

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 Green Hill

Country Estates Phase No. 7 – 1st Amendment (2 lots).

Type of Decision:

Administrative

Agenda Date:

Wednesday, October 14, 2015

Applicant:

Brian See, agent

File Number:

UVM 081815

Property Information

Approximate Address:

8850 Pineview Dr., Huntsville UT

Project Area:

387.93 acres

Zoning:

Forest (F-5 and F-10) Zone

Existing Land Use:

Forest

Proposed Land Use:

Common Area

Parcel ID:

21-078-00021, 21-078-0001, 21-001-0007, 21-001-0006, and 21-001-0004

Township, Range, Section: T6N, R2E, Section 3, 4, 5, 8, and 9

Adjacent Land Use

North: Forest

South:

Residential

East:

Forest

West:

Residential

Staff Information

Report Presenter:

Ben Hatfield

bhatfield@co.weber.ut.us

801-399-8766

Report Reviewer:

IG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-5 and F-40 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of Green Hill Country Estates Phase No. 7 – 1st Amendment (2 lots), located at approximately 8850 Pineview Dr. in the F-5 and F-40 Zones. The proposed 387.93 acre subdivision amendment meets the lot area and lot width requirements of the F-5 Zone, of 5.00 acres in area and 300 feet in width. This subdivision amendment is to include two areas into the HOA's common areas (M at 10.016 acres and N at 326.382 acres). These parcels were left over from the original developer and are owned by the HOA. This amendment will change the development potential of these properties and reduces the assessed tax value for the HOA. The amendment included the two lots of the final phase for platting purposes and no dimensional changes are to occur with Lots 116 and 117.

Culinary water and sewer services will continue to be provided by the Green Hills Water and Sewer District. All review agency requirements must be addressed and 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 "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 two (2) lots and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which

warrant its submittal to the planning commission." 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 Green Hill Country Estates Phase No. 7 - 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, October 14, 2015.

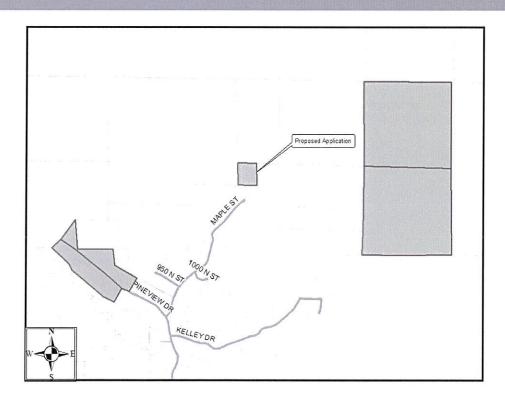
Sean Wilkinson

Weber County Planning Director

Exhibits

A. Subdivision Plat

Map 1



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Signed this disposal prices. , 2013. I have examined the financial guarantee and other documents associated with this subditation plot, and in my opinion they conform with the County Continuous applicable thereto and now in force and offect.

Spined this day of , 2015. West 1/4 Corner of Section 4, 16H, RZE, SJRAM, U.S. Survey (Net Found – Lecetion Cols. – from Weber County position map – 12/13/94) WEBER-MORGAN HEALTH DEPARTMENT Country Estates LLC WEBER COUNTY ATTORNEY Country Estates Country Estates Tipological Tipological Country Estates Phase No. 5 Green Hill Weber County Attorney Scale: F = SXV Found Section Corner Found Monument Legend Green Hill Country Estates Phase No. 7 - 151

A part of the Southeast V4 of Section 5, the Northeast V4 of Section 8, the Northwest V4 of Section 8, TeN RZE SLB&M, U.S. Survey

Weber County, Utah R. TRN, RZE, SLBAM, U.S.
Survey (Not Found — Lecotion
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solve, from Waber County
monument Rushlein map —
12/15/94) Sam Clark
Green Hill Country Estates
Homeowners Association
P.O. Box 372
Huntsville, UT 84517
(801) 540-0395 2605.12" (N.C.S.) The substitute plot was requested by the Sim Cark of Gray (III Carlot). Evides information was a few partial for a personal for the substitute of the few partial for the substitute of the few partial for the few partial few partial for the few partial few p DEVELOPER INFORMATION West 2296.41" Middlefork Ranch LLC Case Proces No. 2 North 1/4 Corner of Section B. TEN, RZE, SLEAH, U.S. Surrey (Not Found — Location sole.) I hereby certify that the required public impressment standards and directlyst for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these impressments. Signed this day of 2015. NARRATIVE WEBER COUNTY ENGINEER (Books of Bearings)

