



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, Amending Big Sky Estates No. 1 (Lot 44) Subdivision including vacating the 20 foot drainage easement and a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Wednesday, May 06, 2015

Applicant: Diane Lindquist

Representative: Russ Watts

File Number: UVB033115

Property Information

Approximate Address: 4075 East Blue Bell Drive

Project Area: 1.87 acres

Zoning: Forest Valley (FV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 220410020

Township, Range, Section: T7N, R1E, Section 33

Adjacent Land Use

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

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 Forest Valley (FV-3) 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 final approval of Big Sky Estates No. 1 Amended, located at 4075 East Blue Bell Drive in the Forest Valley (FV-3) Zone. The subdivision consists of a 1.87 acre lot. The amended subdivision plat will vacate the 20 foot drainage easement. A new 15 foot drainage easement will be located along the sides of the property.

Wastewater treatment will be by septic system and Nordic Valley will be providing culinary water. No additional fire hydrants are required for this amendment. All review agency requirements must be completed prior to this subdivision being recorded.

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 "A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of only one lot and no 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 the Planning Director, 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 Land Use Codes 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 Surveyor's office

Administrative Approval

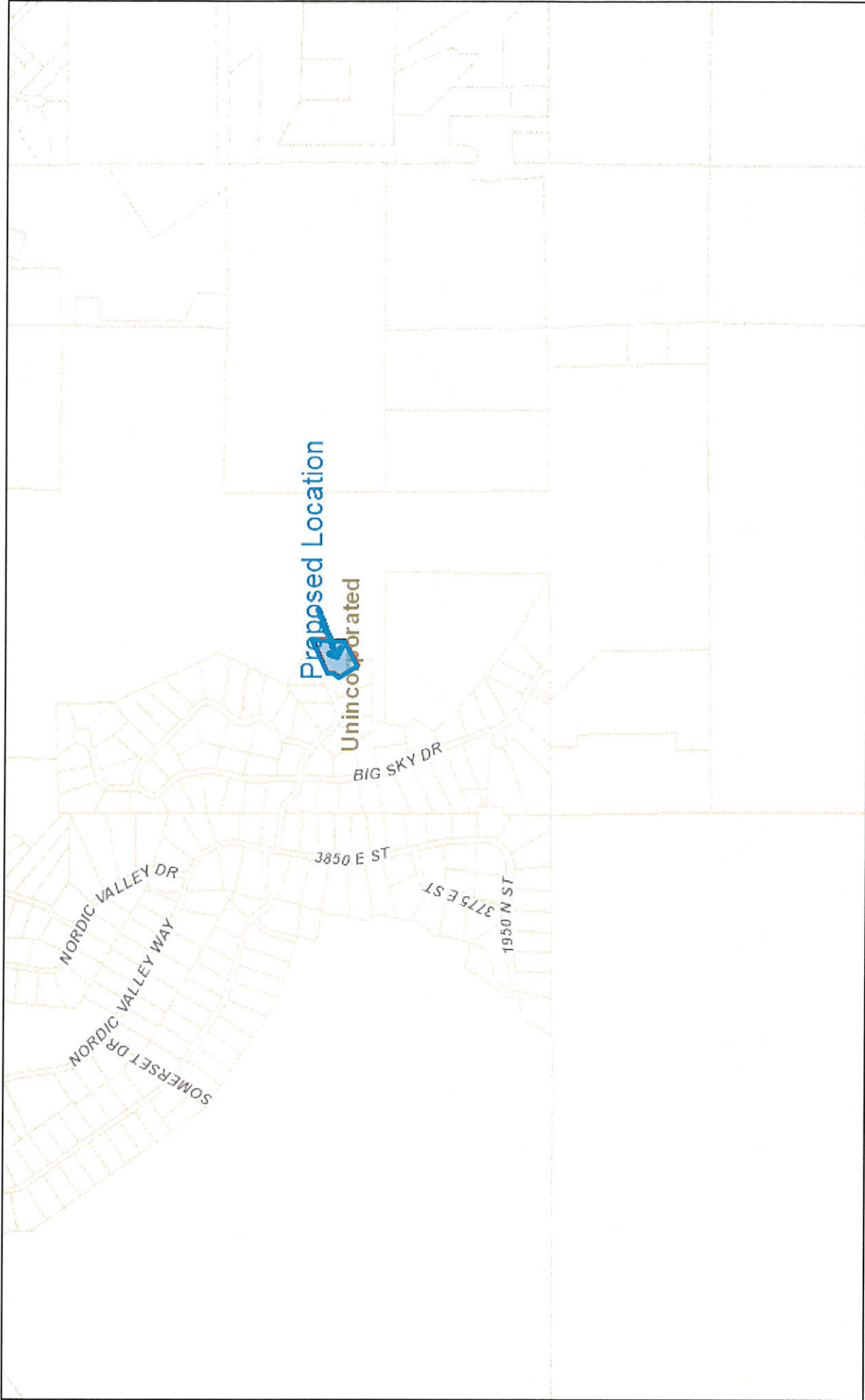
Administrative approval to of Big Sky Estates No. 1 Amended, 1-lot, is hereby granted approval based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report, including, deferment of curb, gutter, and sidewalk. Date of Administrative Approval: May 6, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision

