



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Heatherglen Subdivision, a proposal to re-align a boundary line between lot one of Heatherglen Subdivision and lot two of Heatherglen Subdivision Phase two, to create two 1.3-acre lots.

Agenda Date: Wednesday, July 03, 2019

Applicant: Arthor Pluim, Owner

File Number: LVH 041119

Property Information

Approximate Address: 3267 W 4000 N

Project Area: 2.6 Acres

Zoning: Agricultural (A-1)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 19-010-0063, 19-307-0001

Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

North:	Residential/Agricultural	South:	Residential/Agricultural
East:	Residential/Agricultural	West:	Residential/Agricultural

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural A-1)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Development History

On February 18th 1999 Heatherglen Subdivision, one lot, was recorded. On January 22nd 2013 the remaining 5.23-acre parcel from phase 1 was subdivided to create Heatherglen Subdivision Phase 2, four lots.

Background and Summary

The applicant is requesting approval of an amendment to Heatherglen Subdivision Phases 1 and 2. This amendment will realign the boundary between lots one and two creating two 1.3-acre residential lots. Access to the properties will be via the public right of way 4000 North Street.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-5. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses (Page 2-5, West Central Weber General Plan, September 23, 2003).

Zoning: The property is located in the A-1 Zone. The purpose of this zone is stated in the LUC §104-5-1.

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Site Development Standards: Lots created in the A-1 Zone are required to comply with site development standards for the A-1 Zone. This proposal exceeds the minimum standards with regard to lot area and width.

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Bona Vista Water Improvement District will provide culinary water to these properties. A letter from December 11, 1998, states that the District will want an 8" line run. The owner will be obligated to pay the cost of running a 2" line.

Sewer Services: Soil evaluations for each lot are complete and approved as of September 1, 2011.

Review Agencies: The Weber County Fire District and Weber County Engineering have approved this proposal. Weber County Planning and Surveying have submitted comments that will be addressed by a revised subdivision plat.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends approval of Heatherglen Subdivision Phase Three, a proposal to create two 1.3-acre residential lots. This recommendation is based on the following conditions:

1. A deferral agreement must be entered into by the owner and recorded with the final Mylar.

The following findings are the basis for the planning staff's recommendations:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Heatherglen Subdivision Phase Three, a proposal to create two 1.3-acre residential lots, 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: 7/13/19



Rick Grover
Weber County Planning Director

Exhibits

- A. Heatherglen Subdivision Phase 3 plat
- B. Current Recorders Plat
- C. Heatherglen Subdivision plat
- D. Heatherglen Subdivision Phase 2 plat

