



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 Mitch Painter Subdivision (1 lot).
Agenda Date: Wednesday, August 13, 2014
Applicant: Phil Hancock, agent
File Number: LVM 052714

Property Information

Approximate Address: 1779 S 3500 W; Ogden UT
Project Area: 1.371 acres
Zoning: Agricultural (A-1) Zone
Existing Land Use: Residential/ Agricultural
Proposed Land Use: Residential
Parcel ID: 15-060-0064
Township, Range, Section: T6N, R2W, Section 22

Adjacent Land Use

| | |
|---------------------------|---------------------------|
| North: Residential | South: Residential |
| East: Residential | West: Residential |

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 5 (A-1 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 Mitch Painter Subdivision, located at approximately 1779 South 3500 West in the A-1 Zone. The 1.371 acre proposed lot within this subdivision meets the lot area and lot width requirements of this Zone, as it has more than 40,000 square feet in area and 150 feet in width. The 1.371 acre lot is being separated from a 17.47 acre parcel. Access for the lot will be from 3500 West, and additional road dedication will be provided for the widening of the roadway.

Culinary water service is provided by Taylor West Weber Water. Secondary water rights are required through Hooper Irrigation Company. One new fire Hydrant has been required from the Weber Fire District. 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 one (1) lot 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 Mitch Painter 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

