



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 Shane Douglas Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.
Agenda Date: Tuesday, July 15, 2014
Applicant: Shane Douglas
File Number: LVD 0613

Property Information

Approximate Address: 3750 West 400 South
Project Area: 1.35 acres
Zoning: Agricultural (A-1)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 15-044-0012
Township, Range, Section: T6N, R2W, Section 16

Adjacent Land Use

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

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

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 Shane Douglas Subdivision (1 lot), located at approximately 3750 West 400 South in the A-1 Zone. The subdivision meets the area and lot width requirements of this Zone. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded. With the deferral, the Engineering Division wants the grade brought up to a foot below the edge of asphalt and a drainage swale constructed and maintained. A note needs to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."

Taylor-West Weber water gave preliminary approval with the condition that secondary water is provided by Hooper Irrigation and a Weber Basin contract for the water rights. A final approval letter from Taylor-West Weber water is required prior to Planning Division approval.

Environmental Health Department has approved the Wisconsin Mound septic system as means of waste water disposal.

Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?

The Weber County Land Use Code Title 106 (Subdivisions) defines "small subdivision" as "A subdivision consisting of five or fewer lots and for which no streets will be created or realigned." This subdivision consists of only two lots 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.

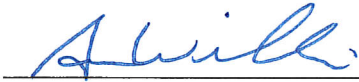
Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of Taylor West Weber Water
 - Hooper Irrigation
 - Impact fees
- Requirements of the Weber Fire District
- All improvements need to be either installed or escrowed for prior to recording of the subdivision

Administrative Approval

Administrative final approval of Shane Douglas Subdivision (1 lot) 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. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded. The administrative hearing was held on Tuesday, July 15, 2014 with no public comments.

Date of Administrative Approval: July 16, 2014



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision Plat

SHANE DOUGLASS SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2014

BOUNDARY DESCRIPTION

PART OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, U.S. SURVEY SHOWN HEREON AS 58926.19'E.

NARRATIVE

THE PURPOSE OF THIS PLAN IS TO CREATE A NEW LOT SUBDIVISION AS SHOWN ON LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND BEING SHOWN WITH A 2" DASHED LINE.

THE PURPOSE OF THIS PLAN IS TO CREATE A NEW LOT SUBDIVISION AS SHOWN ON LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND BEING SHOWN WITH A 2" DASHED LINE.

TITLE BLOCKING HAS BEEN NOTICED TO MATCH BOUNDS OF BEARING.

ROOF OF WAY IS BASED ON THE CENTERLINE OF EXISTING ROAD.

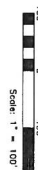
THE OWNER OF THE SUBJECT PARCEL REQUESTED US THAT THE EXISTING MONUMENT CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, U.S. SURVEY BE FOUND AND MARKED AS A MONUMENT.

LEGEND

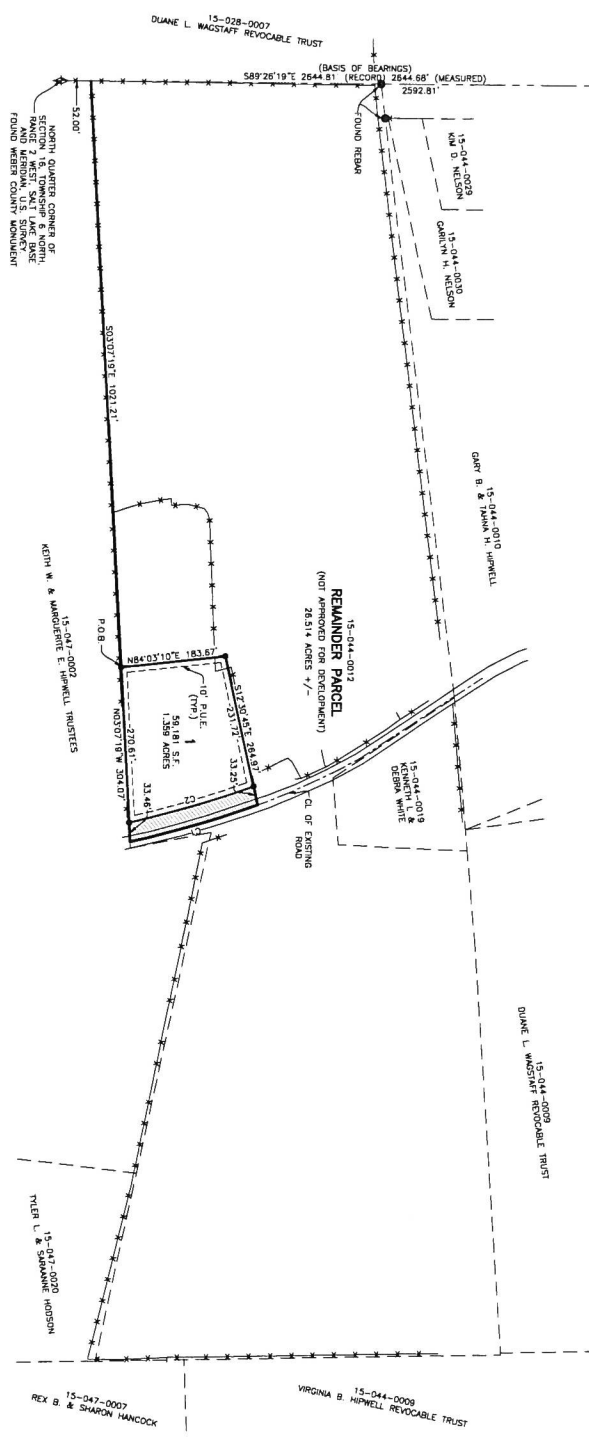
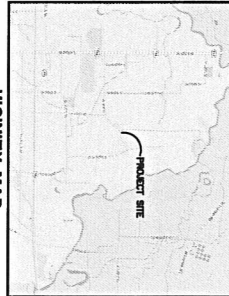
- SECTION CORNER
- 5/8" X 24" REBAR AND PLATE
- CAP STAMPED "WEBER & ASSOCIATES"
- FOUND REBAR AND CAP
- BEARING/TWANG CENTERLINE
- CENTERLINE OF EXISTING ROAD
- LOT LINE
- ADJOINING PROPERTY
- EXISTENTS
- SECTION TIE LINE
- EXISTING EVIDENCE
- ROAD DEDICATION
- PUBLIC UTILITY EXISTENT

