



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final plat approval of ESPL Subdivision, located at 8008 E 500 S, Huntsville.
Type of Decision:	Administrative
Agenda Date:	Wednesday, August 21, 2019
Applicant:	Sheryll Vanderhooft
File Number:	UVE071519

Property Information

Approximate Address:	8008 E 500 S, Huntsville, Ut 84317
Project Area:	6.68 acres
Zoning:	Agricultural Valley (AV-3)
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	21-026-0125
Township, Range, Section:	T6N, R2E, Section 17

Adjacent Land Use

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

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8768
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley (AV-3)
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The applicant is requesting final administrative approval of a one lot subdivision called ESPL Subdivision. The plat indicates that there will be a remainder parcel consisting of 12 acres. The development does include roadway dedication which will need to be accepted by the County Commission prior to recording the plat.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and 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 Agricultural Valley Zone more particularly described as the AV-3 zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-6-1 as:

The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

Site development standards:

The proposed subdivision complies with the lot area and width standards of the AV-3 zone. The minimum lot size is three acres and the minimum lot width is 150 feet. The proposed lot 1 is 6.68 acres in area and contains 321 feet of frontage along 500 South Street.

Culinary water and sanitary sewage disposal: The new lot will receive culinary water service from Huntsville Town Water district and the wastewater disposal will be handled by a septic system. Feasibility letters from the culinary water provider and the health department have been provided regarding water and septic.

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.

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 ESPL Subdivision (UVE071519). This recommendation for approval is subject to all applicable review agency requirements and 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 the Weber County Land Use Code.

Administrative Approval

Administrative final approval of ESPL Subdivision (UVE071519)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.

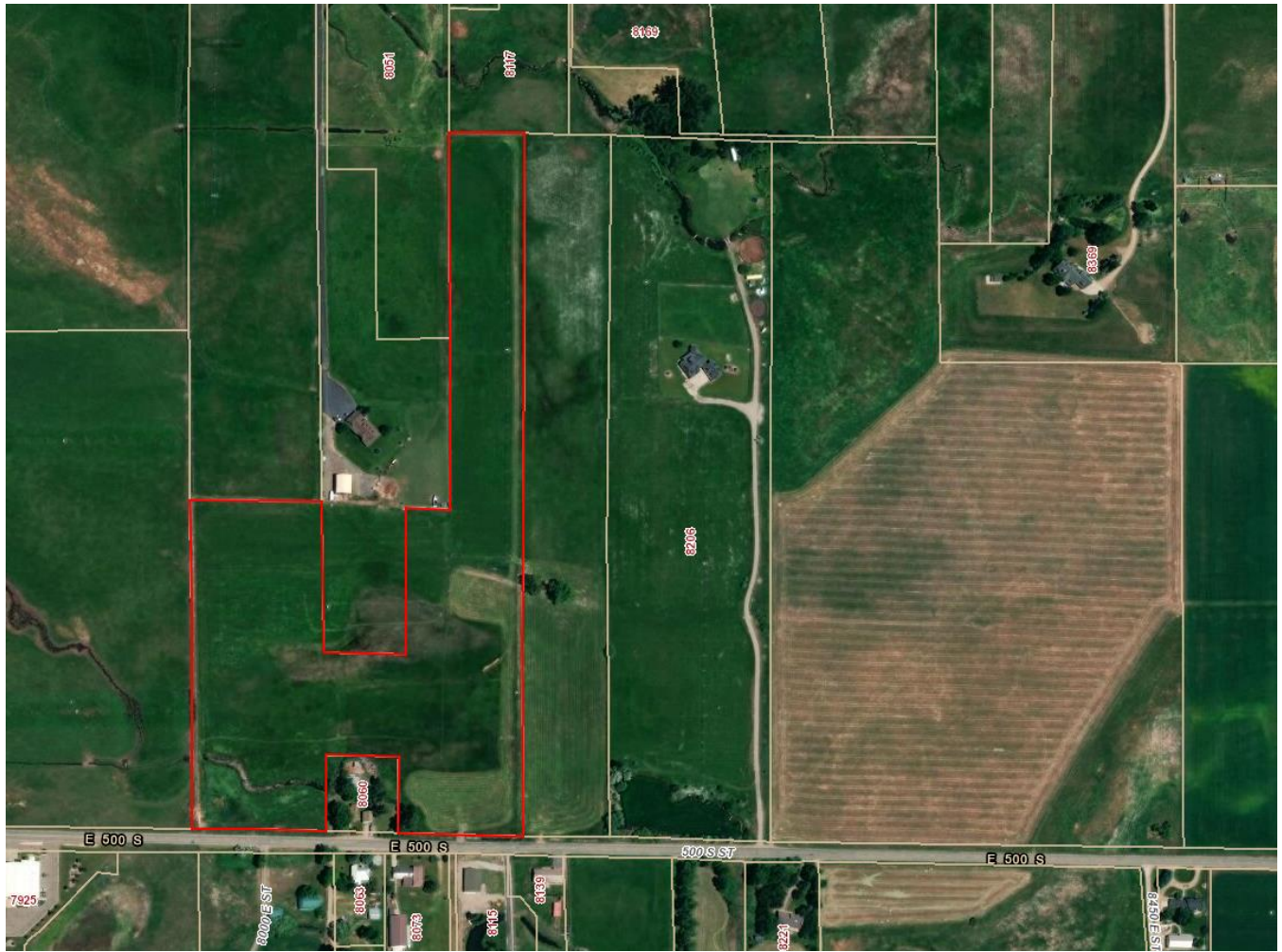
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Final subdivision plat

