



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Booth Subdivision 1st Amended, consisting of one lot.
Agenda Date: Wednesday, January 30, 2019
Applicant: Joseph and Kathleen Cornwell
File Number: UVB121418

Property Information

Approximate Address: 5878 E Snow Basin Rd
Project Area: 7.661 acres
Zoning: FV-3
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 20-141-0001
Township, Range, Section: T6N, R1E, Section 23

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 14 Forest Valley (FV-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Hillside Development Review Procedures and Standards
- Title 108, Natural Hazards Areas

Development History

- Booth Subdivision was recorded on July 30, 2013.

Background and Summary

The Planning Division recommends final approval of Booth Subdivision 1st Amended plat. Currently, a single family dwelling and a detached structure are located on the lot within the designated buildable area. The proposed subdivision amendment will change the boundary of the previously designated buildable area so that the applicant has more area to place an additional detached garage on the lot. The new buildable area meets the requirements outlined in the Weber County Land Use Code.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Valley Zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The proposed amendment will not change the lot boundaries. The lot maintains the minimum acreage of three acres and the minimum lot width of 150 feet.

Natural Hazards Areas: The subject property is located in a geologic hazards area. A geologic hazards report has not been requested as part of this application due to the existing dwelling and the applicant's request to build a detached, non-habitable structure.

Culinary water and sanitary sewage disposal: Culinary water is provided by a private well and sanitary sewage disposal is provided by an on-site septic system.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Additional requirements: LUC §101-1-7 defines 'buildable area' as follows:

Buildable area. The term "buildable area" means a portion of a lot, parcel or tract of land which is to be utilized as the building site and which complies with the following:

- (1) The average percent of slope within the buildable area as defined by this section shall be less than 25 percent;*
- (2) The gross land area of the buildable area shall contain at least 3,000 square feet and be configured such that it can contain one 40-foot by 40-foot square;*
- (3) It shall not contain any geologic or other environmental hazards, as determined by the county engineer;*
- (4) It shall not contain any easements or setbacks; and*
- (5) It shall be denoted on a subdivision plat as the only area in which building may take place on a lot or parcel.*

The applicant has provided a topographic map showing the buildable area with an average slope of 16.9%. The proposed buildable area meets all other requirements listed above.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of Booth Subdivision 1st Amended plat. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A note will be required to be added to the subdivision plat indicating that the lot is located within a geologic hazards study area and a geologic hazards report may be required for future development.


This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Booth Subdivision 1st Amended 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: 1/30/19