CURVE TABLE

P	ARC LENGTH	CHORD LENGTH	ANGULAR CHORD BEARING	DELTA
C1	1821.81	2132.84	118.48°	57.61°
C2	1893.24	2212.80	113.24°	67.57°



VICINITY MAP



SUBDIVISOR'S CERTIFICATE

I, **CHAD A. ANDERSON**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND HAVE EXERCISED MY BEST JUDGMENT AND PROFESSIONAL SKILLS IN THE PREPARATION OF THIS PLAN. I HAVE CONDUCTED A REASONABLE INVESTIGATION OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 16-1-10, UTAH CODE ANNOTATED, AND I HAVE FOUND THAT THE PROPERTY IS CAPABLE OF BEING SUBDIVIDED AS SHOWN ON THIS PLAN AND THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT. I HAVE ALSO CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAVE FOUND THAT THE RECORDS OF THE COUNTY CLERK'S OFFICE ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT. I HAVE ALSO CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAVE FOUND THAT THE RECORDS OF THE COUNTY CLERK'S OFFICE ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

SIGNED THIS _____ DAY OF _____, 20____.

CHAD A. ANDERSON

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY DEDICATE AND CERTIFY TO THE PUBLIC THAT THE TRACT OF LAND SHOWN ON THIS PLAN IS CAPABLE OF BEING SUBDIVIDED AS SHOWN ON THIS PLAN AND THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT. WE HAVE ALSO CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAVE FOUND THAT THE RECORDS OF THE COUNTY CLERK'S OFFICE ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
I, _____, DO hereby certify that the undersigned owner(s) of the herein described tract of land, do hereby dedicate and certify to the public that the tract of land shown on this plan is capable of being subdivided as shown on this plan and that the plan is in accordance with the requirements of the Utah Subdivision Act. We have also conducted a reasonable investigation of the records of the county clerk's office and have found that the records of the county clerk's office are in accordance with the requirements of the Utah Subdivision Act.

COMMISSION EXPENSES _____

NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
I, _____, DO hereby certify that the undersigned owner(s) of the herein described tract of land, do hereby dedicate and certify to the public that the tract of land shown on this plan is capable of being subdivided as shown on this plan and that the plan is in accordance with the requirements of the Utah Subdivision Act. We have also conducted a reasonable investigation of the records of the county clerk's office and have found that the records of the county clerk's office are in accordance with the requirements of the Utah Subdivision Act.

COMMISSION EXPENSES _____

NOTARY PUBLIC _____

WEBER COUNTY HEALTH DEPARTMENT

ENTRY NO. _____ DATE OF ENTRY _____
ENTRY NO. _____ DATE OF ENTRY _____
ENTRY NO. _____ DATE OF ENTRY _____

RECORDED FOR _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS FULLY REVIEWED BY THE WEBER COUNTY PLANNING COMMISSION. THE COMMISSION HAS REVIEWED THE PLAN FOR CONFORMANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND HAS FOUND THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

COMMISSIONER, WEBER COUNTY PLANNING COMMISSION _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC UTILITY STANDARDS AND DEMANDS FOR THIS SUBDIVISION PLAN HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT. THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER _____

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND ASSOCIATED WITH THIS SUBDIVISION, HEREON ARE HEREBY ACCEPTED BY THE COMMISSIONERS OF THE WEBER COUNTY CLERK'S OFFICE.

COMMISSIONER, WEBER COUNTY COMMISSION _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL ACCURACY AND CONFORMANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT. I HAVE FOUND THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

WEBER COUNTY SURVEYOR _____

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE PLAN AND HAVE FOUND THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT. I HAVE ALSO CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAVE FOUND THAT THE RECORDS OF THE COUNTY CLERK'S OFFICE ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

WEBER COUNTY ATTORNEY _____

Reve & Associates, Inc.
1600 East 1000 South, Suite 100
Salt Lake City, UT 84143
Tel: 313.333.3333 Fax: 313.333.3333
www.rya.com

Project Info
Subdivider: Chad A. Anderson
Design: Chad A. Anderson
Date: 05-21-14
Name: SHANE DOUGLASS
SUBDIVISION
Number: 2307-01
Reference: 14-007
Checked: _____

WEBER COUNTY RECORDER

ENTRY NO. _____ DATE OF ENTRY _____
ENTRY NO. _____ DATE OF ENTRY _____
ENTRY NO. _____ DATE OF ENTRY _____

RECORDED FOR _____