



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 Rogers Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Wednesday, April 09, 2014

Applicant: Ryan & Misty Rogers

File Number: LVB 012814

Property Information

Approximate Address: 6405 West 700 North; Ogden UT

Project Area: 2.386 acres

Zoning: Agricultural (A-2)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 10-034-0020

Township, Range, Section: T6N, R3W, Section 12

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Parkinson
sparkinson@co.weber.ut.us
801-399-8768

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, he 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 final approval of Rogers Subdivision consisting of one (1) lot, located at approximately 6405 West 700 North in the A-2 Zone. The parcel meets the area and lot width requirements for this Zone. This 2.386 acre parcel was subdivided, without proper approvals, years ago and this request is to gain those approvals to make this parcel and its subdivision copasetic. There is an existing home & accessory buildings already on the parcel, however, each building currently meets all of the required set-backs and the owner would like to build a detached garage on the lot.

Culinary water service will be provided by West Warren – Warren Water Improvement District, with a private septic system approved for waste. No additional fire hydrants are required for this lot. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

There is currently no existing curb, gutter or sidewalk along 700 North, in either direction, nor is there any sidewalk leading towards the West Weber elementary school. The school district has listed that all students are eligible for busing.

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 “A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.” This subdivision consists of only one lot and no 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 Director, 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

Administrative Approval

Administrative final approval of Rogers 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, including, deferment of curb, gutter, and sidewalk.

Date of Administrative Approval: Wednesday, April 9, 2014

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision Plat

Location Map

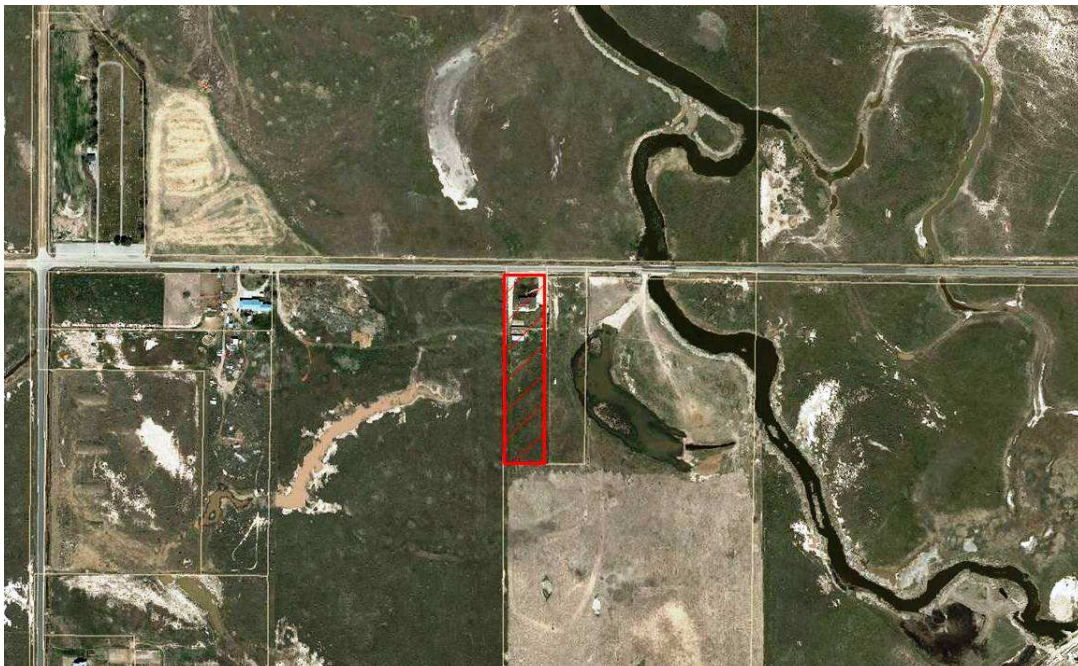


Exhibit A – Subdivision Plat

ROGERS SUBDIVISION
 A PART OF THE SOUTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B.&M.
 WEST WARREN, WEBER COUNTY, UTAH

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 56, Chapter 25, Professional Engineers and 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 subdivided said tract into one (1) lot, known hereafter as Spencer Farm 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 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 _____, 2014.



K Greg Hansen Utah Land Surveyor License No. 167819

Fnd. Weber Co. Surveyor Brass
 Cap Mon. Northeast Corner of the Southwest Quarter Section 12, T6N, R3W, S12BM Stamped 1963 in Good Cond.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED 1722.66 FEET SOUTH 89°03'24" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED 917.37 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 89°03'24" EAST 150.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°44'01" WEST 726.00 FEET; THENCE NORTH 89°03'24" WEST 150.00 FEET; THENCE NORTH 00°34'01" EAST 726.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES AND ONE LOT. THE BASIS OF BEARING IS THE WEST LINE OF SAID SOUTHWEST QUARTER WHICH BEARS SOUTH 00°34'01" WEST AS CURRENTLY MONUMENTED.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having coveied the same to be subdivided into lots as shown on this plat and name said tract Spencer Farm Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips or 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 the Governing Authority. In witness we have here unto set our signature this _____ day of _____, 2014.

Ryan Rogers _____ Mlaty Rogers _____

ACKNOWLEDGMENT

State of Utah / SS
 County of _____

On this _____ day of _____, 2014, Ryan Rogers and Mlaty, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of _____, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed It Freely and Voluntarily and for the Purpose therein Mentioned.