Weber County Planning Director

Exhibits

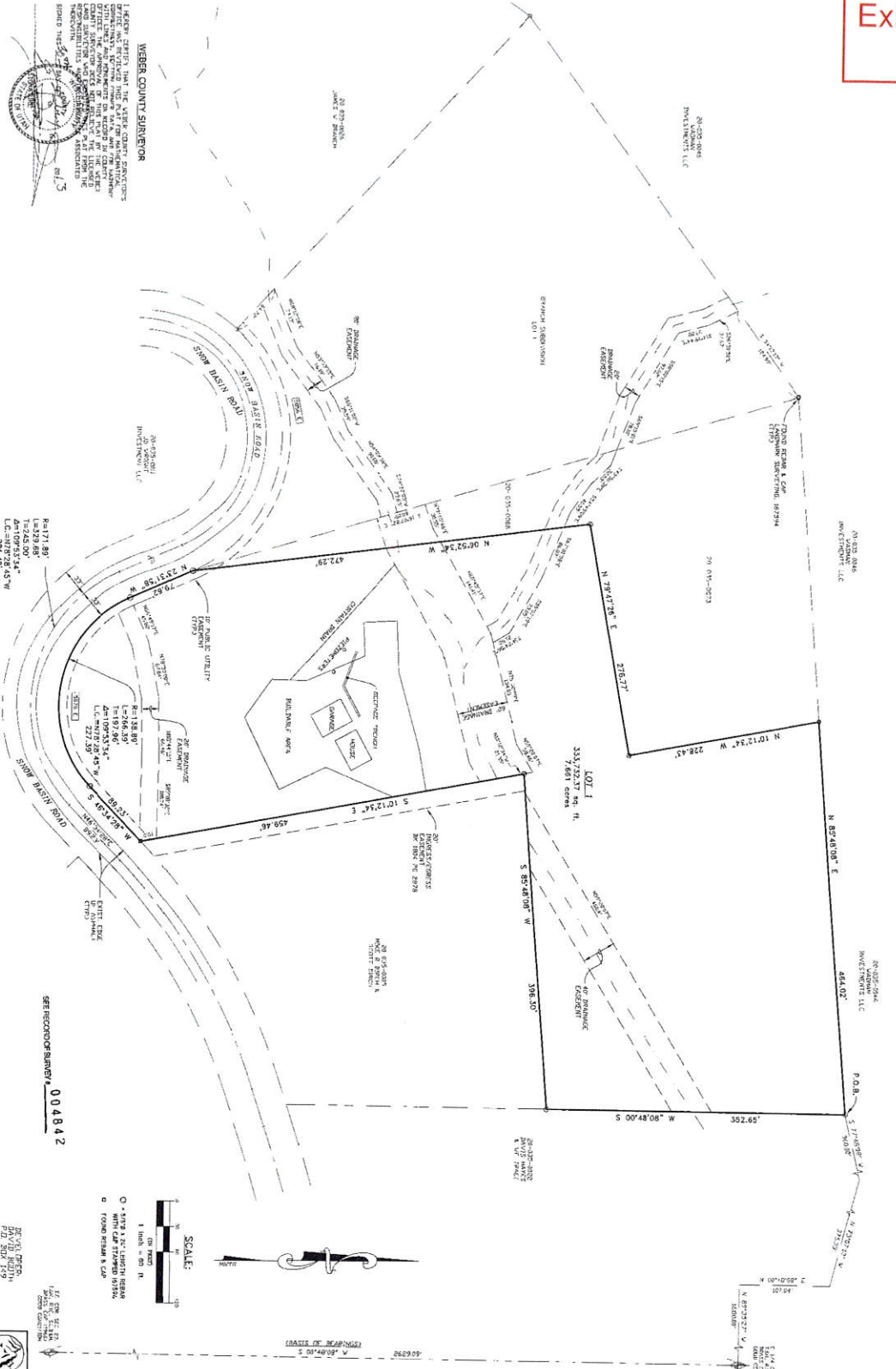
- A. Original Booth Subdivision plat
- B. Proposed amended plat
- C. Contour map

Location Map 1



BOOTH SUBDIVISION

A PART OF THE WEST HALF OF SECTION 23, T. 6 N., R. 1 E., S.L.B. & M.
WEBER COUNTY, UTAH
JUNE 2013



WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC PERFORMANCE...
DATE: JUN 30, 2013 BY: JIMMY M. [Signature] [Signature]

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE PROPOSED SUBDIVISION...
DATE: JUN 30, 2013 BY: [Signature] [Signature]

WEBER-MORGAN HEALTH DEPARTMENT
I HAVE EXAMINED THE PROPOSED SUBDIVISION...
DATE: JUN 30, 2013 BY: [Signature] [Signature]

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THE COMMISSION HAS REVIEWED...
DATE: JUN 30, 2013 BY: [Signature] [Signature]

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THE COMMISSION HAS REVIEWED...
DATE: JUN 30, 2013 BY: [Signature] [Signature]

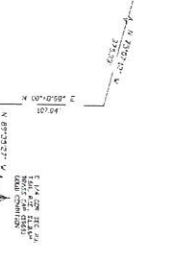
LANDING AIRPORT, INC.
A COMPLETE LANDSCAPING SERVICE
404 S. 500 W. #100, VERNON, UTAH 84312
CLINT: DAVID BEATT
LOCATION: A PART OF THE WEST HALF OF SECTION 23, T. 6 N., R. 1 E., S.L.B. & M.
WEBER COUNTY, UTAH
REVISIONS: DAWSON BR. 2A & 3A
CHECKED BY: J. A. L.A.
DATE: MAY 20, 2013

