



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final approval of a parcel combination to create one 30,141 square foot residential lot.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, December 09, 2020

**Applicant:** Judith Vanderheide, owner

**File Number:** LVV 102820

### Property Information

**Approximate Address:** 2873 Osmond Drive, Uintah, UT

**Project Area:** .691 acres

**Zoning:** Residential Estates (RE-20) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-099-0032, 07-099-0034

**Township, Range, Section:** T5N, R1W, Section 24

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 3 (RE- 20 Zone)
- Title 106 (Subdivisions)

## Background and Summary

The applicant is requesting final approval of a one-lot subdivision plat to combine parcels 07-099-0032 and 07-099-0034, thereby creating a .69-acre or 30,141 sq ft lot. The property is located in the unincorporated areas of Uintah Highlands that is zoned RE-20.

The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC.

The following section is a brief synopsis of the review criteria and conformance with the LUC:

## Analysis

**General Plan:** The Vanderheide Subdivision is in harmony with the Southeast Master Plan. The Master plan map includes this area as a residential "very low" density development area, 1-2 dwelling units per acre. Lot 1 of Vanderheide Subdivision is .69 acres.

**Zoning:** The property is located in the RE-20 Zone. The purpose of this zone is stated in the LUC §104-3-1 as follows:

*"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."*

This subdivision consists of one lot and no new streets are being created or realigned. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision. The proposed parcel combination by dedication plat, with the recommended conditions listed in this staff report, is in conformance with the county code.

Lot Area, Frontage Width and Yard Regulations: Lot 1 of Vanderheide Subdivision will contain 30,141 square feet with a width of 175.5 ft. The site development standards for the RE-20 Zone are 20,000 sq. ft. and the minimum lot width is 100 feet; therefore, the proposed lot meets the lot area and width of the RE-20 Zone. The existing home conforms to the minimum yard regulations for a single-family dwelling in the RE-20 zone which are as follows:

- Front: 30
- Sides: 10 feet with a total of two side yards less than 24 feet.
- Rear: 30 feet

Easements: There are no public utility easements or private easements within the property.

Culinary Water and Sanitary Water: Uintah Highlands Improvement District is currently serving this property with culinary and sanitary needs.

Secondary Water: Weber Basin Water Conservancy District is currently serving this property with secondary water for irrigation purposes.

Review Agencies: Weber County Fire District has approved this parcel combination. The Weber County Engineering Division and Weber County Surveying Division have posted comments that will be resolved by a revised plan.

Tax Clearance: The 2019 property taxes have been paid in full.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices to all property owners of record within 500 feet of the subject property.

## Staff Recommendations

Staff recommends final plat approval of Vanderheide Subdivision, consisting of one lot. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The owner will enter into a Deferral Agreement for curb, gutter, and sidewalk for future improvement along Osmond Drive.

The following findings are the basis for Staff's recommendation:

1. The proposed subdivision conforms to the Southeast Master Plan.
2. The proposed subdivision complies with the applicable County codes.

## Administrative Approval

Administrative final approval of Vanderheide 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.

