



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Val's Subdivision 1st Amendment (1 lot).
Agenda Date: Wednesday, January 21, 2015
Applicant: Corey McCubbin
File Number: LVV 120414

Property Information

Approximate Address: 4519 West 1350 South, Ogden UT
Project Area: 0.919 acres
Zoning: Agricultural (A-1) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 15-165-0007
Township, Range, Section: T6N, R2W, Section 20

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

- **Administrative Decisions:** When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of Val's Subdivision 1st Amendment, located at approximately 4519 West 1350 South in the A-1 Zone. The 0.919 acre proposed lot within this subdivision meets the lot area and lot width requirements of this Zone, as it has more than 40,000 square feet in area and 150 feet in width. Access for the lot is from 1350 South. The purpose of this subdivision plat is to remove the storm drain easement that was placed on the lot when initially platted. The Weber County Engineering Division has written a letter stating that this easement may be vacated as a different detention pond in the subdivision is adequately sized for the whole subdivision. There currently is a home built on this lot.

With the vacation of the storm drain easement a public utility easement running across the middle of the lot will also be vacated and relocated along the rear lot line. Letter from the public utilities have been received authorizing this shift.

Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The Weber County Land Use Code Title 101 defines "small subdivision" as "An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of only one (1) lot and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Val's 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: Wednesday, January 21, 2015.

