



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Causey Estates Subdivision No.1, 2nd Amendment (2 lots), and a request to vacate Lots 19 and 20, Causey Estates Subdivision No. 1.

Agenda Date: Tuesday, May 06, 2014

Applicant: Lynn Wood, owners

File Number: UVC110113 and SUBVAC 2013-12

Property Information

Approximate Address: 15278 E Aspen Circle

Project Area: 4.40 acres

Zoning: F-10

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 23-059-0012 and 23-059-011

Township, Range, Section: 6N 3E Sec 14

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 9 (F-10 Zone)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it 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 Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of Causey Estates Subdivision No. 1 2nd Amendment (2 lots), and a request to vacate Lots 19 and 20, Causey Estates Subdivision No. 1. These lots to be vacated are located at 15278 East Aspen Circle. This two lot subdivision amendment is on 4.40 acres and is located in the F-10 Zone. The F-10 Zone requires a minimum of 10 acres in area and a lot width of 400 feet per dwelling. These lots meet these requirements by being part of a previously approved cluster subdivision. There is an existing home on one lot. The applicant is requesting to realign the lot lines in a different configuration so that a garage that has been built will comply with the minimum side yard setback requirements.

As the two lots and home already exist, all services have been provided and no new improvements will be required. Due to excessive slope on the two lots, current standards have required the lots to be restricted lots and a hillside review will be required for future development. An "R" will be placed on both lots.

Summary of County Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County ordinances?

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.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended final approval of Causey Estates Subdivision No. 1 2nd Amendment on December 17, 2013. The Planning Commission recommendation included the vacation of Lots 19 and 20, Causey Estates Subdivision No. 1.

Staff Recommendation

Staff recommends final approval of Causey Estates Subdivision No.1 2nd Amendment, and the vacation of Lots 19 and 20, Causey Estates Subdivision No. 1.

Exhibits

- A. Proposed plat for Causey Estates Subdivision No. 1 2nd Amendment
- B. Plat with Lots 19 and 20 Causey Estates Subdivision No. 1
- C. Vacation Ordinance