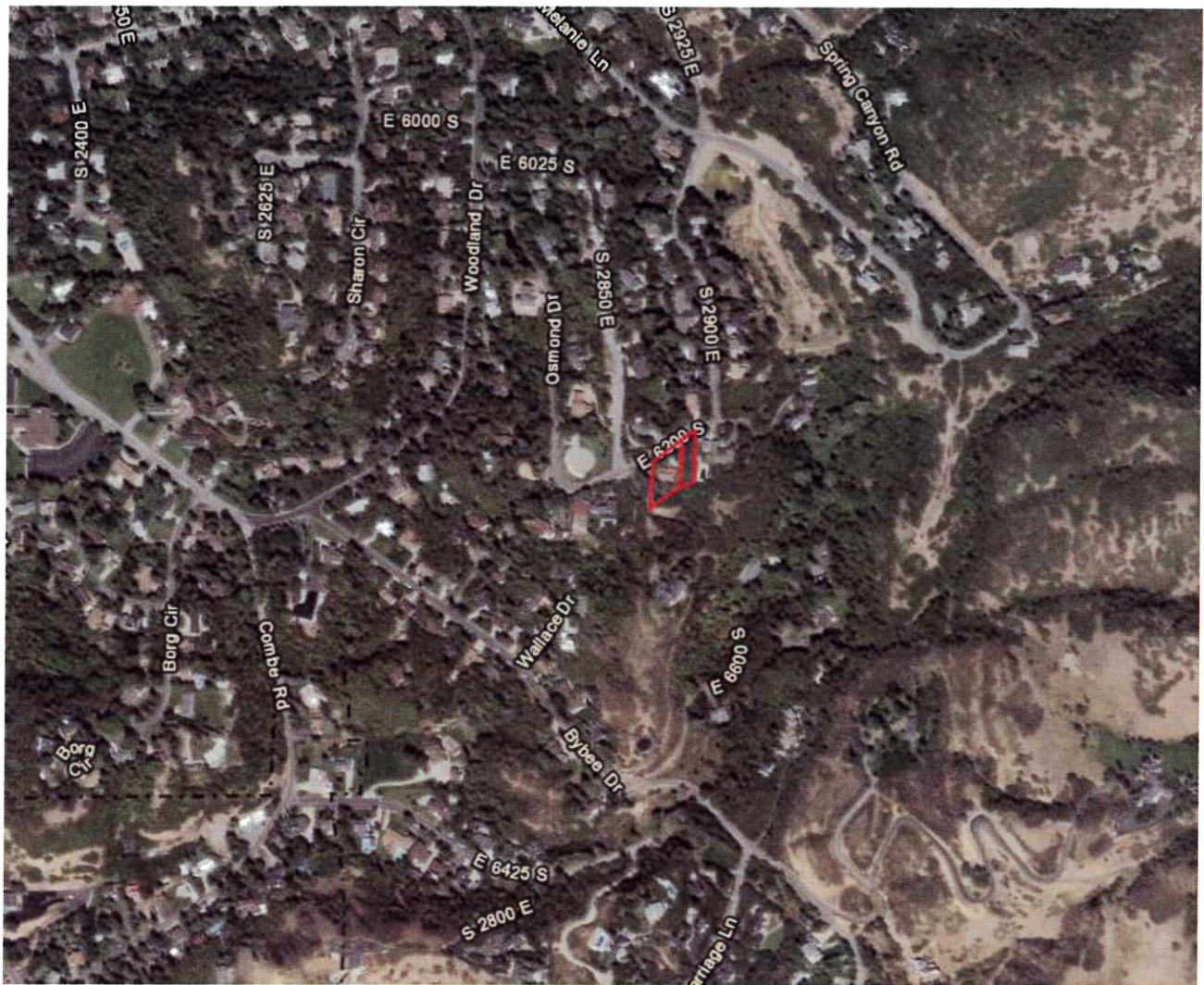
Date of Administrative Approval: 12/10/20

  
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Rick Grover  
Weber County Planning Director

## Exhibits


- A. Vanderheide Subdivision
- B. Current Recorders Plat
- C. Application

Area Map







<b>Weber County Subdivision Application</b>			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Subdivision and Property Information</b>			
Subdivision Name Eastwood Subdivision		Number of Lots 2	
Approximate Address 2873 Osmond Drive Ogden, UT 84403		Land Serial Number(s) Parcel #'s: 070990032, 070990034	
Current Zoning RE-20	Total Acreage 0.81		
Culinary Water Provider Uintah City	Secondary Water Provider Weber Basin Water Conservancy	Wastewater Treatment	
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) Judith Vanderheide		Mailing Address of Property Owner(s) 2873 Osmond Drive Ogden, UT 84403	
Phone 801-479-8977	Fax		
Email Address judykeyesheide@gmail.com		Preferred Method of Written Correspondence X Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) Mark Hilles		Mailing Address of Authorized Person 543 25th Street Ogden, UT 84401	
Phone 801-388-6052	Fax		
Email Address mark@mountainwestarchitects.com		Preferred Method of Written Correspondence X Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Surveyor/Engineer Contact Information</b>			
Name or Company of Surveyor/Engineer Tyler Neilson		Mailing Address of Surveyor/Engineer 5150 S 375 E Washington Terrace, UT 84405	
Phone 801-476-0202	Fax		
Email Address tyler@gecivil.com		Preferred Method of Written Correspondence X Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Owner Affidavit</b>			
<p>I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
<p><i>Judith H. Vander Heide</i> (Property Owner)</p>		<p><i>Robert P. Vander Heide</i> (Property Owner)</p>	
<p>Subscribed and sworn to me this <u>15</u> day of <u>October</u>, <u>2020</u></p>		 <p><i>[Signature]</i> (Notary)</p>	

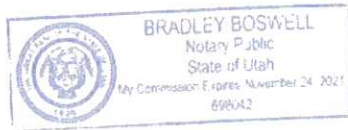
## Authorized Representative Affidavit

I(We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), MARK HILLIS, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Justin H. Vandenberg  
(Property Owner)

Joseph J. Vanderhaar  
(Property Owner)

Dated this 15 day of October, 2020, personally appeared before me Bradley Boswell, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Bradley Boswell (Notary)