

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 Spring Creek

Estates Subdivision No.2 1st Amendment (2 lots).

Type of Decision:

Administrative

Agenda Date:

Wednesday, June 01, 2016

Applicant: File Number: Richard Russell, owner

Property Information

Approximate Address:

6393 South Bybee Drive, Uintah UT

Project Area:

3.477 acres

LVS 041516

Zoning:

Residential Estates (RE-20) Zone

Existing Land Use:

Residential

Proposed Land Use:

Residential

Parcel ID:

07-352-0005, 07-352-0009 and 07-352-0004

Township, Range, Section: T5N, R1W, Sections 23, 24, 25, and 26

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:

RK

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of a subdivision amendment Spring Creek Estates Subdivision No.2 1st Amendment (2 lots), located at approximately 6393 South Bybee Drive in the RE-20 Zone. The proposed 3.477 acre subdivision meets the 20,000 square foot lot area and 100 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot line between the two lots. Each lot has an existing residence. Setback standards will not be affected with this adjustment of the lot line.

Culinary water and sewer services are provided by Uintah Highlands Water and Sewer. 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 Fire District
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Spring Creek Estates Subdivision No. 2 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, June 1, 2016.

Rick Grover

Weber County Planning Director

Exhibits

A. Subdivision Plat

Map 1



Map 2



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Signed this day of . 2016. Director, Note: Plotted Buildable area from original plat to remain in affect, unless on updated Geolechnical study is completed and approved by Weber County. Spring Creek Estates BOUNDARY DESCRIPTION All of Lot 6 & 7 of Spring Creek Estates No. 2, a division in Unitah City, Weber County, Ulah. Contains 5.477 ocres. 0017 1475 EAST DESCH. UTAH 84403 394455 SLC (8015210232 FAX (8013937544 WEBER COUNTY PLANNING COMMISSION APPROVAL WEBER HEALTH DEPARTMENT GREAT BASING Weber Health Department requested by Mr. Colin Hurphy for the purpose of acquiring a portion of Lot occupying. Navineed was found at the Southward Commission of Colinson. A Part of Southeast 1/4 of Section 23, The Southwest 1/4 of Section 24 and the Northwest 1/4 of Section 25, NARRATIVE Weber County, Utah To build of the Southward Count of Section 24, 139, 1714, 5184. May 2016 WEBER COUNTY ENGINEER I have's early and the required public Interviewed studies and distalling for this subdistation conform with County standards and the mount of the found parameter is sufficient for the studies for foreign any preventions. Signed this esteles heers connec 9.98' S 89°40'51" W Southwest Corner of Lot 3 of Spring Creek Estates No. 2 (Found Great Basin Engineering Rebar and Cap) Signature Amending Lots 4 Subdivision N 1°06'36" W COMP HOME COM REAL PROPERTY OF THE PARTY New Wife and St. Shadow Oaks Subdivision WEBER COUNTY ATTORNEY In his exembed the florated purposes and ther documents assective with this subdistious pet and, in my spinious they conform with the County Conforming Spinious they conform with the County Conforming Spinious thereto and now in faces and office. Southwest Corner of Section 24, 73N, R1H, SLBEH (found 5" Weber County Brazz Cop Monument 4" above ground, set in 1960 in good condition) 22 9 No. \$ 500-20 43 F Ŋ WEBER COUNTY PLANNING COMMISSION Approved and Accepted by the Weber County Planning Commission on this day of 2016. Planning Commission Chair 151 L = 167.58' L = 167.58' L = 142.78' LC = 158.13' S 71°23'20" E Sund Coul Bach A = 54°32'01" L = 45.31' LC = 47.61' S 77°44'43" E Coparating Section Amendment NOTE: 7.0' wide Public Utility Easements each side of Property Line as indicated by dashed lines except as otherwise shown. 23 N CD WEBER COUNTY COMMISSION ACCEPTANCE This is to safe that problem and the administration of the problem and the public ways and filosophy public propriates associated with this subdished. Merea one from the public impression associated with this subdished. Merea one heavy approved and occupied by the Commissioner of them County library approved by the Commissioner of the County Library to the county of the Title Eastwood Subdivision 183.04" N 52°18'15" E 3.13' N 35°23'59" E Chair, Weber County Commission A 3/8" r rebor 24" long with plants oup (see debal above) was set of property corners as shown. CAE DETAIL Signed this ____ day of __ M_b the underlighted enters of the hereot described into of land, hereby all sport and placed for the section of States a described as where on the paid, and many said land Spring or partitions of seal first a fundamental and do hereby deficient by bodie, are all lands assigned as server, the same, to be used as public for partitions of seal first and public formation of the paid of the paid of services and public formation of the paid of the paid of defining purposes as absent formation to be used for the first first first public, another the paid of defining purposes as absent formation, the paid of defining purposes as absent formation, the paid of the p State of Utah County of Weber esiding At The foregoing instrument was acknowledged before me this_ 6242920 License No. The foregoing instrument was acknowledged before me this_ HEBER COUNTY SURVEYOR In the based senting but the these county Surveyor's Office has reviewed this built for mathematical corrections, section come date, and for humaning with the base and requirements the whole County Surveyor Green in Polymoria (Case and by the Wood County Surveyor Green in Polymoria (Case and by the Wood County Surveyor Green in Polymoria (Case and the Wood County Surveyor Green in Polymoria Surveyor the secretion this polit from the responsibilities and/or Boolities associated by the County Surveyor Green County Surveyor County S Collin F. Murphy Lisa Ann Murphy Set heaf & Washer Set heaf & Cop Set heaf & Cop Set heaf & Cop Set heaf Line Set heaf Line Set heaf Line Free Fr Legend OWNER'S DEDICATION 2016. ACKNOWLEDGMENT **ACKNOWLEDGMENT** Signature A Holary Public commissioned in Ulah Richard and Lee Ann Russell Family Trust A Notary Public commissioned in Utah Richard Russell - Trustee Print Name Scalar 1" - 40" WEBER COUNTY RECORDER MEDICA COUNTY MECONDOL