Location Map 1



ESPL Investments Subdivision

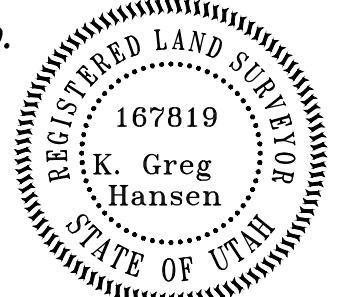
Weber County, Utah
A Part of the Northwest and Southwest Quarters of Section 17,
Township 6 North, Range 2 East, Salt Lake Base & Meridian
March 2019

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 52, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby Amended and Subdivided said tract into one (1) lot, known hereafter as ESPL Investments Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County concerning Zoning Requirements regarding lot measurements have been complied with.

Signed this _____ day of _____, 2019.

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



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET BEING THE SOUTHEAST CORNER OF THE MIDDLE FIELD LC PROPERTY TAX ID NO. 21-026-0041 ALSO BEING IN THE SOUTHERLY PROJECTION OF AN EXISTING FENCE LINE LOCATED 596.24 FEET SOUTH 00°08'15" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 589.79 FEET SOUTH 88°32'23" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 17;

RUNNING THENCE NORTH 00°53'39" WEST 881.46 FEET ALONG THE EAST LINE OF SAID THE MIDDLE FIELD LC PROPERTY ALSO BEING ALONG SAID SOUTHERLY FENCE PROJECTION AND THEN ALONG SAID EXISTING FENCE LINE TO AN EXISTING FENCE CORNER BEING THE SOUTHWEST CORNER OF LOWE PROPERTIES, LC PROPERTY TAX ID NO. 21-026-0042; THENCE SOUTH 87°53'42" EAST 341.04 FEET ALONG THE SOUTH LINE OF SAID LOWE PROPERTIES, LC PROPERTY ALSO BEING ALONG AN EXISTING FENCE LINE TO THE WEST LINE OF BAILEY'S BACK FIVE FIRST AMENDMENT RECORDED AS ENTRY NO. **** IN THE WEBER COUNTY RECORDERS OFFICE; THENCE SOUTH 00°34'46" EAST 395.52 FEET TO THE SOUTHWEST CORNER OF SAID BAILEY'S BACK FIVE FIRST AMENDMENT; THENCE SOUTH 01°15'57" WEST 284.71 FEET; THENCE SOUTH 01°12'48" WEST 196.91 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 88°32'23" WEST 320.70 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 6.74 ACRES.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be amended and subdivided into a lot as shown on this plat and name said tract ESPL Investments Subdivision and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Weber County.