[S 89'03'17' E H.C.S. State From Orld Bearing) Vaber County Engineer Section 4 See Sheet 263 of 3 Estates Phase No. 6 Area "M" (H 0"16"14" E 2629.95" W.C.S.) Timorthy Patrick SODE IZ (MCS) This is to certify that this subdivision plot, the dediction of streets and other public ways and following the streets of public important and streets with this subdivision, thereon are heady approved and accepted by the commissioners of Weber County, Urbin, Signed this day of Charlwood WEBER COUNTY COMMISSION ACCEPTANCE / Lot 7 Chairman, Weber County Comission Green Hall Goundry Southwast Corner of Section 9, 15M, RZE, SLB&M, U.S. Survey (Found Bross Cop) East 1/4 Corner of Section 9, TBN, RZE, SLB&M, U.S. Survey (Found Brass Cop) Northeast Comer of Section 9, 16M, RZE, SHEEK, U.S. Surrey, From Weber County Surrey Plot (Found Stone) Northwest Corner of Section 3, 16H, RZE, SLB&H, U.S. Surrey (Not Found) Section 4, Tak, RZE, Section 4, Tak, RZE, SLBAB, U.S. Surrey (Not Found) August 2015 I havely earthy that his Water County Surveyor's corrections, excited county of the pull for indimensional corrections, excited county days, and the harmony with appropriate of that pull for the Author County Survey. The control of the pull for the Author County Survey, the control of the county of the Author County Survey. In the relative the discussed Load Surveyor this executed that pull from the responsibilities and/or labolities consolidated there with. Speed there will be a pure of . 2015. This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this day of , 2015. Chairman, Weber County Planning Comission 4 WEBER COUNTY SURVEYOR WEBER COUNTY PLANNING COMMISSION APPROVAL Section 3 Section 10). 7 - 1st Amendment
Northwest 1/4 of Section 9, the Southeast Weber County Surveyor North 1/4 Corner of Section 3, TSN, RZE, SLB&M, U.S. Surrey (Not Found) North 1/4 Corner of Swilton 10, TEN, RZE, SLBAN, U.S. Survey (Not Found) United States of America Common Area "N" See Sheet 3 of 3 Neva C. McKay The foregoing instrument was exhausteringed before me http://document.com/de/p that he is the exmer of Cold TEA, and that the foregoing instrument was abject by John.

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Reading 41. Section 10, TBN, RZE.
SLBAM, U.S. Survey
(Not Found) Suction 3, 18M, RZE, SLBAM, U.S. Survey (Not Found) State of Wahar I as mmission Number Little behave, in least, any first one of Registers Produced Land Strape is the 28th of 18th, and 18th of 18th displaying at the South Charler Corner of and Seellen J. and craving theses from \$200 fms, more or ima, along the Court's Seelen Sou in this friend Courter Courte of and Seelen J. throat East \$200.55 fms, more or text, along the Seelen Seelen to the Internation Seelen of and Seelen J. Throat Seelen Seelen Seelen Seelen Seelen and Seelen the in the Seelense corner of and Seelen J. Throat Wast 2002.55 fms, more or ima, along the Seelen time to the peach of Anglossity. Ales: Al of the East Holf of Seellan 3, Tomoship & Horth, Ronge Z East, Self Lake Base and Heridian, U.S. Survey being more particularly described as folioses: Also: a of the Hartheest Operine of Let A. Seellan A. Tevrship 8 Harth, Runge 2 East, Self Lake Base and Maridian, U.S. Survey being more particularly described as follows: A port of the Southeast 1/4 of Section 5, the Northwast 1/4 of Section 8, the Northwest 1/4 of Section 9, the Southeast 1/4 of Section 4, and the East 1/2 of Section 5, TBK, RZE, SLBEK, U.S. Survey State of Ulah Sounty of Weber | ** Regionally of a paint which is 1981-00 feet from sharing this Seeden date and 650-27 feet from 87-10" feet from 18 Seeden from ACKNOWLEDGMENT **ACKNOWLEDGMENT** Green Hill Country Estates
Homeowners Association The foregoing instrument was acknowledged before me this. 20_ by Brad G. Johnson, Brian See, and Sam Clark. Brad G. Jahnson - Chairmon Brion See - Secretary Som Clork - Pressurer A Holary Public commissioned in Utah A Notory Public commissioned in Utoh BOUNDARY DESCRIPTION SURVEYOR'S CERTIFICATE OWNER'S DEDICATION Signed Mile ____ doy of _ ACKNOWLEDGMENT A Hotory Public commissioned in Utah Lynn Turner - Owner ENTRY NO. TRE PAID
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FOR RECORDED N WEBER COUNTY RECORDER MEBER COUNTY MECONDER SHEET 1 OF 3 DEPUTY

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1/4 of Section 4, and the East 1/2 of Section 3, TRN, RZE, SLB&M, U.S. Survey
Newber County, Utah 92 8 Middlefork Ranch LLC 94 60 106 105-R Greek HM Country Estates 104 88 (A) Timorthy Patrick Charlwood Common Area "M" **6**2 1002 15, (MC22) - (231075, MC22) 651.29' S 88°48'04" E 103 8 Lot 7 S 0°00'23" E 666.63' 650.72 Common Aras Mrs Northwest Corner of Section 3, 18H, RZE, SLB&H, U.S. Surrey (Not Found) Northeast Comer of Section 8, 164, RZE, SLB&M, U.S. Survey From Waber County Survey Plat (Found Stone) Feet Section 4, TSN, RZE, SLBAM, U.S. Surrey (Not Found) Green HM Country Estates Phase No. 4 Estates Common Area "I" Green Hill Country

Green Hill Country

Green Hill Country

Connon North 1/4 Corner of Section 1, 184, RZE, SLB&M, U.S. Surrey (Not Found) Area "C" United States of America Common Area "N" Mortheast Corner of Section 10, 18K, RZE, SLB&M, U.S. Survey (Not Found) East 1/4 Corner of Section 3, TBM, RZE, SLB&M, U.S. Survey (Not Found) Northeast Corner of Section 3, 15M, RZE, SLB&M, U.S. Survey (Not Found) 2692.65" Kingrisher Capital III LLC WEBER COUNTY RECORDER WEBER COUNTY RECORDER SHEET 3 OF 3