



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 Trento Estates Subdivision (2 lots).
Agenda Date: Wednesday, August 13, 2014
Applicant: John Degiorgio
File Number: LVT 021314

Property Information

Approximate Address: 1445 S and 1529 S 5100 W, Ogden UT
Project Area: 1.84 acres
Zoning: Agricultural (A-2) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 15-052-0051 and 15-052-0019
Township, Range, Section: T6N, R2W, Section 19

Adjacent Land Use

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

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

- **Administrative Decisions:** When the Planning Director is acting as the land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of Trento Estates Subdivision, located at approximately 1445 South and 1529 South 5100 West in the A-2 Zone. Both 0.92 acre proposed lots within this subdivision meet the lot area and lot width requirements of this Zone, as they have more than 40,000 square feet in area and 150 feet in width. Access for the lots will be from 5100 West. The purpose of this subdivision is to further separate agricultural lands associated with the family dairy, from the two existing homes. When doing this it will be required that the remaining acreage is combined with other adjacent parcels to create remainder parcels of at least five acres.

Culinary water service is provided by Taylor West Weber Water. Private septic systems are used for waste water. No new fire hydrants are required as they already exist near the homes. This application was sent to UDOT for review and determined not to be within plans for future highway expansion. 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 "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances." 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-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Trento Estates Subdivision 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 13, 2014.