WEBER COUNTY RECORDER
ENTER: 2013/11/13 FILE: 43110
THIS BOOK WILL RECORD: 13
AT 12:15 PM ON: 11/13/13
BOOK PAGE: 51
Earlene Rowley
BY: KARLA LITHE
74-39

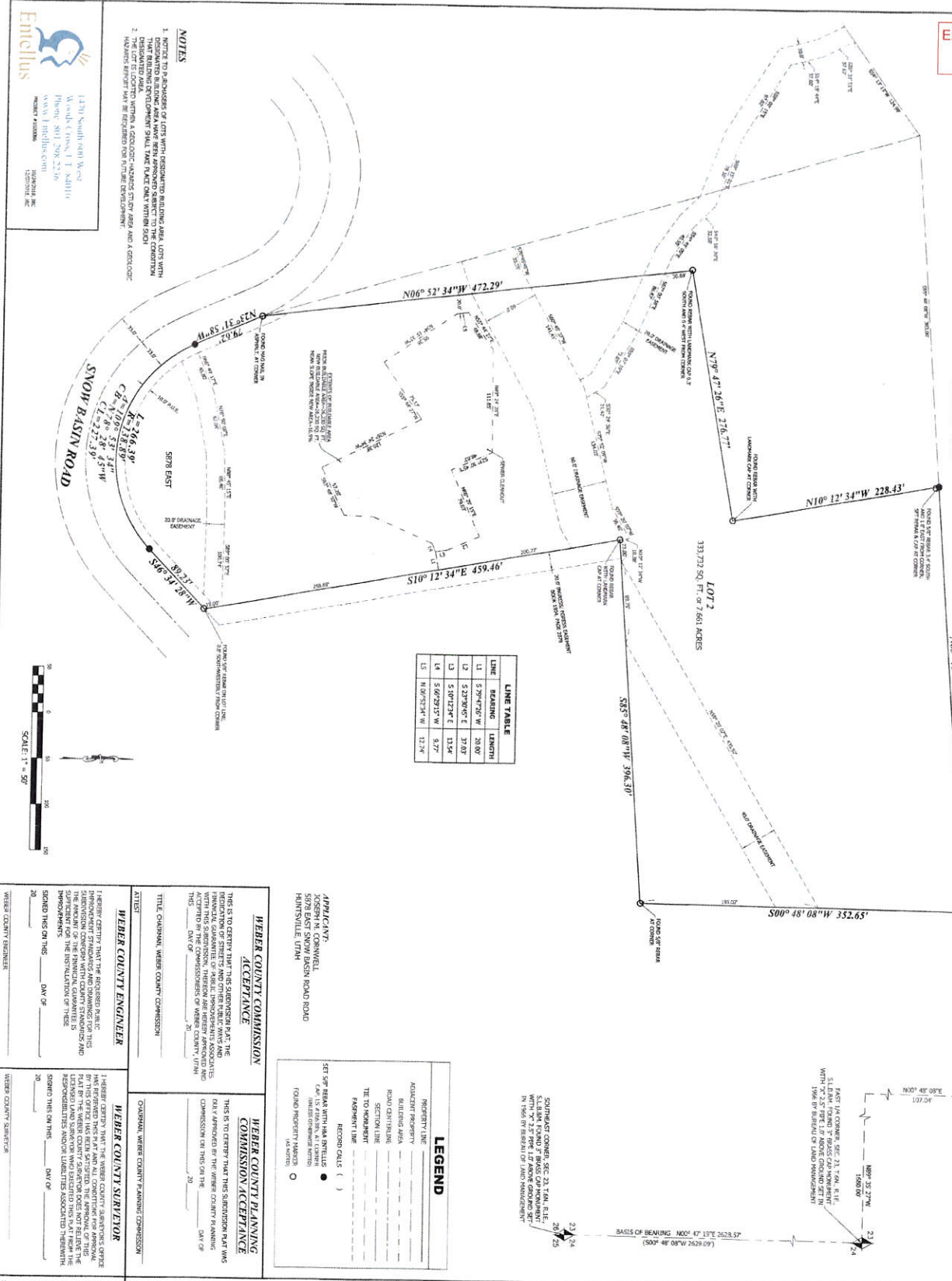
OWNER'S DEDICATION
WE, THE UNDERSIGNED PARTNER OF THE NORTH ASSOCIATE AND PART OF LAND...
[Signatures]

