



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 Huckleberry Subdivision, consisting of two lots, located at approximately 4003 W 2550 S, Ogden.

Type of Decision: Administrative

Agenda Date: Wednesday, September 04, 2019

Applicant: Peter Huckleberry

File Number: LVH080719

Property Information

Approximate Address: 4003 W 2550 S, Ogden

Project Area: 1.63 acres

Zoning: Agricultural (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-091-0009

Township, Range, Section: T6N, R2W, Section 33

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 5 Agricultural (A-1)
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The applicant is requesting final administrative approval of a two lot subdivision known as Huckleberry Subdivision located at 4003 W 2550 S, Ogden. The proposed Lot 1 contains an existing dwelling. 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 are in conformance with the current zoning and the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of one acre single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: The subject property is located in the Agricultural (A-1) Zone. Single-family dwellings are a permitted use in the A-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-5-7 the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150'. All lots within the proposed subdivision meet the zoning requirements for area and width.

Culinary water and sanitary sewage disposal: The new lot will receive culinary water service from Taylor West Weber Water and sanitary sewage disposal will be handled by a septic system. Feasibility letters have been provided by Taylor West Weber Water and the Weber Morgan Health Department. The will serve letter for culinary water states that Hooper Irrigation is the service provider for secondary water, and that a connection to the secondary system is required.

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 Huckleberry Subdivision (LVH080719). This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. Deferral for curb, gutter, sidewalk, and asphalt will be required prior to recording the subdivision plat.

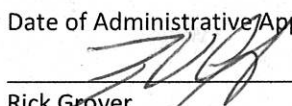
The recommendation for approval is based on the following findings:

1. The proposed subdivision amendment conforms to the West Central Weber General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with the Weber County Land Use Code.

