



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 Evergreen Park Subdivision No. 1 – 2nd Amendment (2 lots).

Type of Decision: Administrative

Agenda Date: Wednesday, June 01, 2016

Applicant: Judith Olson, owner

File Number: UVE 020416

Property Information

Approximate Address: 2469 North Water Canyon Ave, Huntsville UT

Project Area: 4.01 acres

Zoning: Forest (F-5) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 23-030-0019

Township, Range, Section: T7N, R3E, Section 32

Adjacent Land Use

North: Forest	South: Forest
East: Forest	West: Forest

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of a subdivision amendment Evergreen Park Subdivision No. 1 – 2nd Amendment (2 lots), located at approximately 2469 Water Canyon Ave in the F-5 Zone. The proposed 4.01 acre subdivision meets the 5 acre lot area and 300 foot lot width requirements of this zone, as the lots are legal nonconforming being originally platted based on previous zoning standards.

The purpose of this subdivision is to re-adjust the lot line between the two lots. This is due to the location of a home that was built which did not meet setback requirements.

Culinary water will be provided by private wells and wastewater will be controlled by individual septic systems. 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 “The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission.” 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 Fire District
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Evergreen Park Subdivision No. 1 – 2nd Amendment 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, June 1, 2016.



Rick Grover
Weber County Planning Director

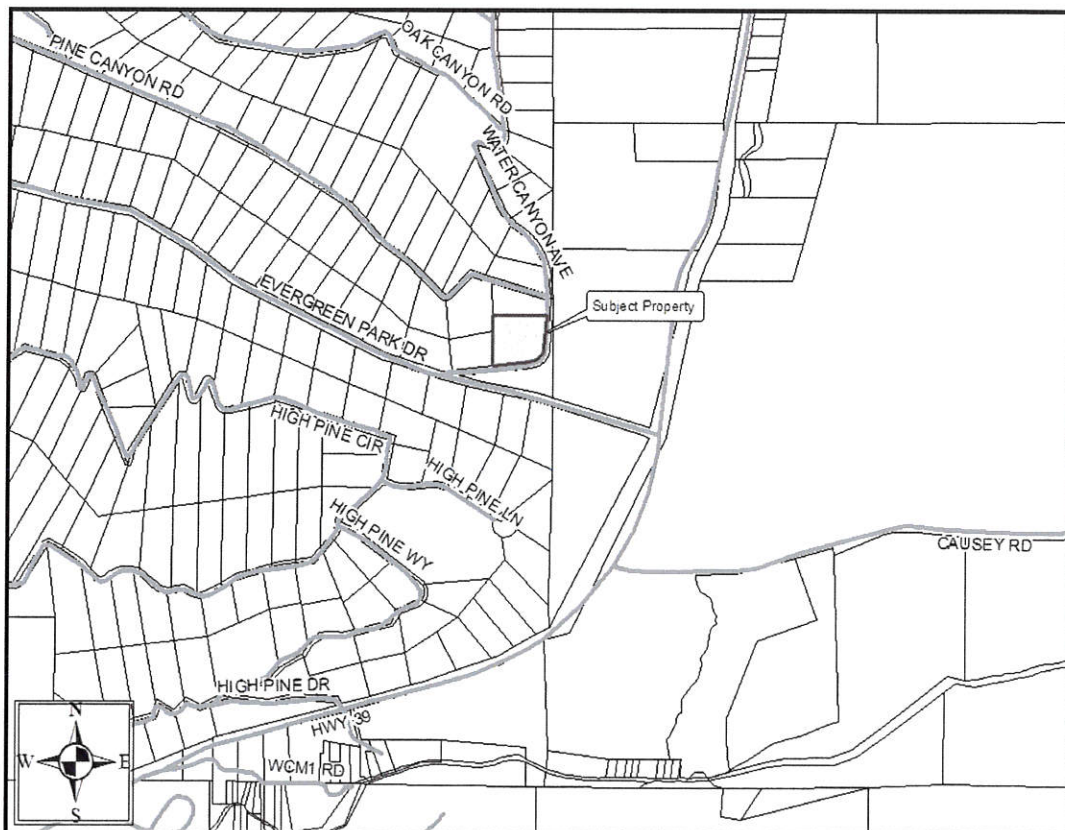
Exhibits

- A. Subdivision Plat

Map 1



Map 2



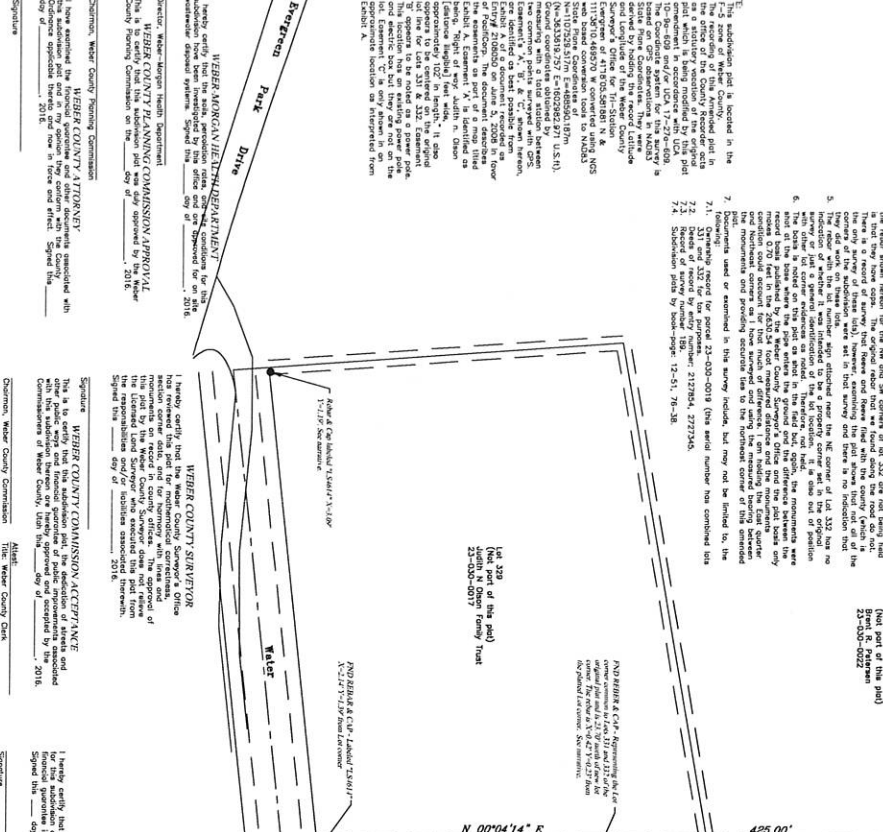
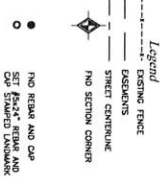
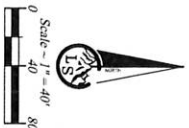
