

## Staff Report for Administrative Subdivision Approval

Weber County Planning Division

### **Synopsis**

**Application Information** 

Application Request: Consideration and action on final approval of Verhaal / Granath Subdivision (3 lots)

including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date:

Tuesday, November 12, 2013

Applicant:

Cassidy and Loni Verhaal, Christina Granath

File Number:

UVV 090913

**Property Information** 

**Approximate Address:** 

9035 East 100 South

Project Area:

8.16 acres

Zoning: Existing Land Use: Agricultural Valley (AV-3) Residential/Agricultural

**Proposed Land Use:** 

Residential

Parcel ID:

21-025-0024, 21-025-0027, 21-025-0036

Township, Range, Section:

T6N, R2E, Section 16

**Adjacent Land Use** 

North: Residential

South:

Residential

East:

Residential

West:

Residential

**Staff Information** 

**Report Presenter:** 

Ben Hatfield

bhatfield@co.weber.ut.us

801-399-8766

**Report Reviewer:** 

SW

#### **Applicable Ordinances**

Weber County Land Use Code Title 106 (Subdivisions)

Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)

### 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 final approval of Verhaal / Granath Subdivision consisting of three lots, located at approximately 9035 East 100 South in the AV-3 Zone. This subdivision meets the area and lot width requirements of this zone. The 8.16 acre subdivision has been part of a 6.16 acre agricultural parcel and a two acre residential lot. The residential lot (Lot 1) will be altered in shape but will retain an area of two acres to maintain its legal nonconforming status. The other two lots will be a minimum of three acres in area. These two proposed lots do not have the typical frontage on Highway 39 except for the 20 feet on the flag lot, but have approval of an access exception (AE 2013-05 and AE 2013-06) for a flag lot and access by a private right of way. Lot 2 (flag lot) has a 20 foot wide flag stem for 305.94 feet until it opens up to the full 175.43 feet in width. Lot 3 will use the same access from Highway 39 and will cross through Lot 2 with an easement to the rear of Lot 2. It will have a turnaround appropriate for fire access.

Culinary water service will be provided by private wells and private septic systems will be installed for waste. 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 106 (Subdivisions) defines "small subdivision" as "A subdivision consisting of three (3) or fewer lots and for which no streets will be created or realigned." This subdivision consists of three lots and no 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 Codes 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

## Administrative Approval

Administrative final approval of Verhaal / Granath 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: January 9, 2014

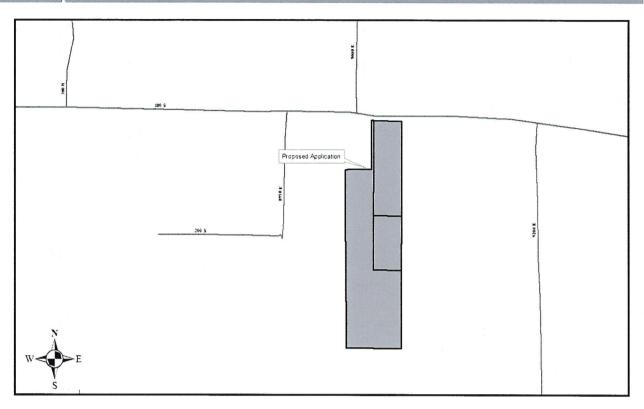
Sean Wilkinson

Weber County Planning Director

#### **Exhibits**

- A. Subdivision Plat
- B. Fire District approved improvement plan

# **Location Map**



# **Location Map 2**



This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission. Signed this day of . 2014. Agricultura is the preferred set in the agricultural stants. Agricultural severalization as according to the confidence of the Confidence for a particular some are permitted of any final including the severation of term machinery and advantage displaced architectura are advantage to extinction on the about that it is according to the confidence of the according to the according Chairman, Weber County Planning Comission D REATE A BIZ RESPONDE TAKE BASING RESPONDENT OF THE PROPERTY Northwest Corner of Section 18, TeX. REC. SLEAK, U.S. Survey, (Not in Place position determined from survey prepared by Martin Moore, MCS Filing #02442). S 88°31'56" E S 0"14"22" E (Bosis of Baorings North 1/4 Corner of Section 16, Text, R2E, SLBEM, U.S. Survey (Catcustied Lecation from MCS Dota) WEBER COUNTY PLANNING COMMISSION APPROVAL AGRICULTURAL STATEMENT Found Highway 9-10-2 (disease (from out) GREAT BASIN O 20.00 100 South Street (U-39) a Cop 2647.58" (Meds. & Rec.) # 541 195-00 • Shar 185-00 N 0.50'43" E R-0-W Moher 8-0-W Moher 6 Sto 221+311 (Broker on) Dediction 17 or significant 18 or season 18 Brent & Mikelie Weil I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the thonoical guarantee is sufficient for the installation of these improvements. WEBER COUNTY ENGINEER Section 18, 18M, R2E,
SLEAM, U.S. Survey
(found Weber Count)
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in good condition) Bart A. & Jessica A. Beginning at a solid as the Caste data (200 Sunh Steet (1-4)) as movemented, sald spoin being (25.5) of the Arm Ref (1954). Here forme of a Section data (a) in North Scientific (1.6) and \$4.51) feet form (85.7) \$20 cm and (1.6) and \$4.50) feet form (85.7) \$20 cm and (1.6) and 355.94 Exist. Well Protection Zone A Part of the Northwest Quarter of Section 16, Township 6 North, Ronge 2 East, Salt Base and Meridian, U.S. Survey, Weber County Utah In Due to the inspiringly and the location of this subdivision, or premary will confirm responsibility for only storm water would from the road adjacent to this property will cust and pulse is installed.

2. Listing 16 right-orier on year society and released on November 21, 2014 per document Critiny to, 266(412). Schroder Verhaal 9039 € 2.002 ocras (Total) 0.039 ocras (Avec II 1:843 opres (Net) 2-15 Colon of 111 3 -45,1.68.5 Sel Rebat part of the Northwest This is to carify that this subdivision plot, the dediction of streets and other public ways and francial guarantee of public importanents associated with this subdivision, thereon are hereby approved and accepted by the commissioners of Meber Country, Ulah. Signed this WEBER COUNTY COMMISSION ACCEPTANCE BOUNDARY DESCRIPTION N 0°36'19" 2 2,000 series (5 3,000 series (5 3,000 series (6 90.5) E. Granath Subdivisio t 1/4 of Section 16, TBN, RZE, SLB&M, U.S. Survey 615.84 Weber County, Utah 3 25.04.0 (Area (Statt) January 2014 SEE Holdings LLC I hearly cartly from the Water County, Surveyor's corrections, new reviewed from both for melamentation corner adols, and the harmony with these and measurement respect in County (Ottes: In a foot chains the Beastad Lond Surveyor with a standard being for them the December of Surveyor with a standard being four from the responsibilities and for fabilities from the responsibilities and for fabilities from the responsibilities and for fabilities (Surveyor Surveyor Surv S 0°15'00" E WEBER COUNTY SURVEYOR Head Lone Judostina III JZC 1970 Pari 1970

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Color of the color of I have examined the financial guarantee and other document associated with this subdivision plot, and in my opinion they conform with the Court Ordinance applicable thereto and now in force and affect.

Signed this day of , 2014. A Notary Public commissioned in Ulah Fruit Hecon 48 MPI at 24" ♦ Macoument to be set (Fide) Reside Line (Fide) Reside Reside Line (Fide) Reside Resi WEBER COUNTY ATTORNEY right-of-way Print Name Especifici III e 15 m (mm. granuar)

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