OWNER'S ACKNOWLEDGEMENT
STATE OF UTAH, WE, THE UNDERSIGNED PARTNER...
[Signatures]

NARRATIVE
A PART OF THE WEST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST...
[Detailed description of the subdivision process and boundaries.]



BOOTH SUBDIVISION AMENDED
AMENDING THE BUILDABLE AREA OF LOT 1, BOOTH SUBDIVISION
TOWNSHIP 6 NORTH, RANGE 48 EAST, SPLIT LANE BASE AND MERIDIAN
JANUARY 2019



LINE	BEARING	LENGTH
L1	S 79° 47' 00\"/>	

LEGEND

- PROPERTY LINE
- BUILDING AREA
- REAR DRIVELINE
- SECTION LINE
- FILE TO MONUMENT
- PAYMENT LINE
- RECORD CALLS ()
- SET SPR BEAR WITH IRIS REFLECTORS (▲)
- ▲ 1.5\"/>

SURETYOR'S CERTIFICATE

I, JEREMIAH E. GAMBORGIA, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 38897, AMENDED UNDER THE LAWS OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE SURVEY AND DESCRIBED HEREON AND MAKE CERTIFIED AND TRUE OF LAND AND THE PLAT THEREON TO BE KNOWN AS BOOTH SUBDIVISION AMENDED AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND SHOWN ON THE ORIGINAL PLAT.

PLAT NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND THE BUILDABLE AREA OF LOT 1, BOOTH SUBDIVISION, RECORD NO. 2018-0001, AS SHOWN ON THE ORIGINAL PLAT. THE AMENDMENT IS NECESSARY TO CORRECT AN ERROR IN THE ORIGINAL PLAT. THE AMENDMENT IS BASED ON THE ORIGINAL PLAT AND THE ORIGINAL SURVEY. THE AMENDMENT IS BASED ON THE ORIGINAL PLAT AND THE ORIGINAL SURVEY. THE AMENDMENT IS BASED ON THE ORIGINAL PLAT AND THE ORIGINAL SURVEY.

BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 48 EAST, SPLIT LANE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: (A) 200.00 FEET NORTH AND 200.00 FEET EAST TO THE CORNER OF SAID SECTION 21 AND BUILDING THEREON SOUTH CORNER HEREIN DESCRIBED AS 12.00 FEET SOUTH 89° 57' 12\"/>

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET ASIDE SAID TRACT OF LAND, OR ANY PART THEREOF, TO THE PUBLIC FOR THE USE OF SAID TRACT OF LAND AS A PUBLIC HIGHWAY AND HAVE SAID TRACT OF LAND OR ANY PART THEREOF OPEN TO THE PUBLIC AND TO BE USED AS SUCH.