EVERGREEN PARK SUBDIVISION NO. 1~2nd Amendment

PART OF THE NE 1/4 SECTION 32, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: Sept. 2015

NARRATIVE

- The purpose of this survey is to divide the NE 1/4 Section 32, Township 7 North, Range 3 East, Salt Lake Base & Meridian into lots and to establish the boundaries of the lots and to provide for the subdivision of the land. The survey was conducted in accordance with the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code.
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CURVE	DATA	BEARING	LENGTH	CH BANG	CH DIST
1	0.079241'	118.18°	118.97'	1.079241'	1.079241'
2	0.079241'	118.18°	118.97'	1.079241'	1.079241'
3	0.079241'	118.18°	118.97'	1.079241'	1.079241'
4	0.079241'	118.18°	118.97'	1.079241'	1.079241'

OWNER'S DECLARATION

I, the undersigned owner of the herein described lots of land, do hereby certify that the subdivision map and plat is true and correct and that the same conform with the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code.

WITNESS WHEREOF, I have hereunto set my hand and seal of office on this _____ day of _____, 2015.

THIRD PARTY DECLARATION

I, _____, do hereby certify that the subdivision map and plat is true and correct and that the same conform with the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code.

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a duly licensed Professional Land Surveyor in the State of Utah and that I have surveyed and prepared this subdivision map and plat in accordance with the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code.

DEVELOPER: Judith Omana

NE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

BY: _____ **DATE:** _____

Professional Surveying, Inc.
 1000 North 1000 West, Suite 1000, Salt Lake City, UT 84116
 Phone: (801) 225-4477
 Fax: (801) 225-4478
 Website: www.professional-surveying.com

Surveyor: _____
By: _____
Date: _____