This _____ day of _____, 2019.

Sheryll Land Vanderhooff, Member of
ESPL Investments, LLC, Partner to ESPL Investments Limited Partnership

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber
On the _____ day of _____, 2019, Sheryll Land Vanderhooff personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that she is the member of ESPL Investments, LLC, Partner to ESPL Investments Limited Partnership and that she signed the above owner's dedication, who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

NARRATIVE

The purpose of this survey was to create a One Lot Subdivision from Property Tax ID No. 21-026-0046 as shown and described hereon. This survey was ordered by Sheryll Vanderhooff. The control used to establish the property corners was the official plat of Bailey's Back Five First Amendment recorded as Entry No. **** in the Weber County Recorder's Office along with existing Weber County Surveyor Monumentation surrounding Section 17, Township 6 North, Range 2 East, S.L.B.&M. The basis of bearing is the West line of the Northwest Quarter of said Section which bears South 0°22'13" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND

RECORDED _____

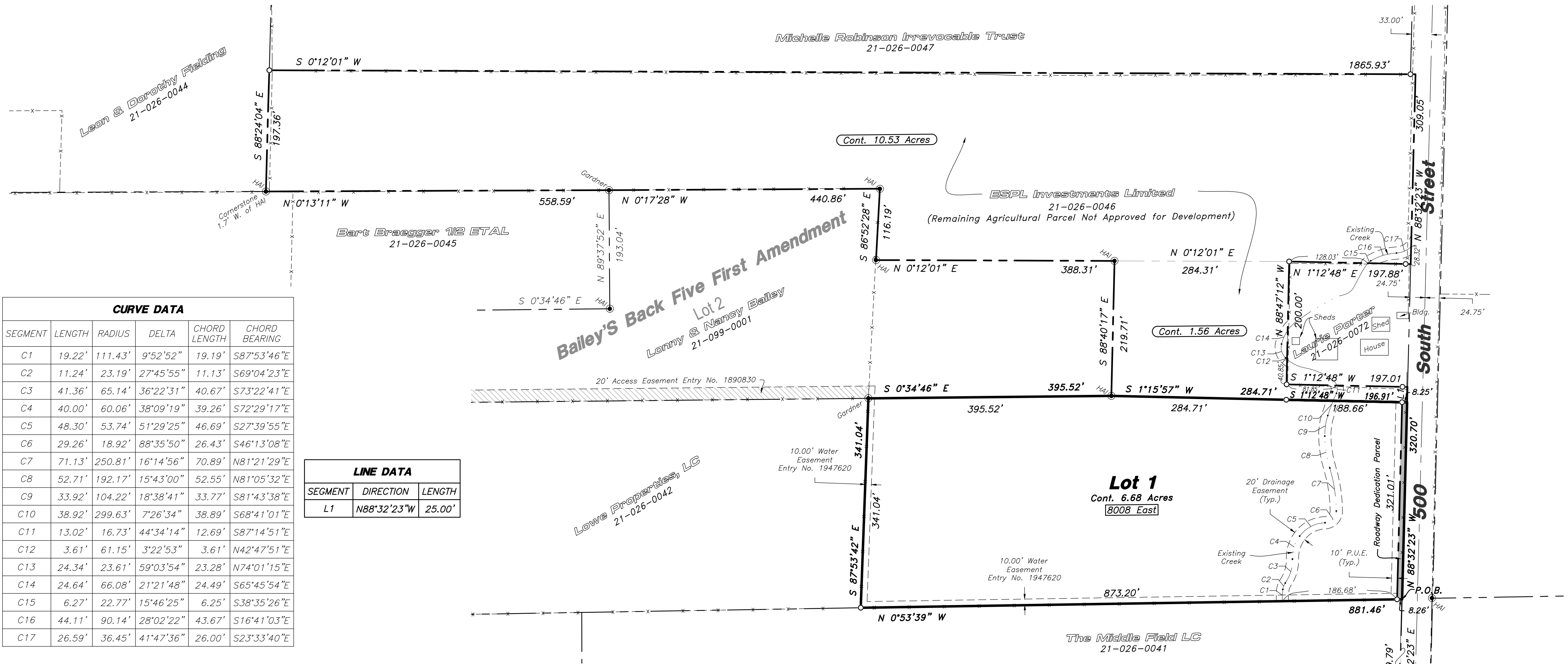
IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

