

## 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 Hipwell Estates

Subdivision (2 lots).

Agenda Date: Wednesday, January 21, 2015

Applicant: Chris DeHerrera, applicant; Susan Hancock Trustees, owner

File Number: LVH 081314

**Property Information** 

Approximate Address: 3800 North 3900 West, Plain City UT

Project Area: 2.98 acres

Zoning: Agricultural (A-2) Zone

Existing Land Use: Residential Proposed Land Use: Residential Parcel ID: 19-009-0074

Township, Range, Section: T7N, R2W, Section 21

Adjacent Land Use

North:ResidentialSouth:ResidentialEast:ResidentialWest: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, 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 approval of Hipwell Estates Subdivision, located at approximately 3800 North 3900 West in the A-2 Zone. The proposed 1.086 and 1.426 acre 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 3900 West. The purpose of this subdivision is to further separate agricultural lands associated with the family from an existing home and a new lot. When doing this it will be required that the remaining acreage is combined with other adjacent agricultural parcels.

Culinary water service is provided by Bona Vista Water. Private septic systems are used for waste water. No new fire hydrant has been required. 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 Hipwell 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, January 21, 2015.

Sean Wilkinson

Weber County Planning Director

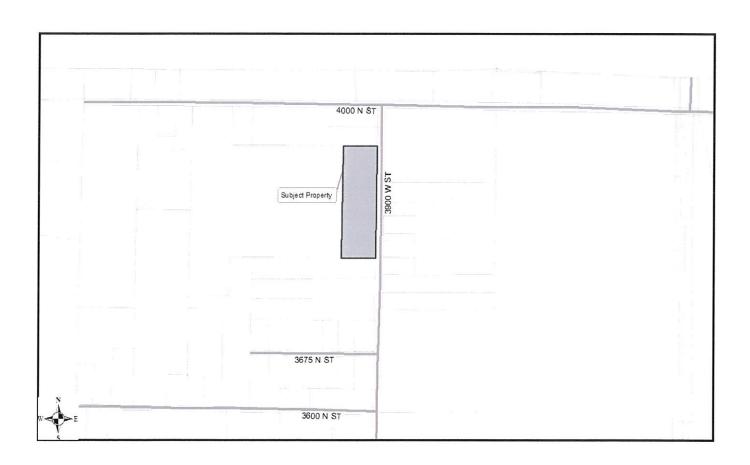
#### Exhibits

A. Subdivision Plat

# Map 1



Map 2



#### THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ 20\_\_\_\_. THE PROPOSE OF THIS PAUL IS TO DEGLEE A THO LUT SUBDIVISION AS SHOWN ON THIS PAUL IS CONTINUED AS A 50° MISSION AND PLATES CAN EXCEND A CONTINUED AS A 50° MISSION AND PLATES CAN EXCEND A CONTINUED TO COST BOARD OF MAY SAT TELL PAUL SECTION AND A CONTINUED AND A CONTINUED AND A CONTINUED TO CHARLE THO BULLDOOK LUTS OF THE LUTS WITH COTTONINOD BY THE OWNERS TO CHARLE THO BULLDOOK LUTS CURVE TABLE | RADIUS ARC LENGTH OND LENGTH TANGGHT OND BEARING DELTA | S125 | 28.24 | 27.91 | 14.46 | 575'39'21'W | 30'22'59" BASIS OF BEARINGS THE BASIS OF BEARINGS THE BASIS FOR HAS PLAT IS THE SECTION USE BETWEEN THE ADER HOWER OF SECTION USE BETWEEN THE ADMIT COMMENT AND THE ADMIT COMMENT AND THE ADMIT COMMENT AND THE ADMIT COMMENT PART OF THE MORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 HORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIPTED AS FOLLOWS: PART OF THE MORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 MORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS, NING 74,518 SQUARE FEET OR 1.711 ACRES WEBER COUNTY PLANNING COMMISSION APPROVAL SITE SOIL INFORMATION **BOUNDARY DESCRIPTION** WEBER SQUARE FEET OR 1.271 ACRES NARRATIVE VICINITY MAP COMMISSION SHEWECT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH I HEREN CERTITY THAT THE REQUIRED PUBLIC MAPROMEMENT STANDARDS AND DRAWNINGS FOR THIS SUBDIVISION CONTION WITH THE COUNTY STANDARDS AND THE MANDAL