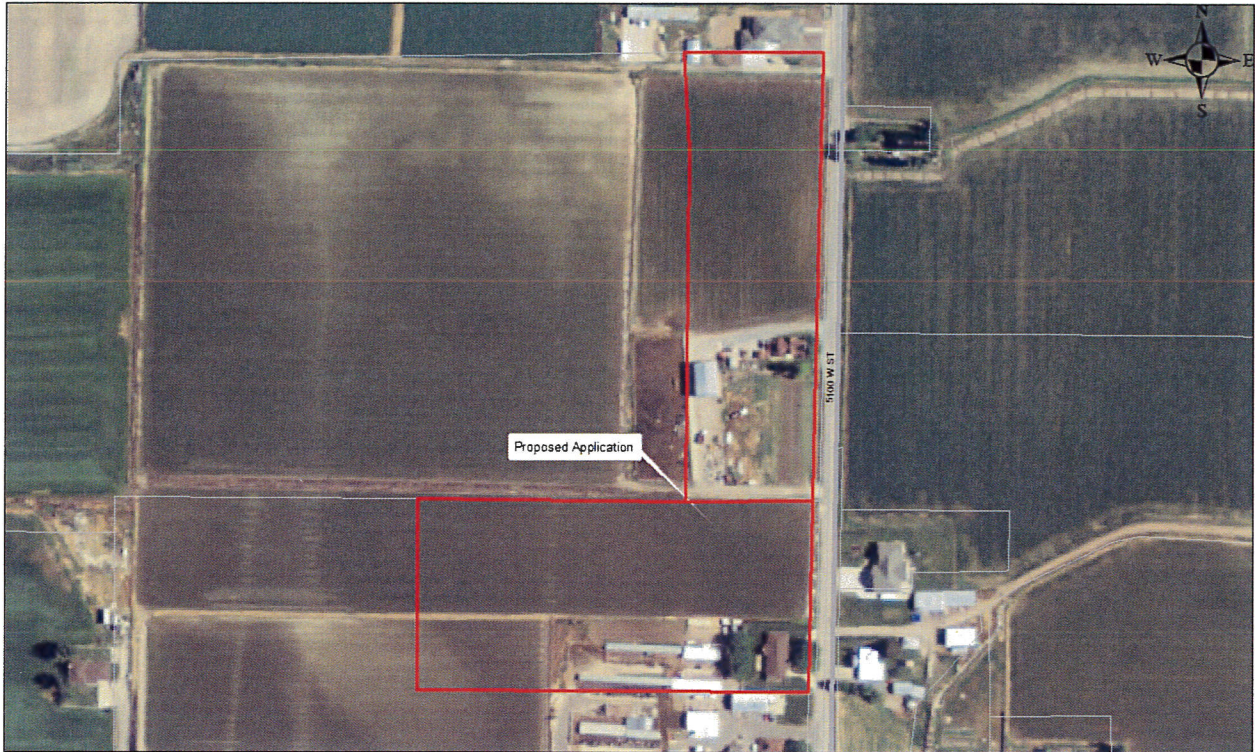


Sean Wilkinson
Weber County Planning Director

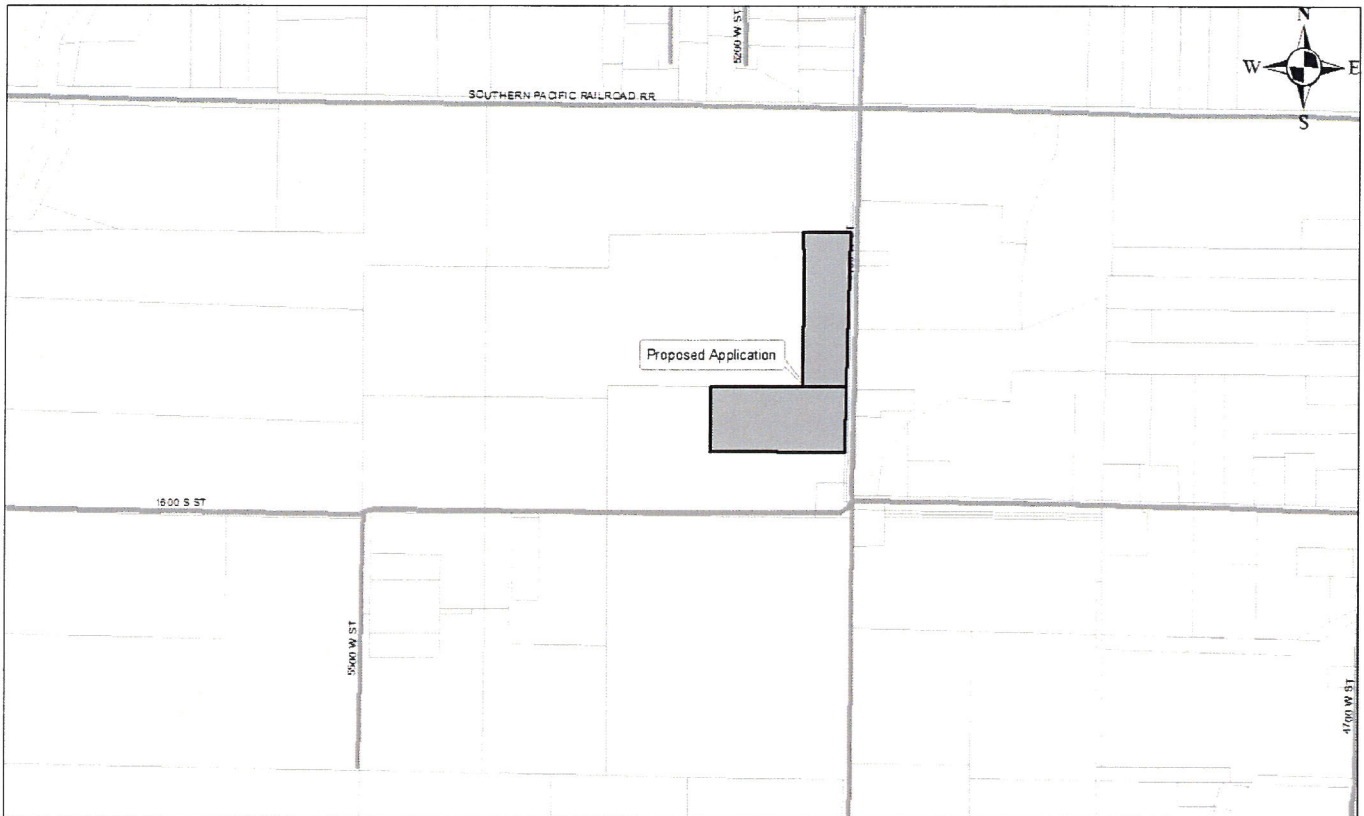
Exhibits

- A. Subdivision Plat

Map 1



Map 2



TRENTO ESTATES JOHN DEGEORGIO SUBDIVISION A PART OF THE SE 1/4 OF SEC. 19, T. 6 N., R. 2 W., S.L.B. & M. WEBER COUNTY, UTAH APRIL 2013

SURVEYORS CERTIFICATE

I, DONALD A. HERRING, do hereby certify under Chapter 107314 as approved by the Utah State Board of Surveyors, that the foregoing plat and map are a true and correct copy of the original plat and map as shown to me and were verified by me as required by the provisions of Chapter 107314 and were verified by me as required by the provisions of Chapter 107314 and were verified by me as required by the provisions of Chapter 107314.

OWNERS CERTIFICATION

We, the undersigned owners of the herein described tract of land do hereby certify that the foregoing plat and map are a true and correct copy of the original plat and map as shown to us and were verified by us as required by the provisions of Chapter 107314 and were verified by us as required by the provisions of Chapter 107314.

ACKNOWLEDGMENT

I, DONALD A. HERRING, do hereby certify that the foregoing plat and map are a true and correct copy of the original plat and map as shown to me and were verified by me as required by the provisions of Chapter 107314 and were verified by me as required by the provisions of Chapter 107314.

BOUNDARY DESCRIPTION

The boundary description of the herein described tract of land is as follows: ...

AGRICULTURAL NOTE

AGRICULTURAL NOTE: This survey was made for agricultural purposes and the land is to be used for agricultural purposes only. ...

EXHIBIT

EXHIBIT: A map showing the location of the herein described tract of land within the larger section of land. ...

EXHIBIT

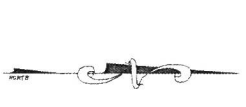
EXHIBIT: A map showing the location of the herein described tract of land within the larger section of land. ...

