



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 J & A Gibson Subdivision (1 lot).
Type of Decision:	Administrative
Agenda Date:	Wednesday, June 01, 2016
Applicant:	John Gibson, owner
File Number:	LVJ021916

Property Information

Approximate Address:	4903 West 2200 South, Taylor UT
Project Area:	0.92 acres
Zoning:	Agriculture (A-2) Zone
Existing Land Use:	Agriculture
Proposed Land Use:	Residential
Parcel ID:	15-079-0098
Township, Range, Section:	T6N, R2W, Section 29

Adjacent Land Use

North:	Residential	South:	Agriculture
East:	Agriculture	West:	Residential

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 7 (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of J & A Gibson Subdivision (1 lot), located at approximately 4903 West 2200 South in the A-2 Zone. The proposed 0.92 acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone.

The purpose of this subdivision is to create one new lot. A nearby FAA radio facility is located on adjoining parcel. A 1,000 foot easement has been placed around the facility, which does affect the rear portion of the lot. However it does still allow for about 149 feet of buildable area in the front of the lot.

Culinary water will be provided by Taylor West Weber Water and wastewater will be controlled by Central Weber Sewer. 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 "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 J & A Gibson 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, June 1, 2016.

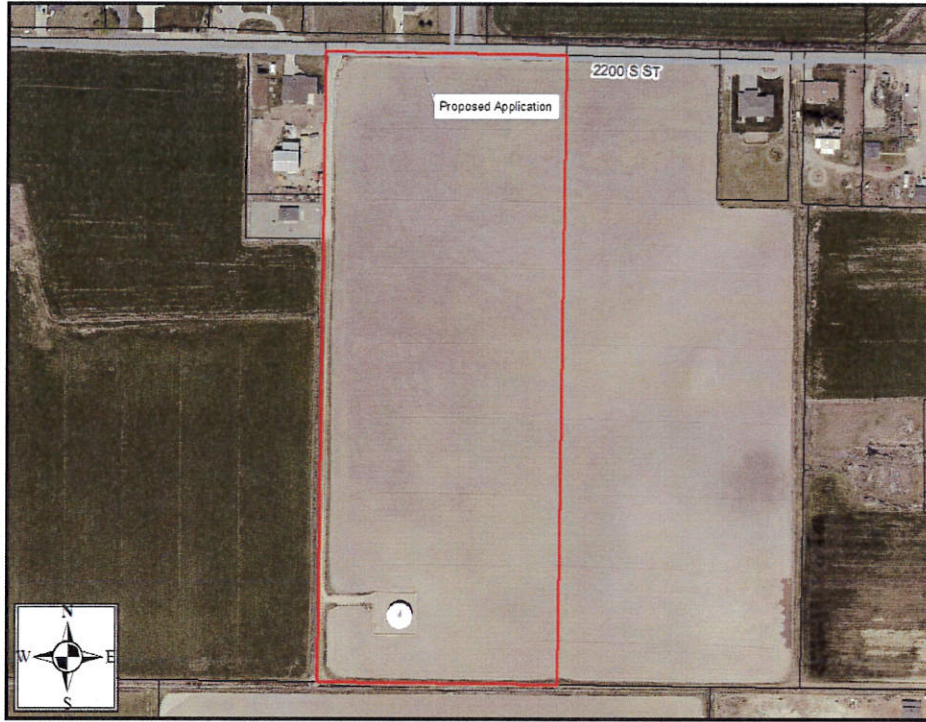


Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



Map 2

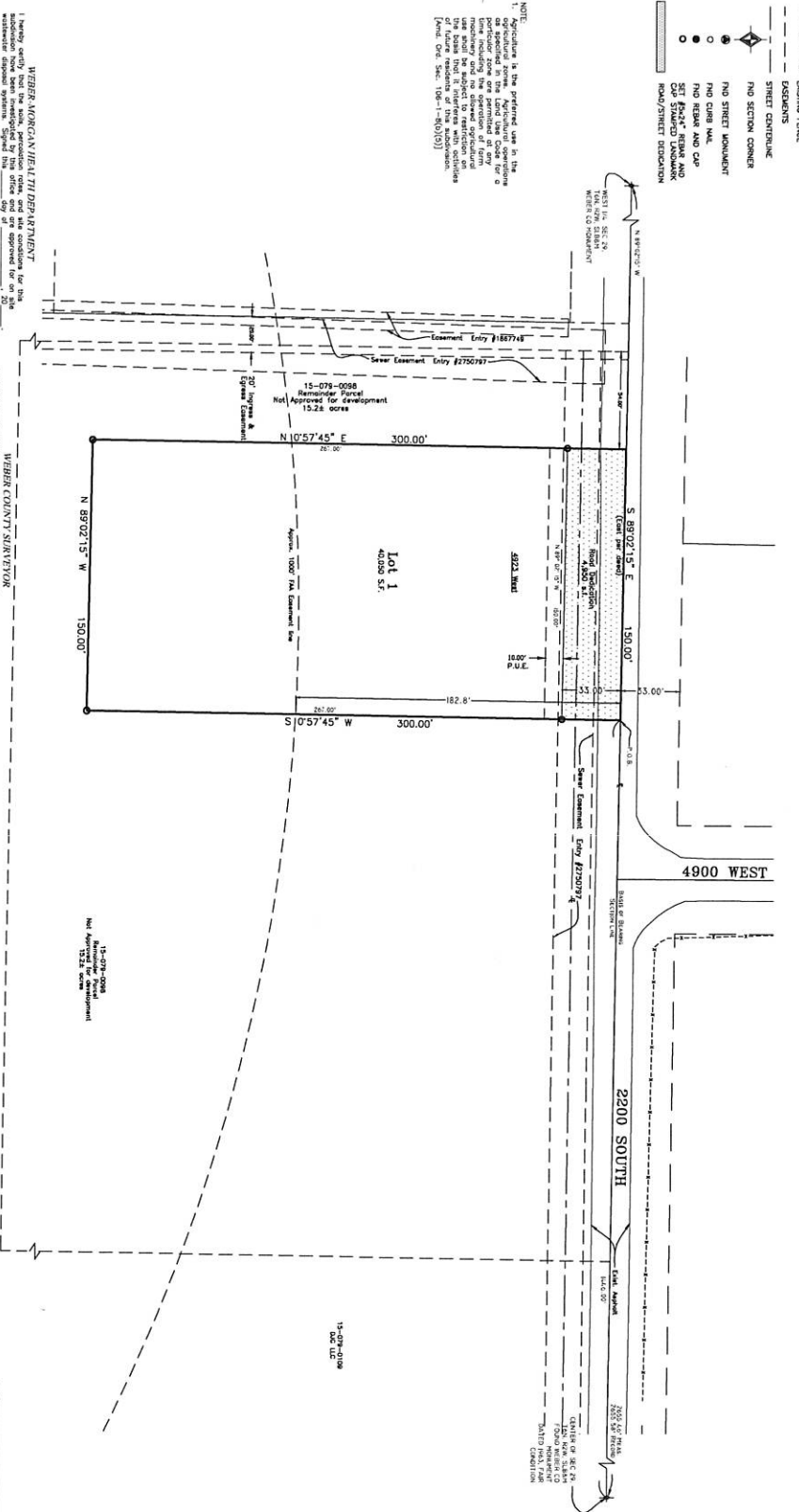


J&A GIBSON SUBDIVISION

PART OF THE SW 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: MAY 2016



- Legend**
- BOUNDING FENCE
 - SHEET CENTERLINE
 - NO STREET CORNER
 - NO CURB MARK
 - NO REAR AND CAP
 - SET POINT, REAR AND CAP STAKED UNMARK
 - ROAD/STREET BOUNDARY



NOTE: Sections in the preferred land in the agricultural zone. Agricultural operations are permitted in the agricultural zone as long as they do not interfere with the public use and enjoyment of the same. The use of the land is subject to restriction of future residents of the subdivision. (See: U.C. Sec. 10A-1-40(5))

WEBER COUNTY PLANNING COMMISSION APPROVAL

I hereby certify that the site plan, subdivision map, and site conditions for the subdivision have been reviewed by the office and are approved for on the _____ day of _____, 2016.