Area Map



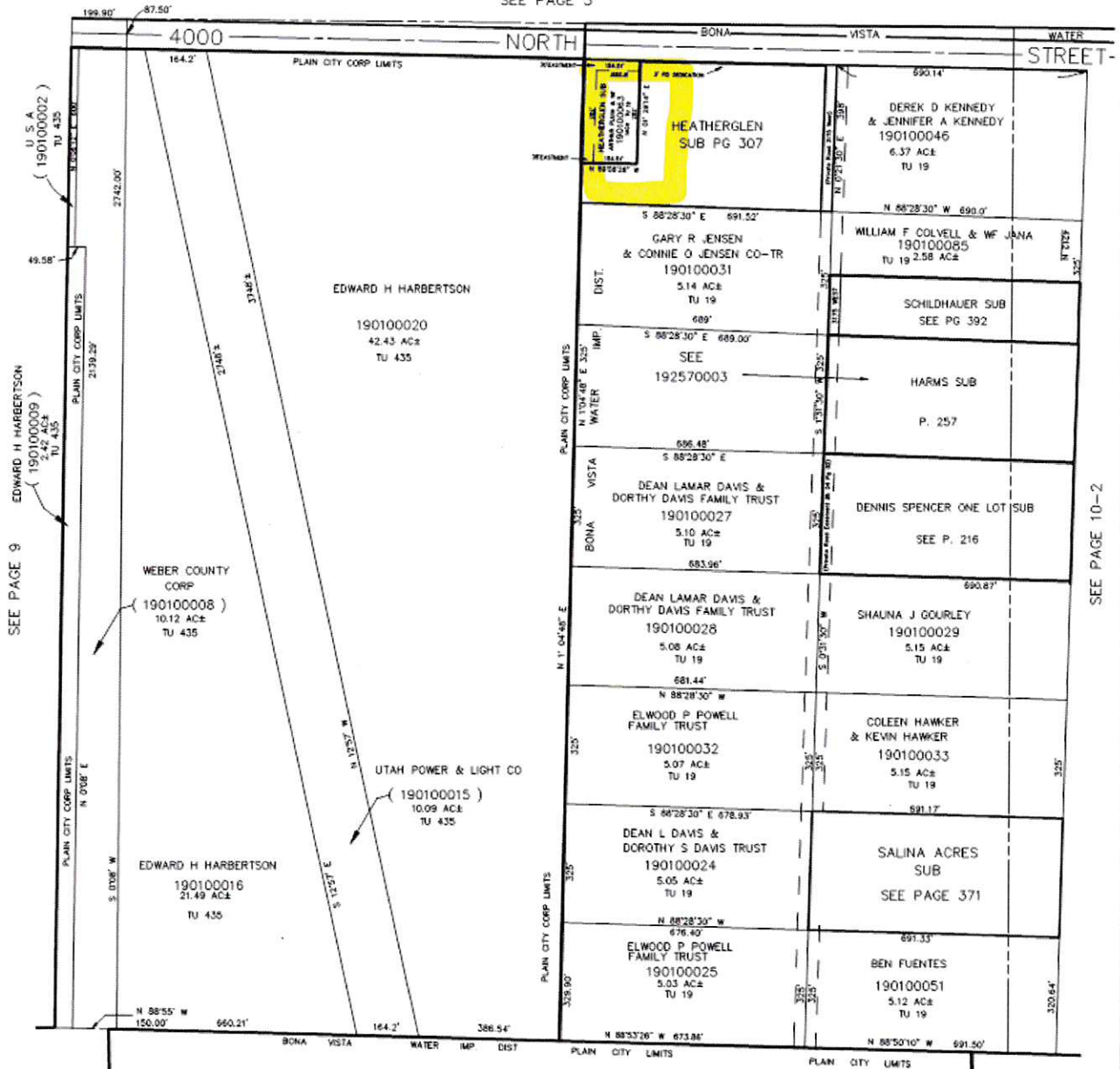
N.W. 1/4
SECTION 22, T.7N., R.2W., S.L.B. & M.

10-1

TAXING UNIT: 19, 435

SCALE 1" = 200'

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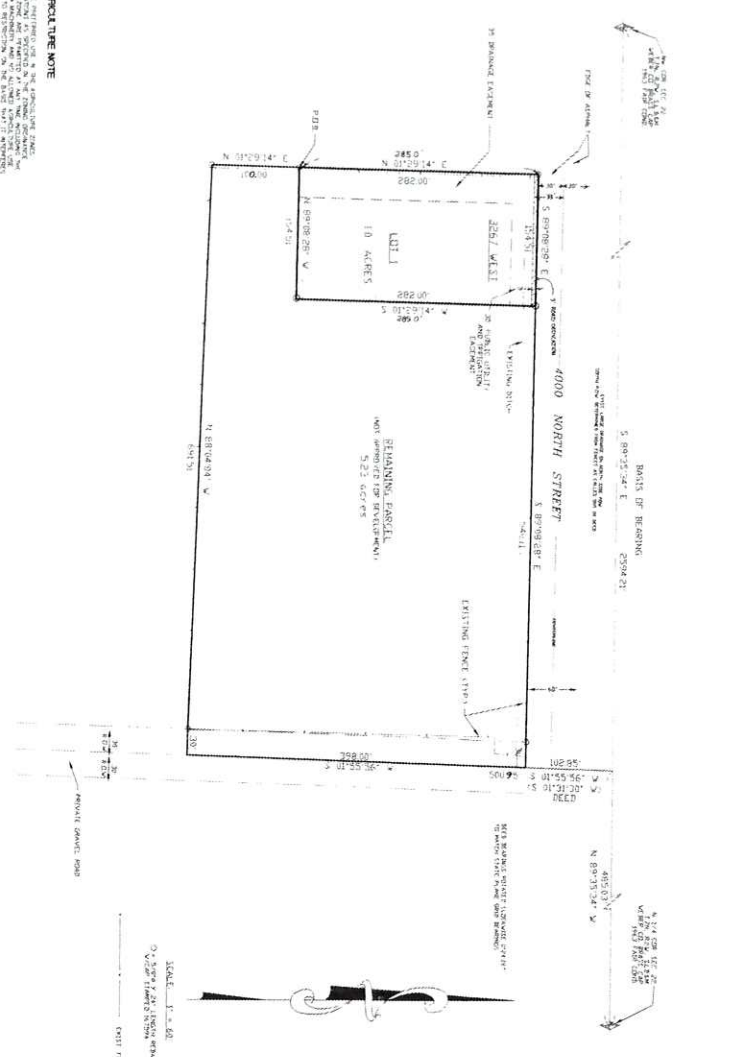


