



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, to amend Sheep Creek Cluster, Phase 1, Lots 15 and 16 including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Tuesday, July 15, 2014

Applicant: David J. Pepe and Kirk & Gloria Vaughan

Representative: Stan Berniche

File Number: UVS060214

Property Information

Approximate Address: 4400 North 4150 East (Lot 15) and 4416 North 4150 East (Lot 16)

Project Area: 17,230 square feet (Lot 15) and 19,994 square feet (Lot 16)

Zoning: Forest Valley (FV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-166-0010 (Lot 15) and 22-165-0001 (Lot 16)

Township, Range, Section: T7N, R1E, Section 16

Adjacent Land Use

North: Residential	South: Residential
East: Open Space	West: Residential

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 104 (Zones) Chapter 14 (FV-3 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 Sheep Creek Cluster, Phase 1, Lots 15 and 16 amended, located at 4400 North 4150 East and 4416 North 4150 East in the Forest Valley (FV-3) Zone. Both parcels meet the lot width and lot area requirements for this zone. Both of these lots were a part of Sheep Creek Cluster Subdivision phase 1 Lots 15 and 16 respectfully. The applicants are moving the common lot line 2.3 feet to the north thus increasing the lot area of Lot 15 and decreasing the lot area of Lot 16 by 220 square feet.

Culinary water service will be provided by Liberty Pipeline Water District. Wastewater treatment will be provided by Powder Mountain Water & Sewer. No additional fire hydrants are required for this amendment. 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 the east side of 4150 East.

Currently both parcels are vacant but the owner of 4416 North 4150 East wants to build a dwelling upon the lot.

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 the 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
- Requirements of the Weber County Surveyor's office

Administrative Approval

Administrative approval to amend Sheep Creek Cluster, Phase 1, Lots 15 and 16 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: July 15, 2014