_____ COUNTY RECORDER

BY: _____ DEPUTY



CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	19.22'	111.43'	9°52'52"	19.19'	S87°53'46"E
C2	11.24'	23.19'	27°45'55"	11.13'	S69°04'23"E
C3	41.36'	65.14'	36°22'31"	40.67'	S73°22'41"E
C4	40.00'	60.06'	38°09'19"	39.26'	S72°29'17"E
C5	48.30'	53.74'	51°29'25"	46.69'	S27°39'55"E
C6	29.26'	18.92'	88°35'50"	26.43'	S46°13'08"E
C7	71.13'	250.81'	16°14'56"	70.89'	N81°21'29"E
C8	52.71'	192.17'	15°43'00"	52.55'	N81°05'32"E
C9	33.92'	104.22'	18°38'41"	33.77'	S81°43'38"E
C10	38.92'	299.63'	7°26'34"	38.89'	S68°41'01"E
C11	13.02'	16.73'	44°34'14"	12.69'	S87°14'51"E
C12	3.61'	61.15'	3°22'53"	3.61'	N42°47'51"E
C13	24.34'	23.61'	59°03'54"	23.28'	N74°01'15"E
C14	24.64'	66.08'	21°21'48"	24.49'	S65°45'54"E
C15	6.27'	22.77'	15°46'25"	6.25'	S38°35'26"E
C16	44.11'	90.14'	28°02'22"	43.67'	S16°41'03"E
C17	26.59'	36.45'	41°47'36"	26.00'	S23°33'40"E

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N88°32'23"W	25.00'

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 _____, 2019.

Chairman, Weber County Planning Commission

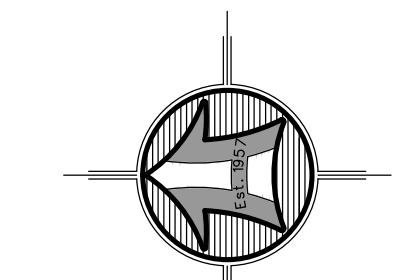
WEBER COUNTY ENGINEER

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 _____, 2019.

Weber County Engineer

LEGEND

- Subject Property Line
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Existing Ditch Flowline
- Existing 5.0' Contour
- Existing 1.0' Contour
- Fence Line (Wire)
- Roadway Dedication
- Access Easement
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner



Scale: 1" = 100'
Scale in Feet
(Data in Parentheses is Record)

WEBER COUNTY COMMISSION ACCEPTANCE

This is to Certify that this Subdivision Plat, the Dedication of Streets and other Public Ways and Financial Guarantee of Public Improvements Associated with this Subdivision, Thereon are Hereby Approved and Accepted by the Commissioners of Weber County Utah
Signed this _____ Day of _____, 2019.

Chairman, Weber County Commission

AHest

WEBER COUNTY SURVEYOR

I hereby Certify that the Weber County Surveyor's Office has Reviewed this Plat and all conditions for approval by this office have been satisfied. 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 _____, 2019.