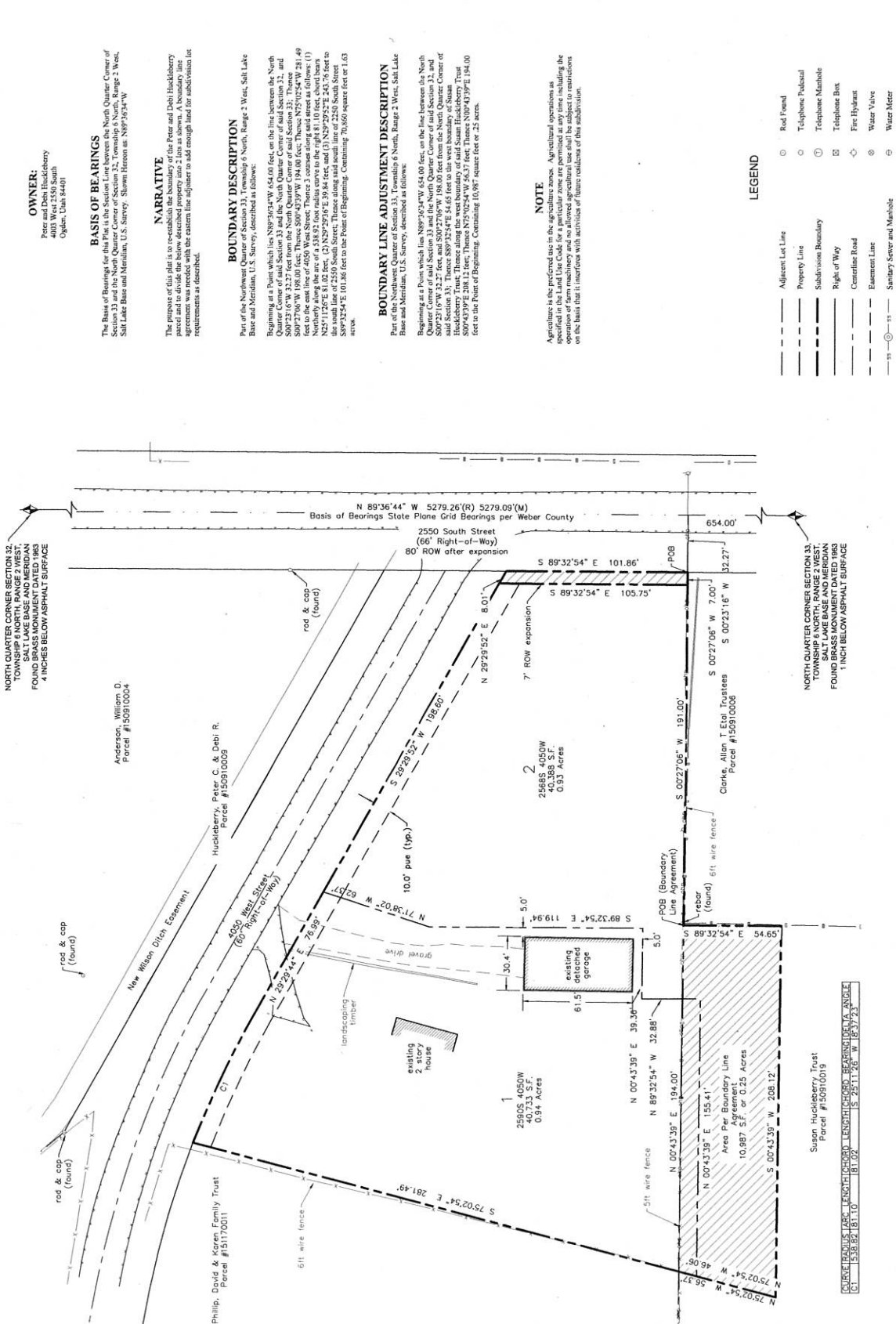
Administrative Approval

Administrative final approval of Huckleberry Subdivision (LVH080719) 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: 9/4/19


Rick Grover
Weber County Planning Director

HUCKLEBERRY SUBDIVISION
 SITUATE IN THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 6 NORTH,
 RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH
 SEPTEMBER, 2019



OWNER:
 Peter and Debi Huckleberry
 4003 West 2550 South
 Ogden, Utah 84401

BASIS OF BEARINGS

The Basis of Bearings for this Plat is the Section Line between the North Quarter Corner of Section 33 and the North Quarter Corner of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Slight Error in: N89°36'34\"/>

NARRATIVE

The purpose of this plat is to re-establish the boundary of the Peter and Debi Huckleberry parcel and to divide the below described property into 2 lots as shown. A boundary line is shown and the eastern line is shown to add enough land for subdivision lot requirements as described.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:
 Beginning at a Point which lies N89°36'34\"/>

BOUNDARY LINE ADJUSTMENT DESCRIPTION

Part of the Northwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:
 Beginning at a Point which lies N89°36'34\"/>

NOTE

Agreements is the performed use in the... Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

LEGEND

- Adjacent Lot Line
- Property Line
- Subdivisions Boundary
- Right of Way
- Centerline Road
- Easement Line
- Sanitary Sewer and Manhole
- Waterline
- Underground Electric Line
- Underground Fiber Optic Line
- Underground Gas Line
- Asphalt
- Building
- Fence Wire
- Rod Found
- Telephone Pole
- Telephone Manhole
- Telephone Box
- Fire Hydrant
- Water Valve
- Water Meter
- Electric Pedestal
- Manometer
- Fiber Optic Marker
- Electric Transformer
- Light Pole
- Irrigation Control Valve
- Sanitary Cleanout
- Utility Pole
- Section Corner Monument

WEBER COUNTY SURVEYOR
 I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for compliance with 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 _____, 20____.

 Weber County Surveyor

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 _____, 20____.

 Chairman, Weber County Planning Commission

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.
 Signed this _____ day of _____, 20____.

 Weber County Attorney

WEBER COUNTY ENGINEER
 I hereby certify that the required public improvement standards and drawings for this subdivision conform with the county standards and the same are sufficient for the installation of the improvements.
 Signed this _____ day of _____, 20____.

 Weber County Engineer

WEBER COUNTY COMMISSION ACCEPTANCE
 This is to certify that the financial guarantee and other documents associated with this subdivision plat are hereby approved and accepted by the commissioners of Weber County, Utah.
 Signed this _____ day of _____, 20____.

 Chairman, Weber County Commission

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.
 Signed this _____ day of _____, 20____.

 Weber-Morgan Health Department

SURVEY
 I, Robert Johnson, do hereby certify that the above described plat was prepared in accordance with Section 17-23-13 and I have complied with the provisions of the Surveyors Act, and that I have caused the correct representation of the herein above to be made on this plat, and that the same is a true and correct copy of the original plat as filed with me on the _____ day of _____, 20____. I have caused the correct representation of the herein above to be made on this plat, and that the same is a true and correct copy of the original plat as filed with me on the _____ day of _____, 20____. I have caused the correct representation of the herein above to be made on this plat, and that the same is a true and correct copy of the original plat as filed with me on the _____ day of _____, 20____.

Signed this _____ day of _____, 20____.

 Notary Public

OWNERS DEDICA
 We the undersigned owners of the above described plat do hereby certify that we have caused the correct representation of the herein above to be made on this plat, and that the same is a true and correct copy of the original plat as filed with me on the _____ day of _____, 20____. I have caused the correct representation of the herein above to be made on this plat, and that the same is a true and correct copy of the original plat as filed with me on the _____ day of _____, 20____. I have caused the correct representation of the herein above to be made on this plat, and that the same is a true and correct copy of the original plat as filed with me on the _____ day of _____, 20____.

Signed this _____ day of _____, 20____.

 Peter and Debi Huckleberry