Sean Wilkinson
Weber County Planning Director

Exhibits

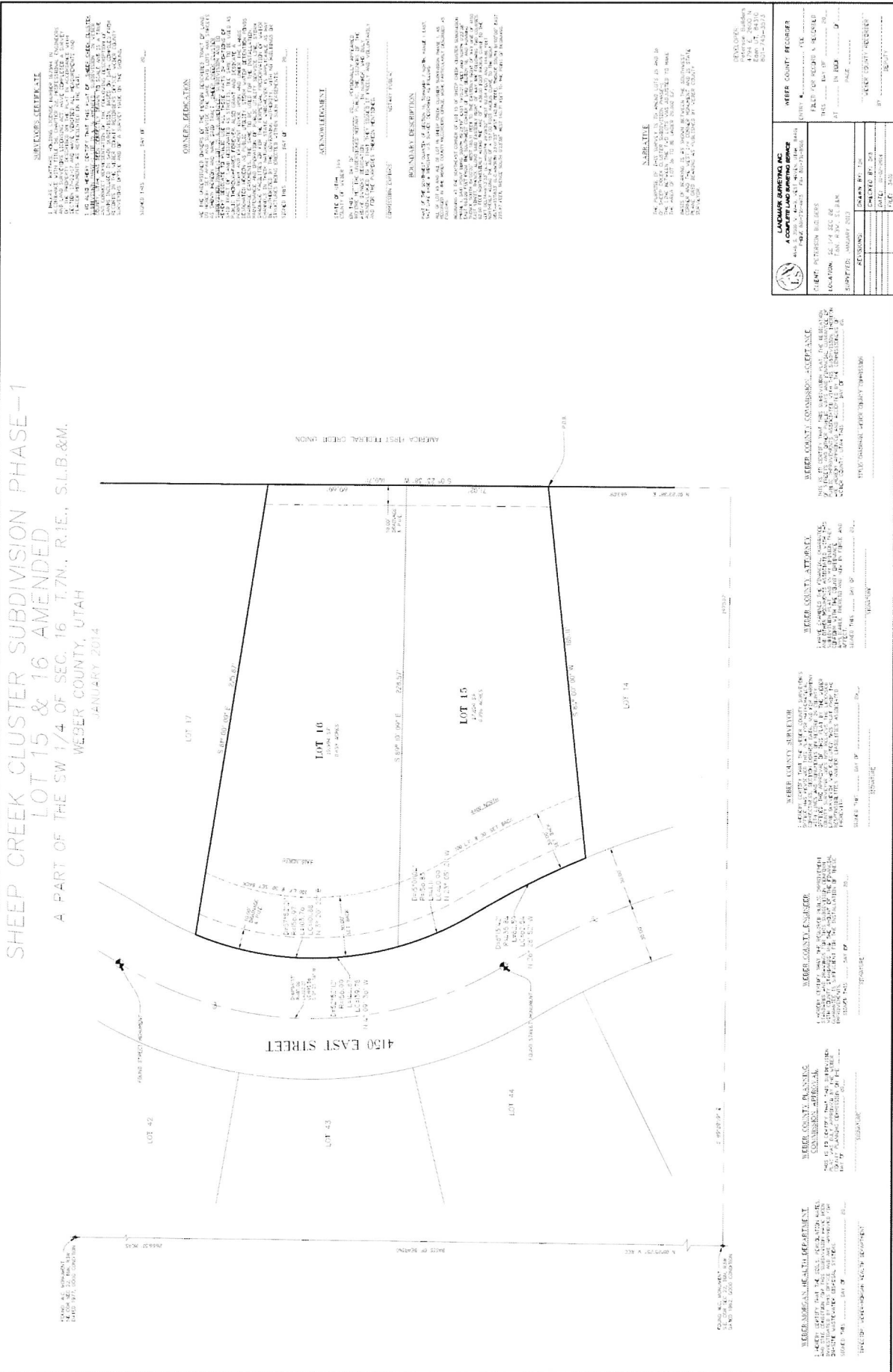
- A. Subdivision Plat

Location Map



Exhibit A - Subdivision Plat

SHEEP CREEK CLUSTER SUBDIVISION PHASE-1 LOT 15 & 16 AMENDED A PART OF THE SW 1/4 OF SEC. 16 T.7N., R.1E., S.L.B.&M. WEBER COUNTY, UTAH JANUARY 2014



SURVEY CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that I am the owner of the above described land, and that I have caused the same to be surveyed and platted as shown on the foregoing plat, and that the same is true and correct according to the best of my knowledge and belief, and that I have no objection to the same being recorded in the public records of the county in which the same are situated, and that I have no objection to the same being used as evidence of the title to the same.

OWNER'S DECLARATION

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described land, and that I have caused the same to be surveyed and platted as shown on the foregoing plat, and that the same is true and correct according to the best of my knowledge and belief, and that I have no objection to the same being recorded in the public records of the county in which the same are situated, and that I have no objection to the same being used as evidence of the title to the same.

ACKNOWLEDGMENT

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described land, and that I have caused the same to be surveyed and platted as shown on the foregoing plat, and that the same is true and correct according to the best of my knowledge and belief, and that I have no objection to the same being recorded in the public records of the county in which the same are situated, and that I have no objection to the same being used as evidence of the title to the same.

BOUNDARY DESCRIPTION

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

NARRATIVE

The purpose of this plat is to amend the boundaries of Lot 15 and Lot 16, as shown on the foregoing plat, and to show the same as amended. ...

	LANDMARK SURVEYING & CONSULTING, LLC 1000 W. 1000 S. STE. 100 SALT LAKE CITY, UT 84119 TEL: (801) 487-1234 FAX: (801) 487-5678 WWW.LANDMARKSURVEYING.COM	WEBER COUNTY RECORDER 100 W. 1000 S. STE. 100 SALT LAKE CITY, UT 84119 TEL: (801) 487-1234 FAX: (801) 487-5678 WWW.WEBERCOUNTY.UTAH.GOV
	CLIENT: AMERICAN HOME LIFE LOCATION: SEC. 16 T.7N., R.1E., S.L.B.&M. SUBMITTED: JANUARY 2014	FILE NO.: _____ DATE: _____ TIME: _____

WEBER COUNTY SUPERVISOR
 I, the undersigned, being duly sworn, depose and say that I am the Supervisor of Weber County, Utah, and that I have caused the above described land to be surveyed and platted as shown on the foregoing plat, and that the same is true and correct according to the best of my knowledge and belief, and that I have no objection to the same being recorded in the public records of the county in which the same are situated, and that I have no objection to the same being used as evidence of the title to the same.

WEBER COUNTY ATTORNEY
 I, the undersigned, being duly sworn, depose and say that I am the Attorney for Weber County, Utah, and that I have caused the above described land to be surveyed and platted as shown on the foregoing plat, and that the same is true and correct according to the best of my knowledge and belief, and that I have no objection to the same being recorded in the public records of the county in which the same are situated, and that I have no objection to the same being used as evidence of the title to the same.

WEBER COUNTY PLANNING COMMISSIONER/ADMINISTRATOR
 I, the undersigned, being duly sworn, depose and say that I am the Commissioner/Administrator of Weber County, Utah, and that I have caused the above described land to be surveyed and platted as shown on the foregoing plat, and that the same is true and correct according to the best of my knowledge and belief, and that I have no objection to the same being recorded in the public records of the county in which the same are situated, and that I have no objection to the same being used as evidence of the title to the same.

WEBER COUNTY COMMUNITY DEVELOPMENT
 I, the undersigned, being duly sworn, depose and say that I am the Community Development Director of Weber County, Utah, and that I have caused the above described land to be surveyed and platted as shown on the foregoing plat, and that the same is true and correct according to the best of my knowledge and belief, and that I have no objection to the same being recorded in the public records of the county in which the same are situated, and that I have no objection to the same being used as evidence of the title to the same.