



Staff Report to the County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final plat approval of Jacquelyn Estates Phase 1 Amended Subdivision.

Type of Decision: Administrative

Agenda Date: November 29, 2022

Applicant: Craig Standing

File Number: LVJ022222

Property Information

Approximate Address: 4900 W 2200 S, Ogden

Project Area: 6.778 acres

Zoning: Agricultural (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Township, Range, Section: T6N, R2W, Section 29

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

Previous actions

On June 14, 2022, the Western Weber Planning Commission recommended approval of the proposed amended subdivision.

Background and Summary

The applicant is requesting final approval of Jacquelyn Estates Phase 1 Amended Subdivision. The purpose of this plat is to allow the lot owners to take over the previously platted open space. The lot owners do not like the existing open space plan that includes a park and trails. The original developer has not installed those improvements, and the land is currently being farmed.

The lot owners in the subdivision approached the county in 2021, requesting to amend the plat so that each owner could own a portion of the open space. If the county allows the proposal, the subdivision will no longer be considered a cluster subdivision. In order for each lot owner to add the previously dedicated common area to their individual lots, the County Commission will need to relinquish the open space easement that was granted as part of the original subdivision approval. All lot owners will need to sign the subdivision plat as well. The following language on the original plat granted the county the open space easement:

*We hereby grant and convey to Jacquelyn Estates HOA Inc Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each member of Jacquelyn Estates HOA Inc. in common with all others in the subdivision and grant **and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to***

the governing entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved by the governing entity.

Where the owners are requesting to become a “standard subdivision” instead of a cluster subdivision, the county will need to ensure that the subdivision lots meet the A-1 zoning requirements, as well as the other subdivision requirements. The proposal is a lot averaged-subdivision. The following analysis explains how the proposal meets the applicable ordinances.

Analysis

General Plan: The Western Weber General Plan future land use map indicates medium sized residential lots for this area. This proposal is considered a lot average subdivision under the A-1 zone.

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.

Section 106-2-4.20 allows lot average subdivisions in the A-1 zone, as long as the averaged lot width and area of all lots within the subdivision is no less than 150 feet wide and 40,000 square feet of area. There are 6 lots in the proposed subdivision. The average lot area in this subdivision is 40,000. The average lot width is 153 feet wide.

Culinary water and sanitary sewage disposal: All six lots have homes on them that are served by Taylor West Weber Water, Central Weber Sewer, and Hooper Irrigation. No new lots are being proposed and no new improvements are being proposed.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office and Weber Fire District have reviewed and approved the proposal.

Staff Recommendation

Staff recommends that the County Commission grant final approval of Jacquelyn Estates Phase 1 Amended Subdivision.

The recommendation for approval is based on the following findings:

1. The proposed subdivision amendment is not contrary to the Western Weber General Plan
2. The proposed subdivision amendment complies with the Weber County Land Use Code.

Exhibits

- A. Original Recorded Cluster Subdivision Plat
- B. Proposed Amended Subdivision Plat

Location Map 1