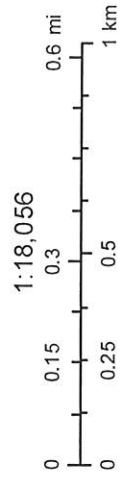
Location Map



April 14, 2015

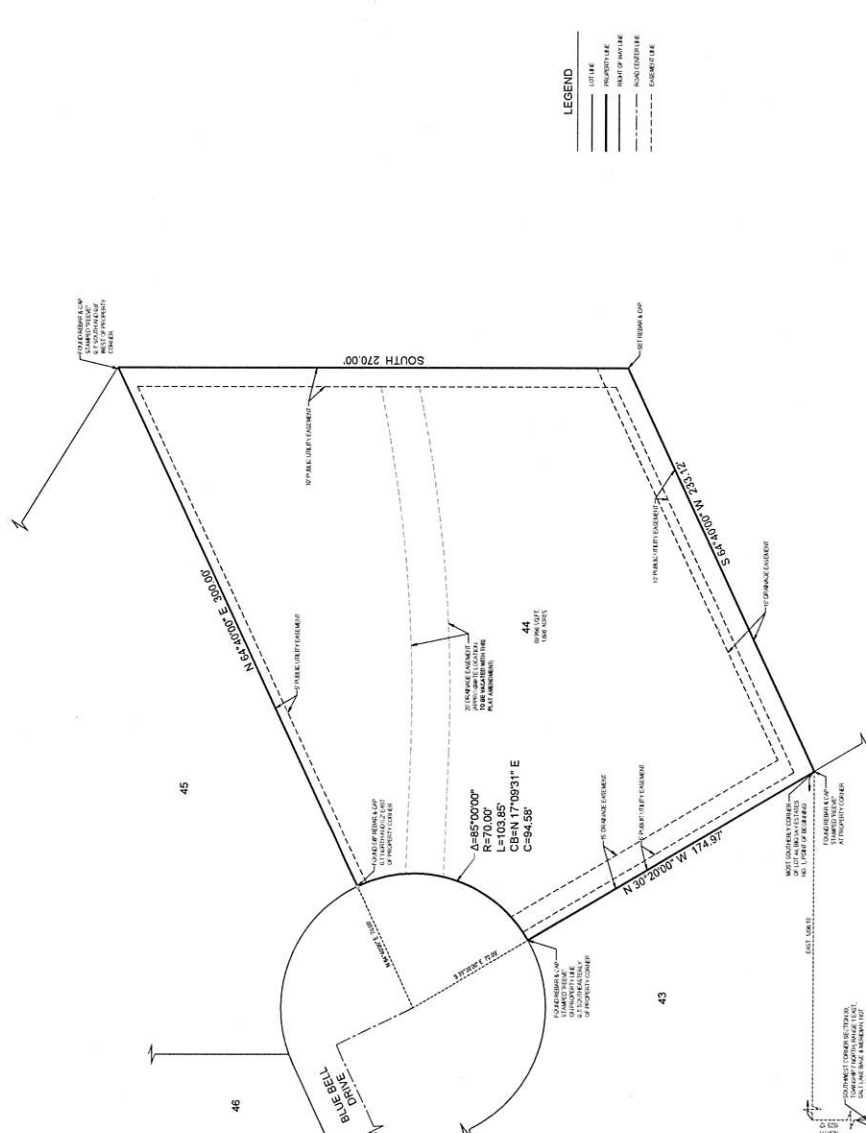
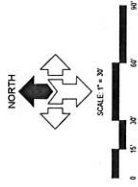
Street Labels