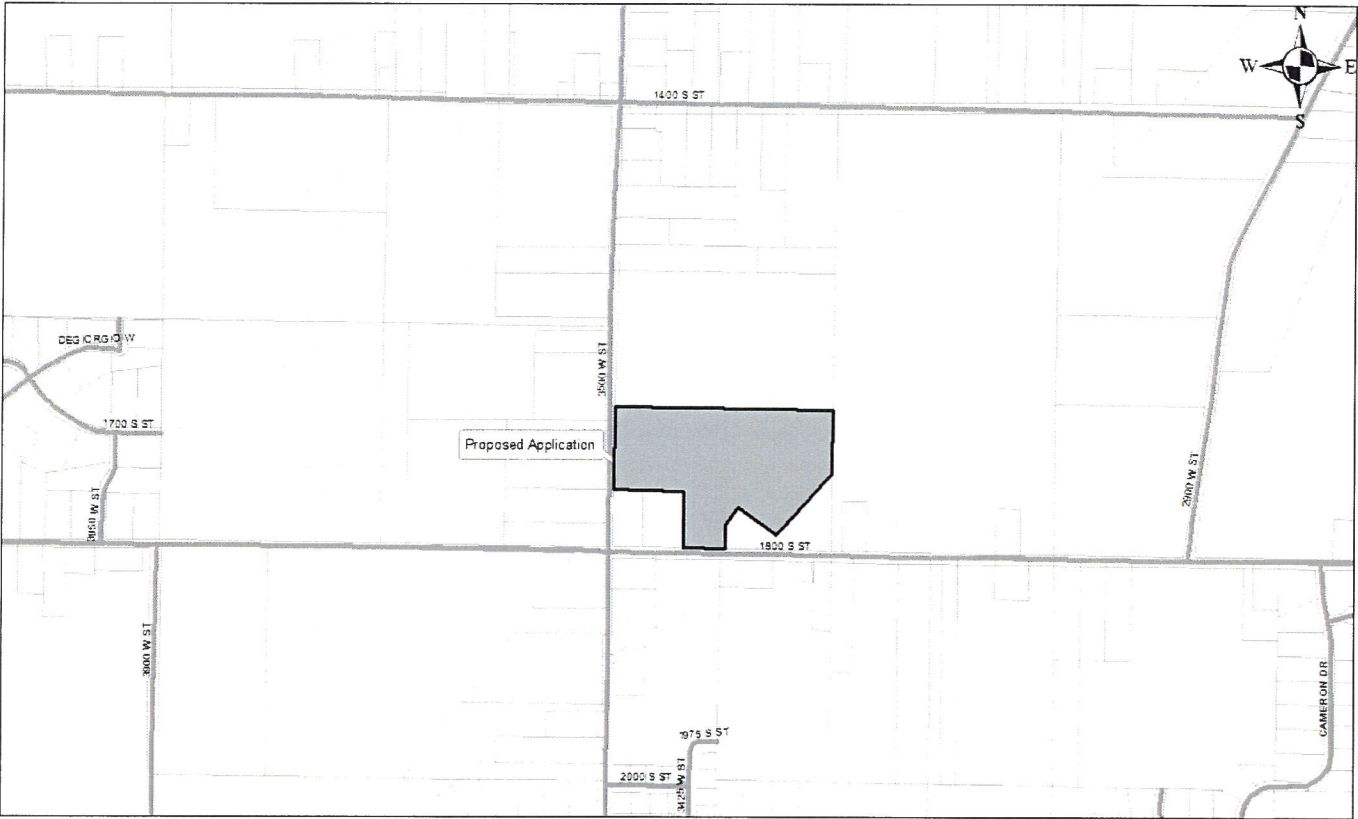
Exhibits

- A. Subdivision Plat

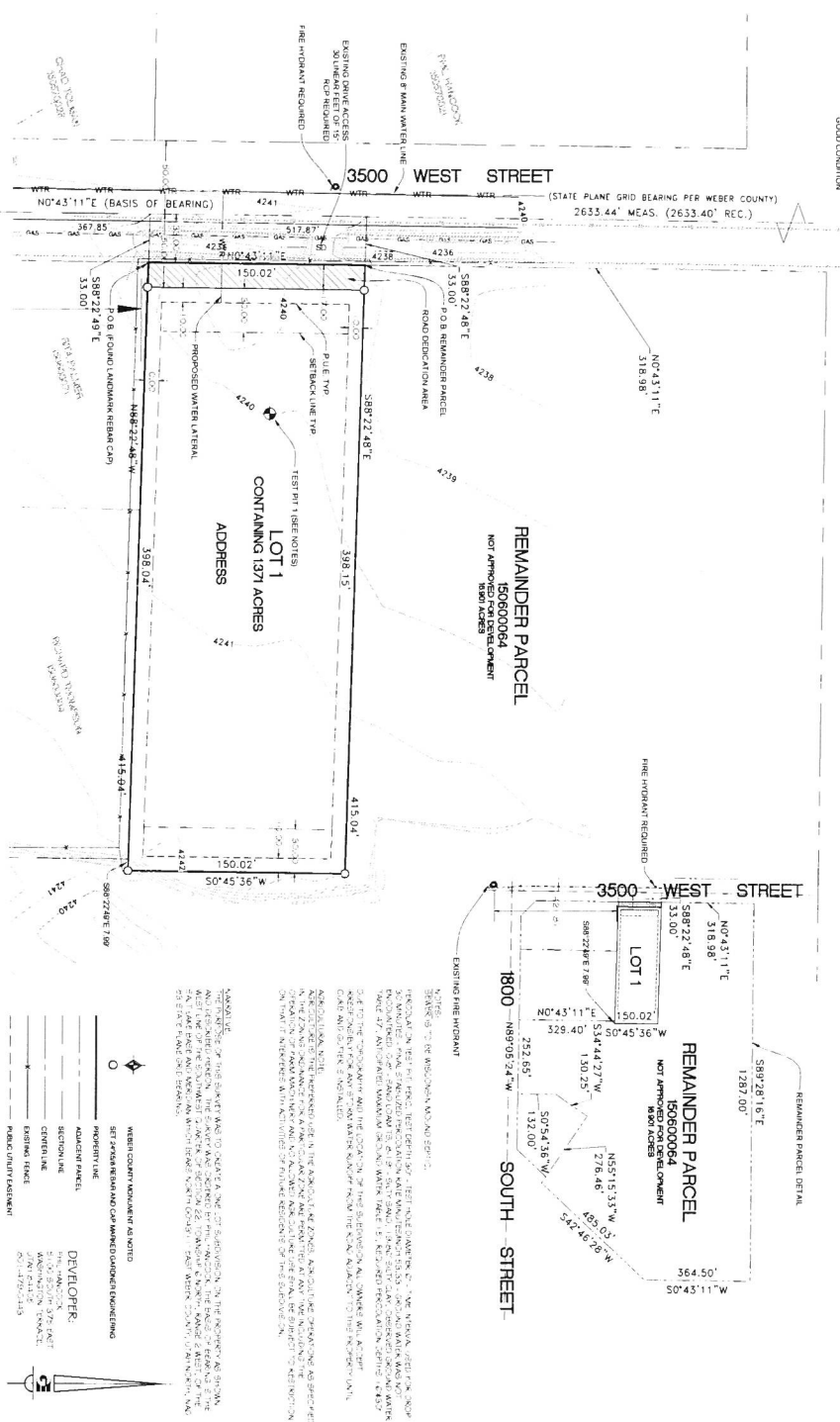
Map 1



Map 2



MITCH PAINTER SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH, JULY 1, 2014



SOUTHWEST CORNER SEC. 22 1/4 RW. S. 1/4 B.M.
 150.00' REMAINDER PARCEL
 150.00' REMAINDER PARCEL
 150.00' REMAINDER PARCEL

589°05'23"E 2648.22' MEAS. (2648.29' REC.)

SOUTH QUARTER CORNER SEC. 22 1/4 RW. S. 1/4 B.M.
 150.00' REMAINDER PARCEL
 150.00' REMAINDER PARCEL
 150.00' REMAINDER PARCEL

Scale: 1" = 100'

Water County Commission Approval
 The County Commission has approved the subdivision of the land described herein and the plat of the same, and the same is hereby approved and recorded by the County Clerk, subject to the approval of the State Engineer and the State Surveyor.

Water County Surveyor Approval
 I, the undersigned Surveyor, have examined the plat of the subdivision of the land described herein and the same is hereby approved and recorded by me, subject to the approval of the State Engineer and the State Surveyor.

Water County Planning Approval
 The County Planning Commission has approved the subdivision of the land described herein and the plat of the same, and the same is hereby approved and recorded by the County Clerk, subject to the approval of the State Engineer and the State Surveyor.

Signature: _____
 Chairman, Water County Commission

Signature: _____
 Water County Surveyor

Signature: _____
 Water County Planning

Signature: _____
 METERS, MICHIGAN, TELLER, MANNING

Signature: _____
 COUNTY RECORDER

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING

