 2020), and other survey details.