City Labels



BIG SKY ESTATES NO.1 AMENDED

AMENDING LOT 44
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
 TOWNSHIP 7 NORTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN



PREPARED BY
MCNEIL ENGINEERING
 811 East 3000 South, Suite 200, Sandy, Utah 84070, 801.333.7298
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDG

WEBER COUNTY ENGINEER
 COMMISSION APPROVAL
 I HEREBY CERTIFY THAT THE SURVEYOR HAS QUALIFIED HIMSELF AND HIS ASSISTANTS TO PERFORM THE DUTIES OF A SURVEYOR IN THE STATE OF UTAH AND IS A MEMBER AND IN GOOD STANDING WITH THE BOARD OF SURVEYORS OF THE STATE OF UTAH.
 SIGNED THIS _____ DAY OF _____ 20__

WEBER COUNTY PLANNING
 COMMISSION APPROVAL
 I HEREBY CERTIFY THAT THE SUBMISSION OF THIS AMENDING LOT 44 HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND APPROVED FOR RECORDATION.
 SIGNED THIS _____ DAY OF _____ 20__

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE SURVEYOR HAS QUALIFIED HIMSELF AND HIS ASSISTANTS TO PERFORM THE DUTIES OF A SURVEYOR IN THE STATE OF UTAH AND IS A MEMBER AND IN GOOD STANDING WITH THE BOARD OF SURVEYORS OF THE STATE OF UTAH.
 SIGNED THIS _____ DAY OF _____ 20__

WEBER COUNTY COMMISSION ACCEPTANCE
 I HEREBY CERTIFY THAT THE SUBMISSION OF THIS AMENDING LOT 44 HAS BEEN REVIEWED BY THE COMMISSION AND APPROVED FOR RECORDATION.
 SIGNED THIS _____ DAY OF _____ 20__

SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that I am a duly licensed and qualified surveyor in the State of Utah, and that I am the duly authorized representative of the Big Sky Estates No. 1 Amended, Amending Lot 44, and that the foregoing plat is a true and correct copy of the original plat as recorded in the public records of the State of Utah, and that I am a member and in good standing with the Board of Surveyors of the State of Utah.

OWNER'S DEDICATION
 I, the undersigned, being duly sworn, depose and say that I am the owner of the above described land, and that I hereby dedicate to the public the right of way for the use of the same as shown on the foregoing plat, and that I am a member and in good standing with the Board of Surveyors of the State of Utah.

INDIVIDUAL ACKNOWLEDGMENT
 I, the undersigned, being duly sworn, depose and say that I am the owner of the above described land, and that I hereby acknowledge the foregoing plat, and that I am a member and in good standing with the Board of Surveyors of the State of Utah.

BIG SKY ESTATES NO.1 AMENDED
 AMENDING LOT 44
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
 TOWNSHIP 7 NORTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN

WEBER COUNTY RECORDER
 I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN REVIEWED BY THE RECORDER AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH RECORDS ACT.
 SIGNED THIS _____ DAY OF _____ 20__