CUMPANTER IS SUFFICIENT FOR THE INSTALLATION OF THESE MAPROMEMENTS. WEBER COUNTY ENGINEER NORTH CHARTER CORNER OF SECTION 21 TOWNSHIP 7 NORTH, AND LOCAL TOWNSHIP COUNT WINNEL CORN WEEK COUNT WOOD CONDITION STAMPED 1861 HIPWELL Sales Controls 589'49'37'E 50.00' S89'49'37'E 50.00' 10.27'E AND PROPERTY LINE S89'49'37"E 73.42'-Sala Sala Sala 101 T EST WEBER COUNTY COMMISSION ACCEPTANCE INS. SE UCEPTE THAT THE SHEMPSON PLAT, THE FONDING CHEMPSON PLAT, THE FONDING CHEMPSON PLAT RESCOLUTE WITH THE SHEMPSON, HEREON ARE HEREN FREED COUNTY, LIGHT. BORNEY THAT HER SHEMPSON, HEREON ARE HEREN FREED COUNTY, LIGHT, APP OF 20, NOU HIS. ATTES N00'50'50'E 20' IRRIGATION EASEMENT LOT 1 3.0 P.U.C CHAIRMAN, WEBER COUNTY COMMISSION ATES DECEMBER 2014 N89'09'10"W (BASIS OF BEARWOS) PO.B. (OF 2500'50'50'W 5323.36' (MEASURED) 5323.26' (RECORD) 537.99' 3900 WEST STREET REMAINDER PARCEL (NOT APPROVED FOR DEVELOPMENT) 1,647,126 S.F. 37.813 ACRES SUBDIVISION HEERY CERTY THAT HE WEEK COUNT SHREYON'S OFFICE HAS REARING THE PART OF MATHEMATICAL HOUSE HEES AND AND FOR HARMONY CORRESTINGS. SECTION CERES DAY, AND FOR HARMONY CONTROL HA WEBER COUNTY SURVEYOR WEBER COUNTY SURVEYOR BUSENENT DITCH S00'50'50'W 248.39" 00'50'50"E 248.39" LOT 2 62,098 S.F. 1,426 ACRES (Jun.) AGRICULTURAL NOTICE "Menante de Senticultural de Senticultural de Senticultural (Senticultural de Senticultural de Senticultural (Senticultural de Senticultural de Senticultur HAVE EXAMPED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND NI AT COMMON THEY CONCROWN WITH THE COUNTY CORDINAVER OF CONCROWN THE THE COUNTY ORDINAVICE APPLICABLE THERETO AND NOW IN FORCE AND SIGNED THIS DAY OF 20 SOUTH GLARTER CORNER OF SECTION 21. TOWNSHIP 7 HAPTH, RANCE 2 WEST, SALT LAKE BASE AND MEDIUM, U.S. SHAPET, FOUND WIEER COUNTY BRASS CAP MONABUT SI COOD CONDITION STAMPED 1963 WEBER COUNTY ATTORNEY WEBER COUNTY ATTORNEY LEGEND = SET 5/8" X 24" RELINE AND PLASTIC CAP STAMPED PREDE & ASSOCIATES\* = TEST PH TOCKNON = BOUNDARY UNE = LOT UNE - - SECTION THE LINE - - SECTION THE LINE - EXISTING ASPHALT - PUBLIC UTILITY EXSENDING - ROAD DEDICATION - EXSTING BUILDING - ADJOINING PROPERTY DEVELOPER 550 West 900 North Suite B North Soft Lake, UT 84054 801-891-2533 WE THE UNDERSONED CHARGE OF THE HERRY DESCRIPTION OF THE TOWN HAS TO HERRY STATE AND THE WAR THE WAR THE TOWN A ONE CLY DIBMONSON AS SHOWN ON THE DAY OF THE WAR THE W COUNTY OF THE HEWELL I ROBERT I MINE DO HERRY CERTY HAT I AM A RECURSED ROFTSSOM AND SARFORM IN THE SIZE OF UNITH IN CORDINACE WITH THE SIZE OF THE COUNTY OF SIGNED THIS SIGNED THIS WEBER-MORGAN HEALTH DEPARTMENT COMMISSION EXPIRES COMMISSION EXPIRES TRUST OWNERS DEDICATION AND CERTIFICATION & Associates, Inc. DAY OF DAY OF SURVEYOR'S CERTIFICATE ACKNOWLEDGMENT ACKNOWLEDGMENT Weber County Recorder Entry No. Fee Poid And Recorded, In Book Of the Official Records, Page NOTARY PUBLIC 20 20 Recorded For. Weber County Recorder Number: 6320-01 Revision:11-11-14 E.R. Scole: 1"-60" Begin Date: 03-26-14 Project Info. HIPWELL SUBDIVISION PUBLIC ROBERT D KUNZ R. KUNZ ANDERSON