1000 WEST STREET, SUITE 200, SALT LAKE CITY, UT 84119
 TEL: 313.444.4444 FAX: 313.444.4444
 WWW.GARDNERENGINEERING.COM



VICINITY MAP (N15)

Signature: _____
 Chairman, Water County Commission

Signature: _____
 Water County Surveyor

Signature: _____
 METERS, MICHIGAN, TELLER, MANNING

Signature: _____
 COUNTY RECORDER

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OWNER'S DEDICATION
 The undersigned hereby dedicates to the public use of the State of Utah, the easement described herein, to be used for the purpose of providing fire protection to the land described herein. The easement is located on the land described herein and is shown on the plat of the subdivision of the land described herein. The easement is hereby dedicated to the public use of the State of Utah, and the same is hereby approved and recorded by the County Clerk, subject to the approval of the State Engineer and the State Surveyor.

NOTICE TO THE PUBLIC
 The undersigned hereby certifies that the plat of the subdivision of the land described herein and the same is hereby approved and recorded by me, subject to the approval of the State Engineer and the State Surveyor.

ACKNOWLEDGMENT
 I, the undersigned, have examined the plat of the subdivision of the land described herein and the same is hereby approved and recorded by me, subject to the approval of the State Engineer and the State Surveyor.

NOTICE TO THE PUBLIC
 The undersigned hereby certifies that the plat of the subdivision of the land described herein and the same is hereby approved and recorded by me, subject to the approval of the State Engineer and the State Surveyor.