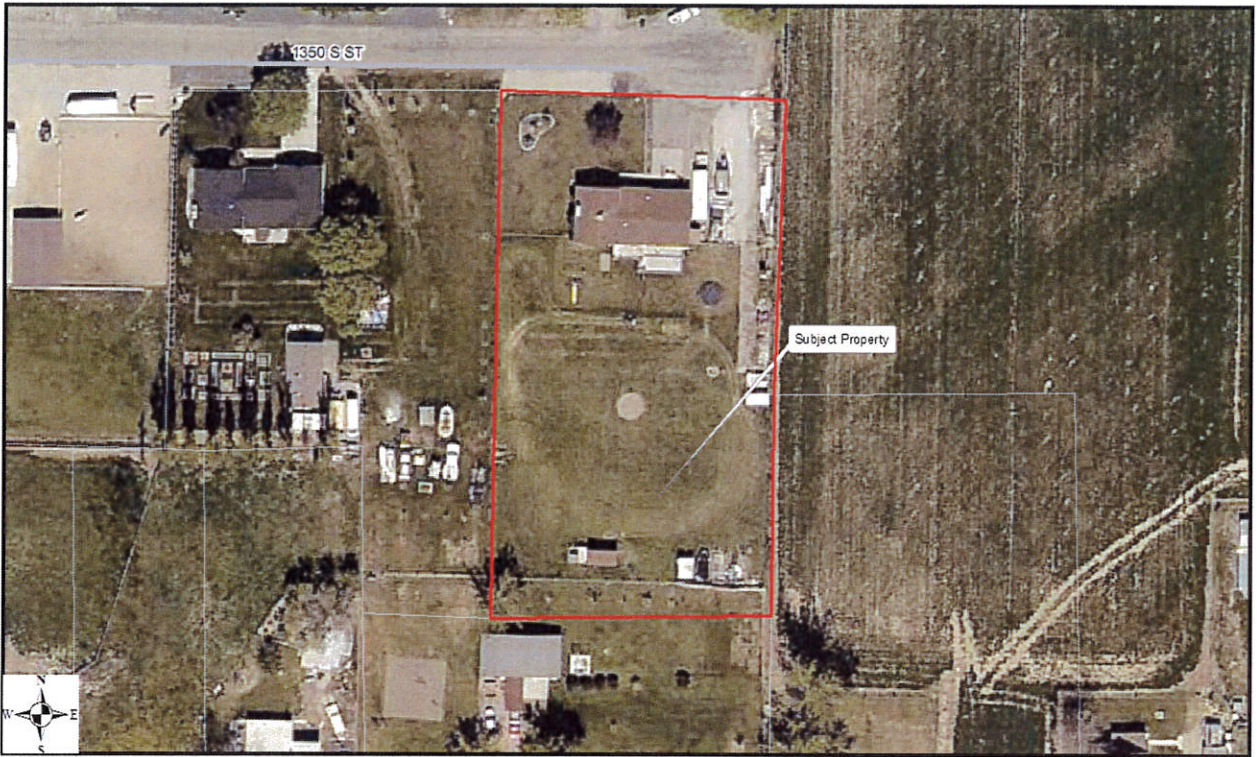


Sean Wilkinson
Weber County Planning Director

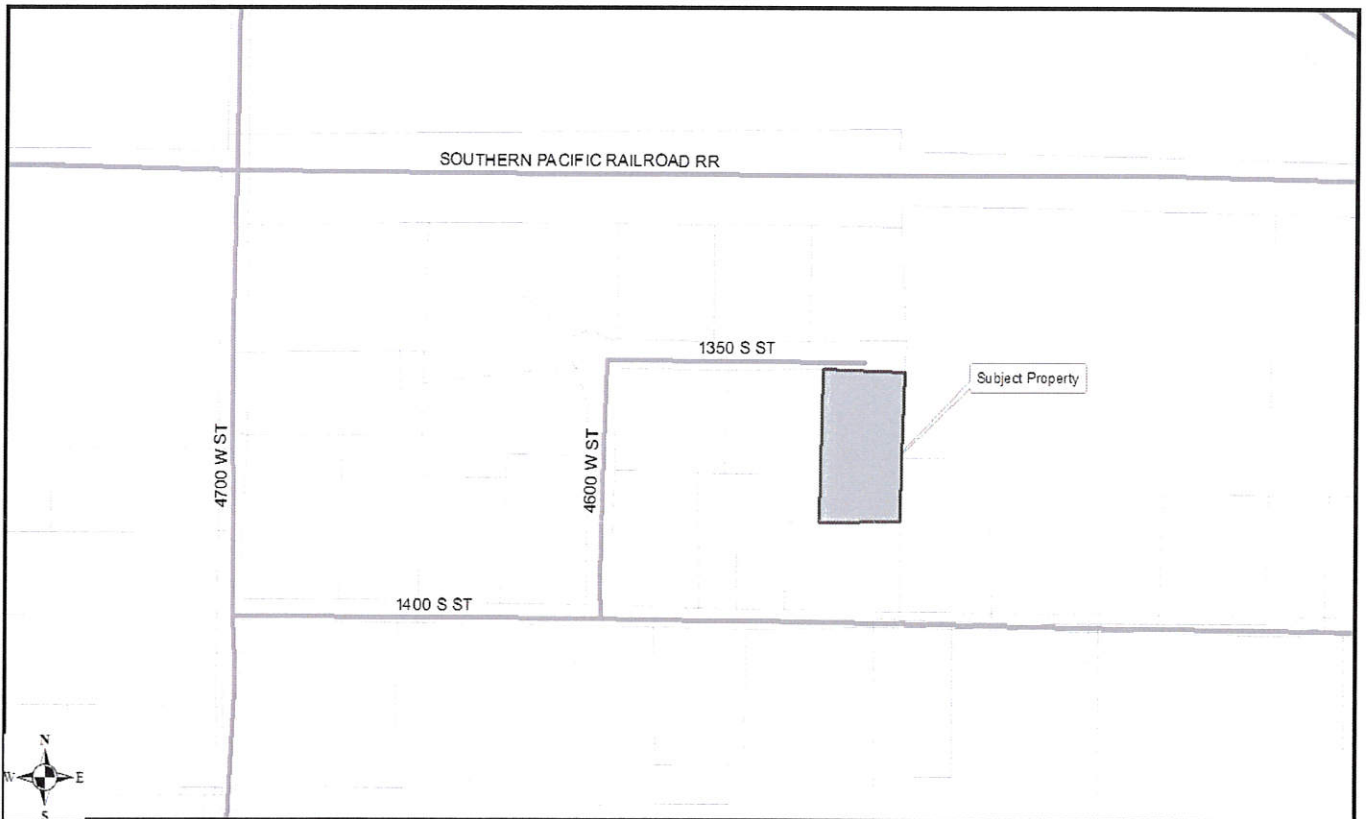
Exhibits

- A. Subdivision Plat

Map 1

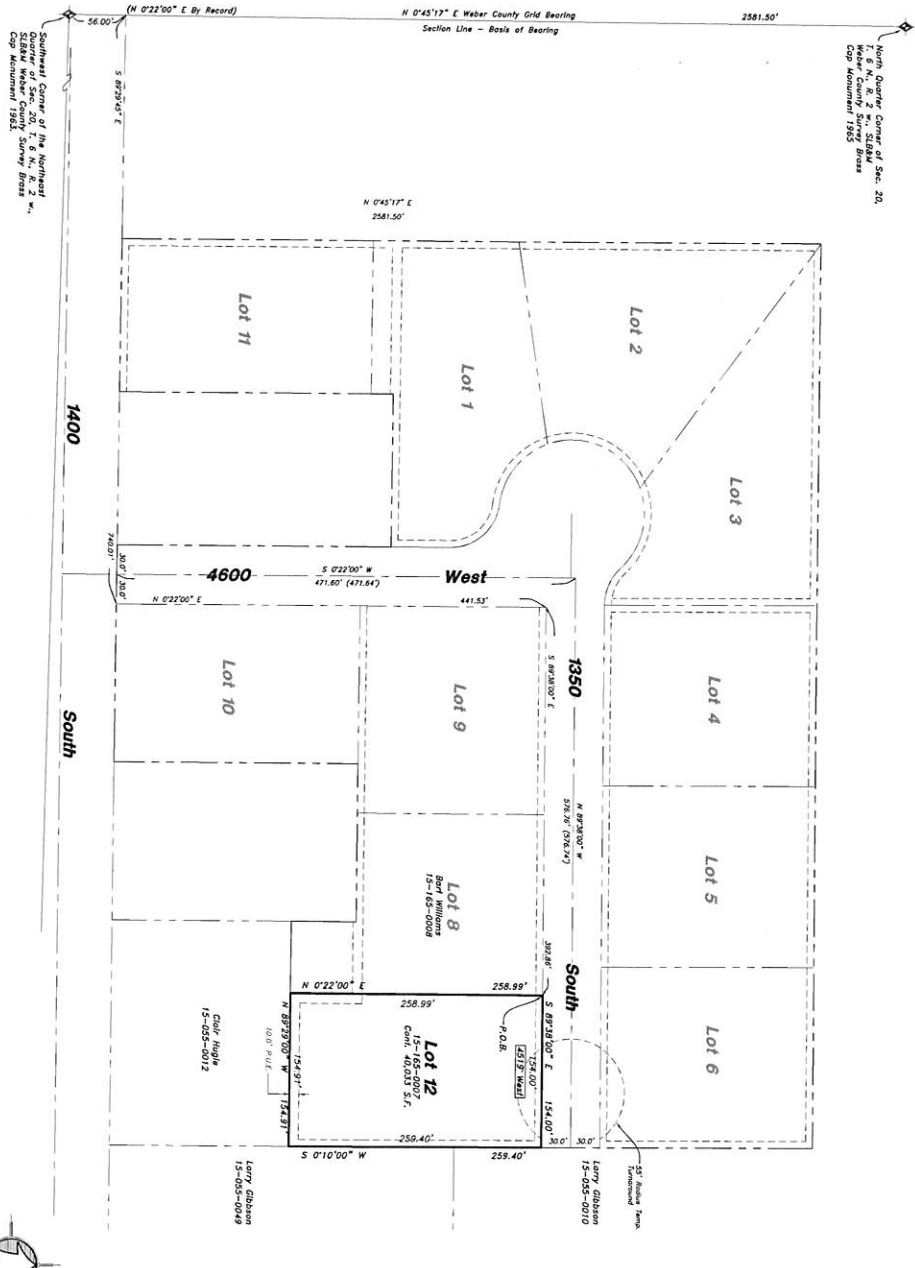


Map 2



Va's Subdivision First Amendment to Lot 7

Weber County, Utah
A Part of the Southwest Quarter of Section 20,
Township 6 North, Range 2 West, Salt Lake Base & Meridian



North Quarter Corner of Sec. 20,
T. 6 N., R. 2 W., S. 24th Base
Weber County Survey
Cap Monument 1955

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 20, Chapter 22, of the Utah Code. I have personally supervised the execution of this survey and have verified all measurements and have placed monuments hereon as Va's Subdivision First Amendment to Lot 7 in Weber County, Utah, and has been currently down to the designated scale and is true and correct. Based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground, I further certify that the boundaries and area of the lots shown on this plat have been determined in accordance with the requirements of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code.