BOOTH SUBDIVISION AMENDED

PURVEYOR'S CERTIFICATE AND THE ORIGINAL PLAT AND RECORD NO. 2018-0001, AS SHOWN ON THE ORIGINAL PLAT. THE AMENDMENT IS NECESSARY TO CORRECT AN ERROR IN THE ORIGINAL PLAT. THE AMENDMENT IS BASED ON THE ORIGINAL PLAT AND THE ORIGINAL SURVEY. THE AMENDMENT IS BASED ON THE ORIGINAL PLAT AND THE ORIGINAL SURVEY.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, I, JEREMIAH E. GAMBORGIA, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 38897, AMENDED UNDER THE LAWS OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE SURVEY AND DESCRIBED HEREON AND MAKE CERTIFIED AND TRUE OF LAND AND THE PLAT THEREON TO BE KNOWN AS BOOTH SUBDIVISION AMENDED AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND SHOWN ON THE ORIGINAL PLAT.

HEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE ORIGINAL PLAT AND THIS AMENDED PLAT, HAVE BEEN REVIEWED AND APPROVED BY THE HEBER COUNTY COMMISSION ON THIS DATE OF _____, 20____.

HEBER COUNTY ENGINEER ACCEPTANCE

I HEREBY CERTIFY THAT THE ENGINEER HAS REVIEWED THIS PLAT AND ALL CORRECTIONS FOR AMENDMENT AND THAT THE ENGINEER'S REVIEW DOES NOT BELIEVE THE AMENDMENT IS NECESSARY TO CORRECT AN ERROR IN THE ORIGINAL PLAT.

HEBER COUNTY SURVEYOR ACCEPTANCE

I HEREBY CERTIFY THAT THE HEBER COUNTY SURVEYOR HAS REVIEWED THIS PLAT AND ALL CORRECTIONS FOR AMENDMENT AND THAT THE SURVEYOR'S REVIEW DOES NOT BELIEVE THE AMENDMENT IS NECESSARY TO CORRECT AN ERROR IN THE ORIGINAL PLAT.

HEBER COUNTY ATTORNEY ACCEPTANCE

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER INSTRUMENTS AND HAVE FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS LAND SURVEYING ACT AND THE ILLINOIS PLAT ACT.

COUNTY RECORDER ACCEPTANCE

I HAVE REVIEWED AND RECORDED THIS PLAT AND THE AMENDED PLAT AND HAVE FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS LAND SURVEYING ACT AND THE ILLINOIS PLAT ACT.

