

new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-5-7, the M-1 zone has no minimum lot area requirements, but does require a minimum of 100' in lot width. The proposed subdivision is a two lot subdivision that fronts two county roads identified as 2350 North Street, and Rulon White Blvd.

Review Agencies: The proposed subdivision has been reviewed, but not yet approved by Engineering and the County Surveyor. Weber Fire District has approved this subdivision.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, pathways, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of Weber Industrial Park Plat "A" 2nd Amendment, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. All existing structures, on both lots, must be shown on final plat and meet zoning requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final approval of Weber Industrial Park Plat "A" 2nd 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, August 4, 2021.**


Rick Grover

Weber County Planning Director


Exhibits

- A. Application
- B. Subdivision Plat

Area Map



Exhibit A - Application

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name <i>GVA Distribution</i>			Number of Lots <i>1</i>
Approximate Address <i>2458 N. Kaban White Blvd</i>		Land/Serial Number(s) <i>192280004</i>	
Current Zoning <i>Commercial</i>	Total Acreage <i>2.013</i>		
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment <i>Central Weber</i>	
Property Owner Contact Information			
Name of Property Owner(s) <i>GVA Family of Companies</i>		Mailing Address of Property Owner(s) <i>608 Northwest Blvd., Suite 102 Coeur d'Alene, ID 83814</i>	
Phone <i>806-795-2453</i>	Fax		
Email Address <i>riverstone@comcast.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <i>Kraig Urry</i>		Mailing Address of Authorized Person <i>E.K. Bailey Construction 1234 N. Washington Blvd. Ogden, UT 84401</i>	
Phone <i>801-430-5128</i>	Fax		
Email Address <i>Kraig.urry@ekbailey.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <i>Great Basin Engineering</i>		Mailing Address of Surveyor/Engineer <i>5746 S. 1475 E. #200 South Ogden, UT 84403</i>	
Phone <i>801-394-4515</i>	Fax		
Email Address <i>PJA@greatbasineug.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (we) <u>Joseph E. Schmidt</u> , depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this _____ day of _____, 20_____.			

