



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative approval of Gibson Ranchettes No 4 consisting of 2 lots.
Agenda Date: Thursday, February 03, 2022
Applicant: Shane McFarland, Representative
File Number: LVG122221

Property Information

Approximate Address: 504 S 4450 West
Project Area: 2.96 Acres
Zoning: Agricultural (A-2)
Existing Land Use: Residential/Agricultural
Proposed Land Use: Residential
Parcel ID: 15-528-0003, 15-049-0042, 15-049-0057
Township, Range, Section: T6N, R2W, Section 17

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
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Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural A-1)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a two-lot subdivision that occupies an area of 2.96-acres for residential lots and 5.73 acres for a remainder parcel. Lot 2 contains an existing home that fronts 400 South Street. Lot 1 contains an existing home that fronts 4450 West Street. Both right-of-ways have the appropriate dedication width and both roads are built to the Weber County public road standard.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

"The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

- 1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
- 2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
- 3. Direct orderly low-density residential development in a continuing rural environment."*

Site Development Standards: Lots created in the A-1 Zone are required to comply with site development standards for the A-1 Zone. Each lot within this proposal exceeds these minimum standards.

Small Subdivision: "The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director LUC §106-2-5.30 (c)". Area dedication to the public right of way 3600 West Street shall be approved by the County Commission.

Public Right-of-Way Connectivity: There is no requirement at this time to require ROW dedication on an existing ROW or a future ROW. Access to the remainder 5.7-acre parcel is available via a 60' wide parcel.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Connections for culinary water exist to both homes within lots one and two. Taylor West Weber Water is the service provider.

Irrigation Water: Since the owners have an existing connection to Taylor West Weber Water District, they will not be required to provide proof of secondary water. The owners shall abide by the regulations from the District.

Sewer Services: Both lots possess existing connections to a sanitary or sewer system.

Review Agencies: The Weber County Fire District has approved this proposal. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions.

Staff Recommendation

Staff recommends that final plat approval of the Gibson Ranchettes No 4. Administrative final approval from the Planning Division is based on the following conditions:

1. The owner shall enter into a Deferral Agreement for curb, gutter, and sidewalk,
2. The plat shows a test pit within each lot.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of the Gibson Ranchettes No 4, consisting of 2 lots, is hereby granted based on the conditions and finding stated in this planning division staff report.

Date of Administrative Approval: 2/13/22


Rick Grover
Weber County Planning Director

Exhibits

A. Gibson Ranchettes No 4 plat

Area Map