<p>LANDMARK SURVEYING INC. 444 S. 2000 W. • P.O. BOX 10000 CANYON, UT 84015 • 435-798-0000</p>	<p>WEBER COUNTY RECORDER ENTERED BY _____ FEE _____ FILED FOR RECORD & RECORDS THIS _____ DAY OF _____ 2013. AT _____ IN _____ OF _____ PAGE _____ OF _____ BY _____ WEBER COUNTY RECORDER</p>
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<p>CLIENT: JOHN DEGEORGIO LOCATION: SE 1/4 SECTION 19, T. 6 N., R. 2 W., S.L.B. & M. SURVEYED: 2013</p>	<p>DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]</p>
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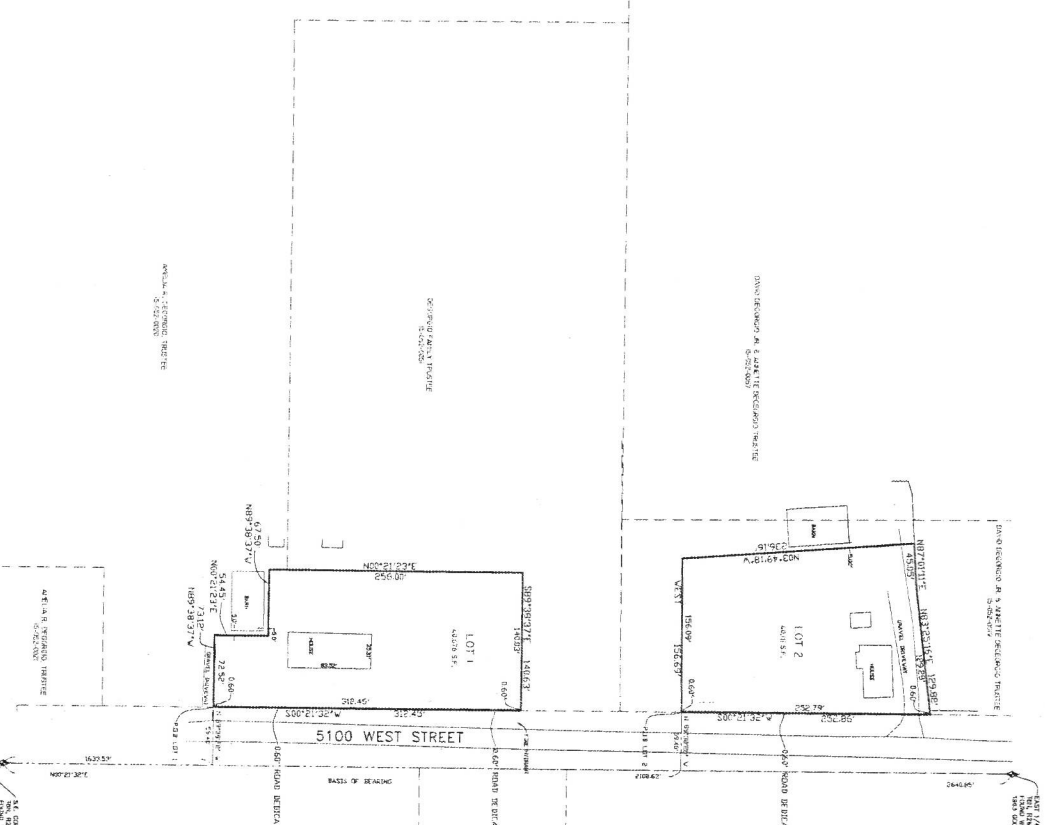
<p>REVISIONS:</p>	<p>DATE: [Date]</p>
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<p>DATE: [Date]</p>	<p>BY: [Name]</p>
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SCALE: 1" = 60'

Q. L. HERRING, SURVEYOR
MAY 15, 2013



WEBER COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SEALS, PREPARATION, AND RECORDING OF THIS PLAT AND MAP ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH DEPARTMENT AND THAT THE PLAT AND MAP HAVE BEEN EXAMINED AND APPROVED FOR RECORDING BY THE HEALTH DEPARTMENT.

WEBER COUNTY PLANNING
I HEREBY CERTIFY THAT THE SEALS, PREPARATION, AND RECORDING OF THIS PLAT AND MAP ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING DEPARTMENT AND THAT THE PLAT AND MAP HAVE BEEN EXAMINED AND APPROVED FOR RECORDING BY THE PLANNING DEPARTMENT.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE SEALS, PREPARATION, AND RECORDING OF THIS PLAT AND MAP ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING DEPARTMENT AND THAT THE PLAT AND MAP HAVE BEEN EXAMINED AND APPROVED FOR RECORDING BY THE ENGINEERING DEPARTMENT.

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE SEALS, PREPARATION, AND RECORDING OF THIS PLAT AND MAP ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING DEPARTMENT AND THAT THE PLAT AND MAP HAVE BEEN EXAMINED AND APPROVED FOR RECORDING BY THE SURVEYING DEPARTMENT.

WEBER COUNTY COMMISSION ACCEPTANCE
I HEREBY CERTIFY THAT THE SEALS, PREPARATION, AND RECORDING OF THIS PLAT AND MAP ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMMISSION AND THAT THE PLAT AND MAP HAVE BEEN EXAMINED AND APPROVED FOR RECORDING BY THE COMMISSION.

WEBER COUNTY ATTORNEY
I HEREBY CERTIFY THAT THE SEALS, PREPARATION, AND RECORDING OF THIS PLAT AND MAP ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ATTORNEY AND THAT THE PLAT AND MAP HAVE BEEN EXAMINED AND APPROVED FOR RECORDING BY THE ATTORNEY.