Signed this _____ day of _____, 2014.

K. Greg Hansen, P.L.S.
Utah Land Surveyor License No. 167819

BOUNDARY DESCRIPTION

BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF SAID LOT 7 BEING LOCATED NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AND 4113.57 FEET NORTH 00°22'00" EAST AND 352.45 FEET SOUTH 89°28'00" WEST FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, RUNNING EAST 15.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°28'00" WEST 154.83 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°22'00" EAST 258.99 FEET TO THE POINT OF BEGINNING, CONTAINING 0.915 ACRES, BEING 100% OF THE AREA OF SAID LOT 7.

NARRATIVE

The purpose of this Survey was to amend Lot 7, Va's Subdivision to remove the 15.00 wide ditch easement that goes through Lot 7 and the storm water easement that runs along the south side of Lot 7. The storm water easement is shown on the plat and described hereon and to add the 15.00' wide ditch easement to the south side of Lot 7. This Survey was Ordered by Cory MacLellan, the County Surveyor, Monumentation Surveying Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, in the presence of the Weber County Recorder's Office and from said survey made by me on the ground, I further certify that the boundaries and area of the lots shown on this plat have been determined in accordance with the requirements of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code.

OWNER'S DEDICATION AND CERTIFICATION

I, Cory MacLellan, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 20, Chapter 22, of the Utah Code. I have personally supervised the execution of this survey and have verified all measurements and have placed monuments hereon as Va's Subdivision First Amendment to Lot 7 in Weber County, Utah, and has been currently down to the designated scale and is true and correct. Based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground, I further certify that the boundaries and area of the lots shown on this plat have been determined in accordance with the requirements of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code.

Signed this _____ day of _____, 2014.

ACKNOWLEDGMENT

The above described plat of land having caused the same to be amended as shown on this plat and same said Va's Subdivision First Amendment to Lot 7, this Survey was Ordered by Cory MacLellan, the County Surveyor, Monumentation Surveying Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, in the presence of the Weber County Recorder's Office and from said survey made by me on the ground, I further certify that the boundaries and area of the lots shown on this plat have been determined in accordance with the requirements of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code. I have been duly sworn to perform my duties as a Surveyor in accordance with the provisions of the Utah Code.

Signed this _____ day of _____, 2014.

WEBER COUNTY ENGINEER

I hereby certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.

Signed this _____ day of _____, 2014.

Webber County Engineer _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this Subdivision Plat was duly Approved by the Weber County Planning Commission.

Signed this _____ day of _____, 2014.

Chairman, Weber County Planning Commission _____

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this Subdivision Plat, the Dedication of Streets and other Public Works and Financial Guarantees of Public Improvements Associated with this Subdivision, thereon are hereby Approved and Accepted by the Commissioners of Weber County Utah.

Signed this _____ day of _____, 2014.

Chairman, Weber County Commission _____

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this Plat for Mathematical Correctness, Station Corner Data, and for Harmony with the Lines and Monuments on Record in County Offices. The Approval of this Plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this Plat from the Responsibilities and/or Liabilities Associated Therewith.

Signed this _____ day of _____, 2014.

Webber County Surveyor _____

WEBER COUNTY ATTORNEY

I have Examined the Financial Guarantees and Other Documents Associated with this Subdivision Plat, and in my Opinion they Conform with the County Ordinance Applicable Thereto and now in Force and Effect.

Signed this _____ day of _____, 2014.

Webber County Attorney _____

WEBER COUNTY RECORDER

RECORDED _____

INDEXED _____

FILED _____

DATE _____

BY _____

LEGEND

--- Unsurveyed Boundary Line

--- Surveyed Boundary Line

--- Easement (See Plat)

--- Monument (See Plat)

--- Station Corner

--- Section Corner

--- Plat Survey Point

--- Plat Survey Point

--- Plat Survey Point

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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