Weber County Surveyor

WEBER COUNTY ATTORNEY

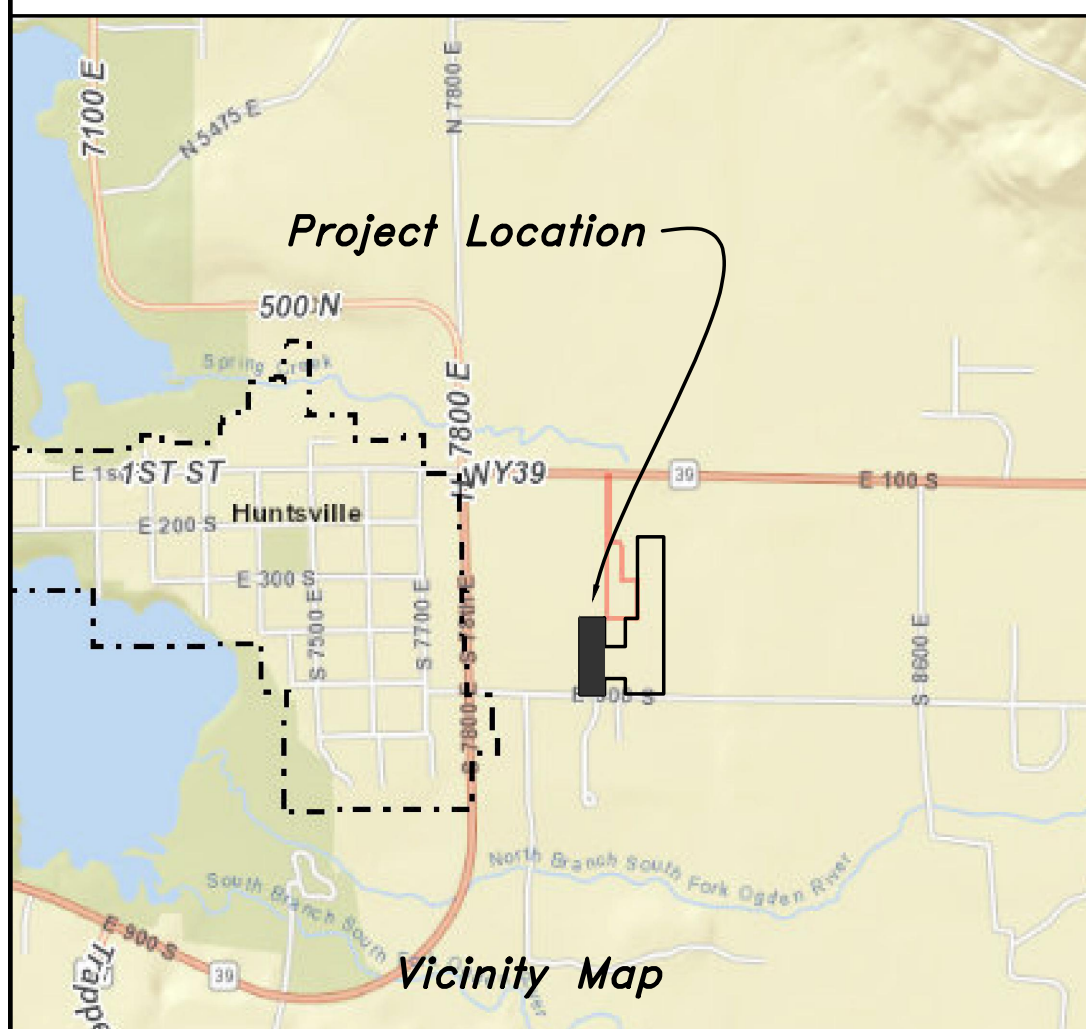
I Have Examined the Financial Guarantee and Other Documents Associated with this Subdivision Plat, and in my Opinion they Conform with the County Ordinance Applicable Thereto and now in Force and Affect
Signed this _____ Day of _____, 2019.

Weber County Attorney

WEBER-MORGAN HEALTH DEPARTMENT

I hereby Certify that the Soils, Percolation Rates, and Site Conditions for this Subdivision have been Investigated by this Office and are Approved for On-Site Wastewater Disposal Systems.
Signed this _____ Day of _____, 2019.

Weber-Morgan Health Department



Developer:
Sheryll Vanderhooff
2844 S. Chadwick St.
SLC, UT 84106
(801) 272-6276

NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on lot corners as shown hereon.



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