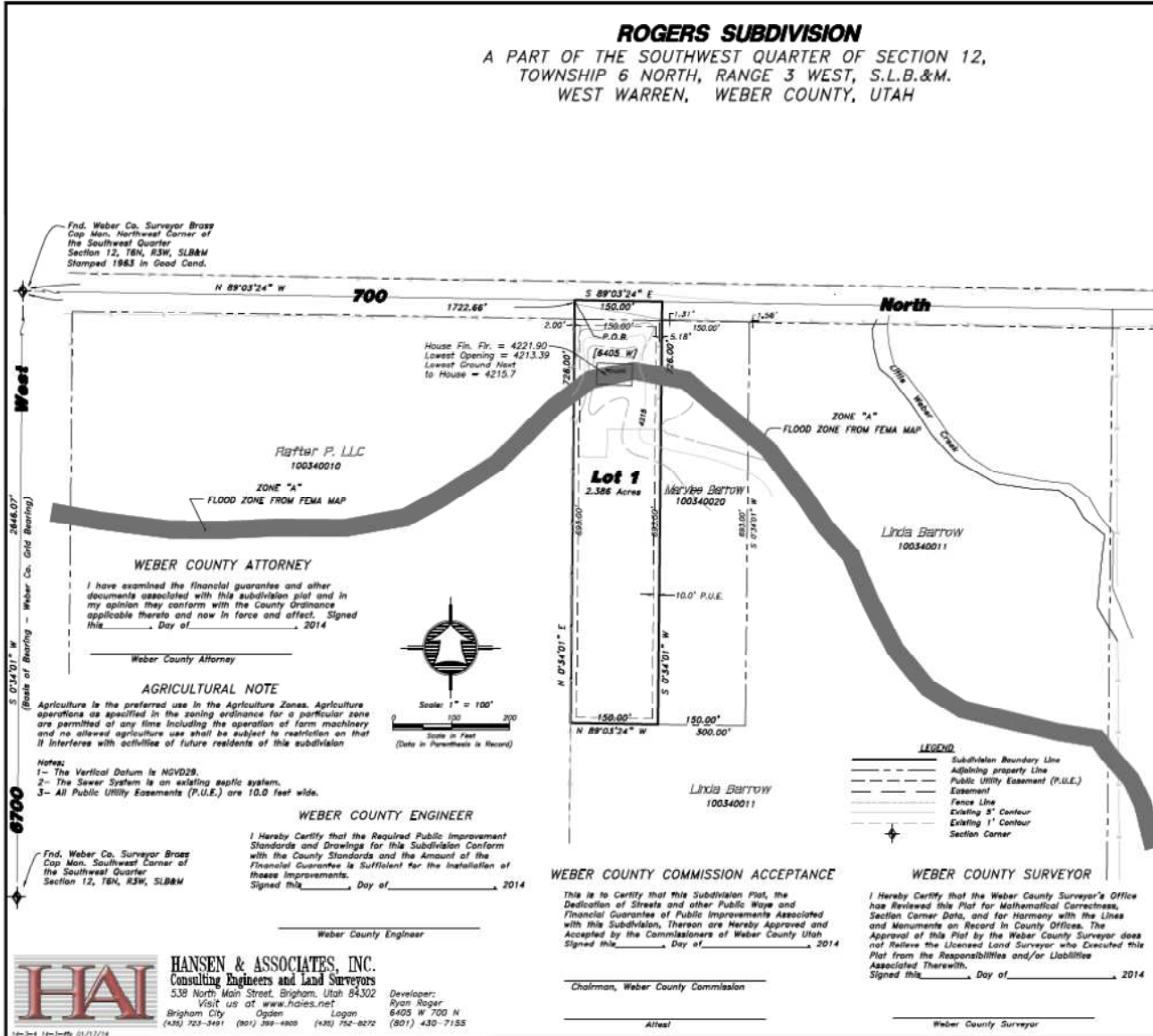
Commission Expires _____ Notary Public _____

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 _____, 2014

Chairman, Weber County Planning Commission _____

WEBER COUNTY RECORDER	
SEARCHED _____	INDEXED _____
SERIALIZED _____	FILED _____
APR 10 2014	
COUNTY REC'D	
BY _____	CLERK



Fnd. Weber Co. Surveyor Brass
 Cap Mon. Northwest Corner of the Southwest Quarter Section 12, T6N, R3W, S12BM Stamped 1963 in Good Cond.

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 effect. Signed this _____ Day of _____, 2014

 Weber County Attorney

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that it interfere with activities of future residents of this subdivision.

Notes:
 1- The Vertical Datum is NGVD29.
 2- The Sewer System is an existing septic system.
 3- All Public Utility Easements (P.U.E.) are 10.0 feet wide.

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 _____, 2014

 Weber County Engineer

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 Herabey Approved and Accepted by the Commissioners of Weber County Utah Signed this _____ Day of _____, 2014

Chairman, Weber County Commission _____

Attest _____

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 Harmony with the Lines and Monuments on Record in County Offices. The Approval of this Plat by the Weber County Surveyor does not Release the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith. Signed this _____ Day of _____, 2014

 Weber County Surveyor

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Developer:
 Ryan Rogers
 6405 W 700 N