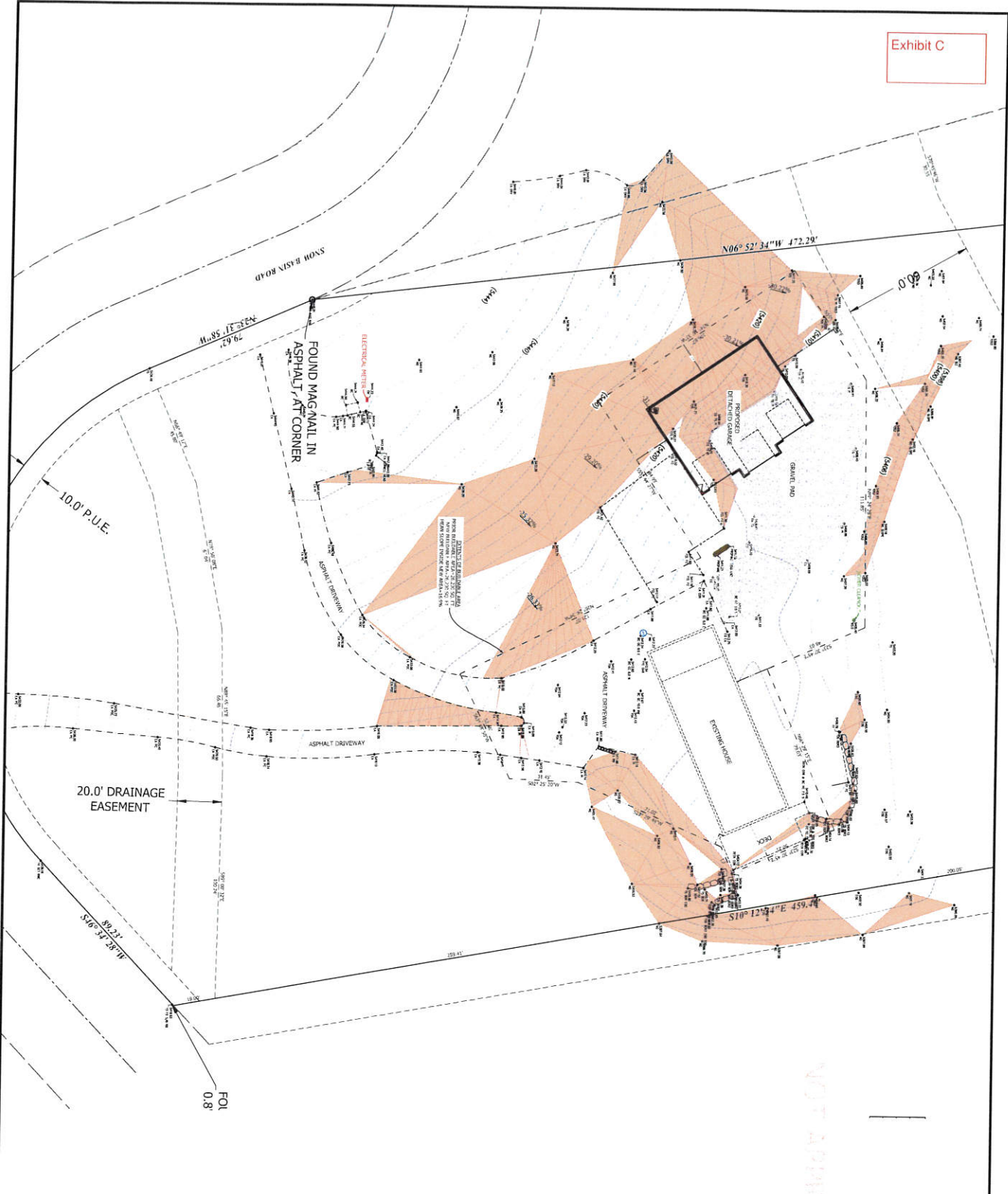
Enchells

1470 South 40th West
Mesa, AZ 85206, USA
Phone: 801.298.2246
www.enchells.com



NOTES

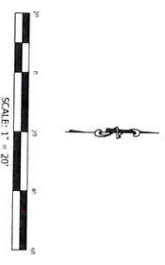
- NOTICE TO PLANNERS OF LOTS WITH EXISTING BUILDING AREA, LOTS WITH EXISTING BUILDING AREA HAVE BEEN APPROVED SUBJECT TO THE CONDITION DISSEMINATED MAP. PLANNERS SHALL TAKE CARE TO VERIFY SUCH INFORMATION WITHIN A REASONABLE STUDY AREA AND A SUFFICIENTLY LARGE AREA TO BE DETERMINED BY THE ENGINEER.



LEGEND

PROPERTY LINE	---
ADJUTANT PROPERTY LINE	---
ROAD CENTERLINE	---
EASEMENT LINE	---
EDGE OF PAVEMENT	---
CURB, GUTTER, SHOULDER	---
FENCE LINE	---
WALL	---

TOPOGRAPHIC PLAN
 THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE AND ARE BASED ON FIELD MEASUREMENTS AND DATA. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE SIGNATURE OF THE SURVEYOR.



NOT APPROVED

DATE	09/25/2014
BY	JR/ML
PROJECT	200' DRAINAGE EASEMENT
CLIENT	SNOW BASIN RD
SCALE	1" = 20'
PROJECT NUMBER	C200
DRAWING NUMBER	TOPOGRAHIC SURVEY

LANDFORMS

54th SNOW BASIN RD
 LOT 1, BOOTH SUBDIVISION
 LOCATED IN THE WEST 1/2 OF SECTION 23, T. 6 N., R. 1 E., S.L.B.&M.
 WEBER COUNTY, UTAH



181 North 200 West, Suite #4
 Bountiful, UT 84010
 Phone: 801.298.2236
 www.Entellus.com