Director, Weber County Health Department

This is **WEBER COUNTY PLANNING COMMISSION APPROVAL** of the subdivision map and site plan. It is approved by the Weber County Planning Commission on the _____ day of _____, 2016.

Signature: _____

WEBER COUNTY ATTORNEY

I have examined the subdivision map and other documents connected with this subdivision and find that they conform to the provisions of the Utah Subdivision Map Act and the rules and regulations of the Weber County Planning Commission. I signed this _____ day of _____, 2016.

Signature: _____

WEBER COUNTY ENGINEER

I hereby certify that the subdivision map, the location of streets and easements, and the location of the proposed subdivision are in accordance with the applicable provisions of the Utah Subdivision Map Act and the rules and regulations of the Weber County Planning Commission. I signed this _____ day of _____, 2016.

Signature: _____

SURVEYOR'S CERTIFICATE

I, TARA D. KIMM, of the County of Weber, State of Utah, do hereby certify that I am a duly Licensed Professional Land Surveyor in the State of Utah and hold License No. 2008-048-2201 in accordance with Title 36, Chapter 2, Subchapter 2-201 of the Utah Code. I further certify that I have personally supervised the making of this survey and that the same was made in accordance with the Utah Subdivision Map Act, the Utah Subdivision Map Act Rules and Regulations, and the Utah Surveying Act. I further certify that I have personally supervised the making of this survey and that the same was made in accordance with the Utah Subdivision Map Act, the Utah Subdivision Map Act Rules and Regulations, and the Utah Surveying Act.



OWNERS' BENEFIT:

We, the undersigned owners of the above described land, do hereby agree to hold and maintain the same free and clear of any liens, mortgages, judgments, or other encumbrances, and to defend and maintain the same against all claims, demands, or suits of any kind. We hereby dedicate to the governing entity for the purpose of public use all rights, title, and interest in and to the above described land, including but not limited to the right of way, easements, and other interests in the land. We further agree to execute all necessary documents to carry out the purposes of this agreement.

TEST AND ACKNOWLEDGMENT

I, WINNIE WEBER, and JOHN & AMY GIBSON FAMILY TRUST has read and understood the contents of the foregoing plat and hereby certify that the same is true and correct. I signed this _____ day of _____, 2016.

Signature: _____

BOUNDARY DESCRIPTION

A part of the Subdivision Map Act, Chapter 2, Subchapter 2-201, of the Utah Code, requires that a boundary description be included in the subdivision map. The boundary description for the subdivision is as follows: Lot 1, 4,000 sq. ft., bounded by N 0°57'45\"/>

NARRATIVE

The purpose of the survey is to subdivide the land shown on the subdivision map into lots. The subdivision map is attached to this plat. The survey was made in accordance with the Utah Subdivision Map Act, the Utah Subdivision Map Act Rules and Regulations, and the Utah Surveying Act. The plat is a true and correct copy of the original plat on file with the County Clerk's Office.

Subdivider: J&A Gibson

Address: 4900 West, Salt Lake Base and Meridian

City: Salt Lake City, Utah

State: Utah

Zip: 84119

Phone: (801) 712-3888

Fax: (801) 712-4921

Subdivision: J&A Gibson

Plat: J&A Gibson

City: Salt Lake City, Utah

State: Utah

Zip: 84119

Date: May 2016

Signature: Tara D. Kimm

Title: Registered Professional Land Surveyor