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HEATHERGLEN SUBDIVISION
A PART OF THE NORTH HALF OF SECTION 22, T. 7 N., R. 2 W., S.L.B. and M.
JANUARY 1999



AGRICULTURE NOTE
PROVIDED HEREON IS AN AGRICULTURE NOTE TO THE LANDOWNER. THE LANDOWNER IS ADVISED THAT THE AGRICULTURE NOTE IS A PUBLIC RECORD AND IS SUBJECT TO THE AGRICULTURE NOTE ACT. THE AGRICULTURE NOTE IS A PUBLIC RECORD AND IS SUBJECT TO THE AGRICULTURE NOTE ACT.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE FOREGOING PLANS, SPECIFICATIONS, AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE HEATHERGLEN SUBDIVISION ARE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE DECISIONS OF THE BOARD OF SURVEYORS AND THE BOARD OF ENGINEERS AND ARCHITECTS OF THE STATE OF UTAH.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FOREGOING PLANS, SPECIFICATIONS AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE HEATHERGLEN SUBDIVISION AND I AM OF THE OPINION THAT THE SAME COMPLY WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE DECISIONS OF THE BOARD OF SURVEYORS AND THE BOARD OF ENGINEERS AND ARCHITECTS OF THE STATE OF UTAH.

WEBER COUNTY PLANNING COMMISSION APPROVAL
I HEREBY CERTIFY THAT THE FOREGOING PLANS, SPECIFICATIONS AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE HEATHERGLEN SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF WEBER, UTAH.

WEBER COUNTY SURVEYORS
I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND PREPARED THE FOREGOING PLANS, SPECIFICATIONS AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE HEATHERGLEN SUBDIVISION.

WEBER COUNTY COMMISSION ACCEPTANCE
I HEREBY CERTIFY THAT THE FOREGOING PLANS, SPECIFICATIONS AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE HEATHERGLEN SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY THE COMMISSION OF THE COUNTY OF WEBER, UTAH.



SIGNING CERTIFICATE
I, DONALD A. BILLY, A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE FOREGOING PLANS, SPECIFICATIONS AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE HEATHERGLEN SUBDIVISION ARE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE DECISIONS OF THE BOARD OF SURVEYORS AND THE BOARD OF ENGINEERS AND ARCHITECTS OF THE STATE OF UTAH.

OWNERS DECLARATION
I, DONALD A. BILLY, A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE FOREGOING PLANS, SPECIFICATIONS AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE HEATHERGLEN SUBDIVISION ARE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE DECISIONS OF THE BOARD OF SURVEYORS AND THE BOARD OF ENGINEERS AND ARCHITECTS OF THE STATE OF UTAH.

ACKNOWLEDGMENT
I HEREBY CERTIFY THAT THE FOREGOING PLANS, SPECIFICATIONS AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE HEATHERGLEN SUBDIVISION ARE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE DECISIONS OF THE BOARD OF SURVEYORS AND THE BOARD OF ENGINEERS AND ARCHITECTS OF THE STATE OF UTAH.

WEBER HONORARY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE FOREGOING PLANS, SPECIFICATIONS AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE HEATHERGLEN SUBDIVISION ARE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE DECISIONS OF THE BOARD OF SURVEYORS AND THE BOARD OF ENGINEERS AND ARCHITECTS OF THE STATE OF UTAH.

BOUNDARY DESCRIPTION
A PART OF THE NORTH HALF OF SECTION 22, T. 7 N., R. 2 W., S.L.B. and M. IS HEREBY SUBDIVIDED INTO TWO PARCELS OF 32.1 ACRES AND 52.2 ACRES. THE BOUNDARY BETWEEN THE TWO PARCELS IS A LINE OF 4000 NORTH STREET.

REMARKS PARCEL DESCRIPTION
A PART OF THE NORTH HALF OF SECTION 22, T. 7 N., R. 2 W., S.L.B. and M. IS HEREBY SUBDIVIDED INTO TWO PARCELS OF 32.1 ACRES AND 52.2 ACRES. THE BOUNDARY BETWEEN THE TWO PARCELS IS A LINE OF 4000 NORTH STREET.

LANDOWNER SIGNING		WEBER COUNTY RECORDER	
DATE	SIGNATURE	DATE	SIGNATURE
1/15/99	[Signature]	1/15/99	[Signature]
1/15/99	[Signature]	1/15/99	[Signature]