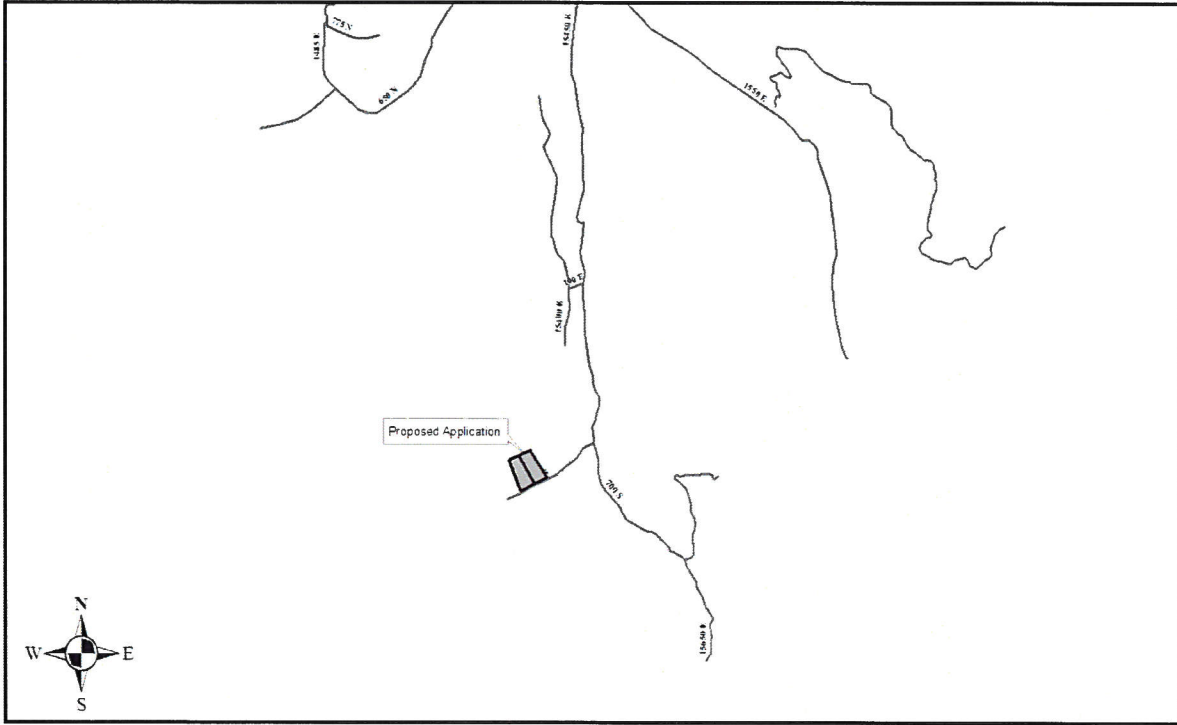
Maps

Adjacent Land Use

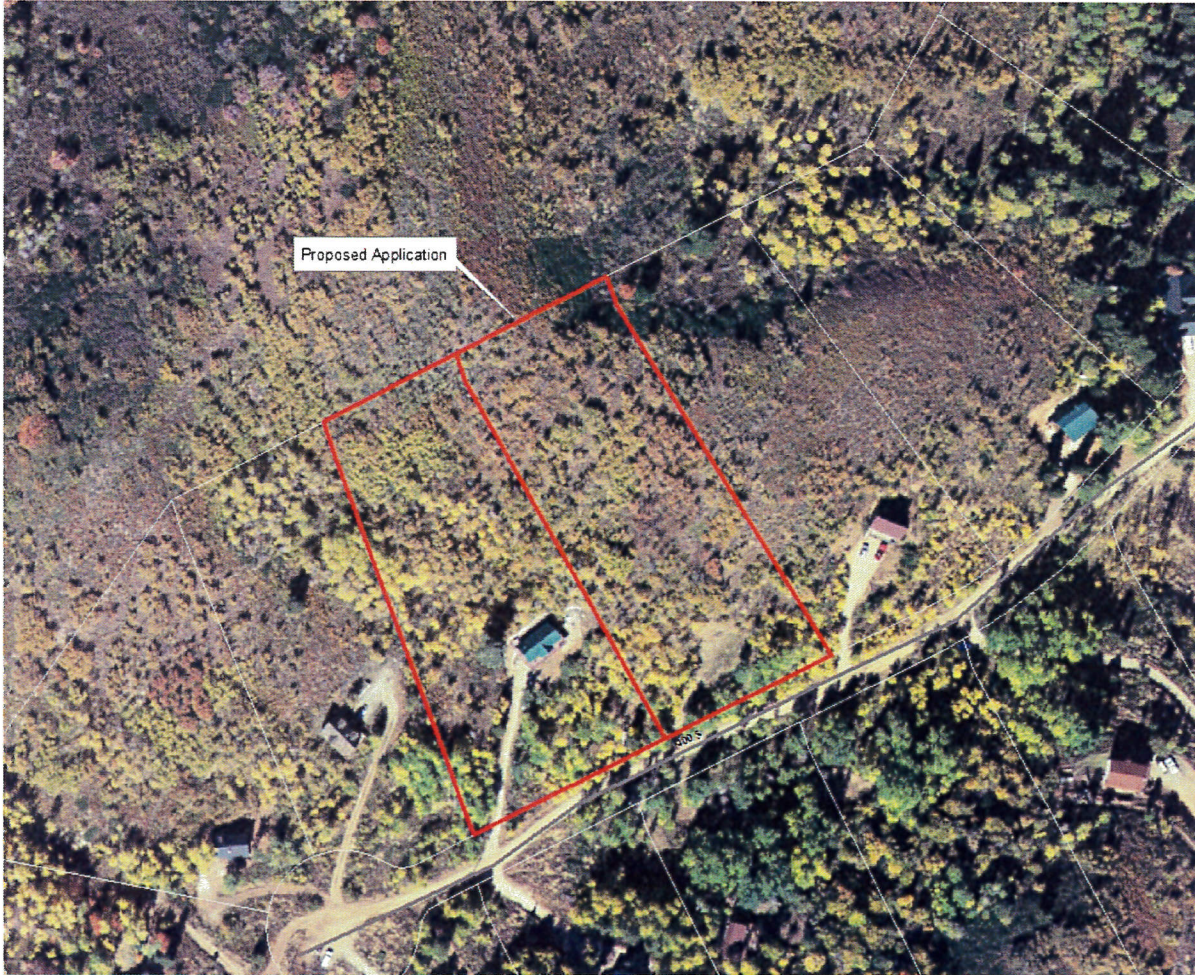
North: Residential
West: Residential

South: Residential
East: Residential

Map 1



Map 2



CAUSEY ESTATES SUBDIVISION NO. 1 AMENDMENT 2

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH APRIL 2014

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE CAUSEY ESTATES SUBDIVISION, NO. 1 AMENDMENT 2, SOUTH-EAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, WAS OBTAINED FROM THE UTAH STATE PLANE NORTH AND WEST. A FURTHER EXPLANATION OF THE BASIS OF BEARINGS IS GIVEN IN THE BASIS OF BEARINGS STATEMENT OF THE SURVEYOR.

LEGEND

LEGEND

- PROPERTY BOUNDARY
- - - - - EASEMENT BOUNDARY
- COMMON AREA
- EASEMENT
- EASEMENT BOUNDARY
- EASEMENT BOUNDARY
- EASEMENT BOUNDARY

UTAH STATE PLANE NORTH AND WEST
SCALE 1" = 400'

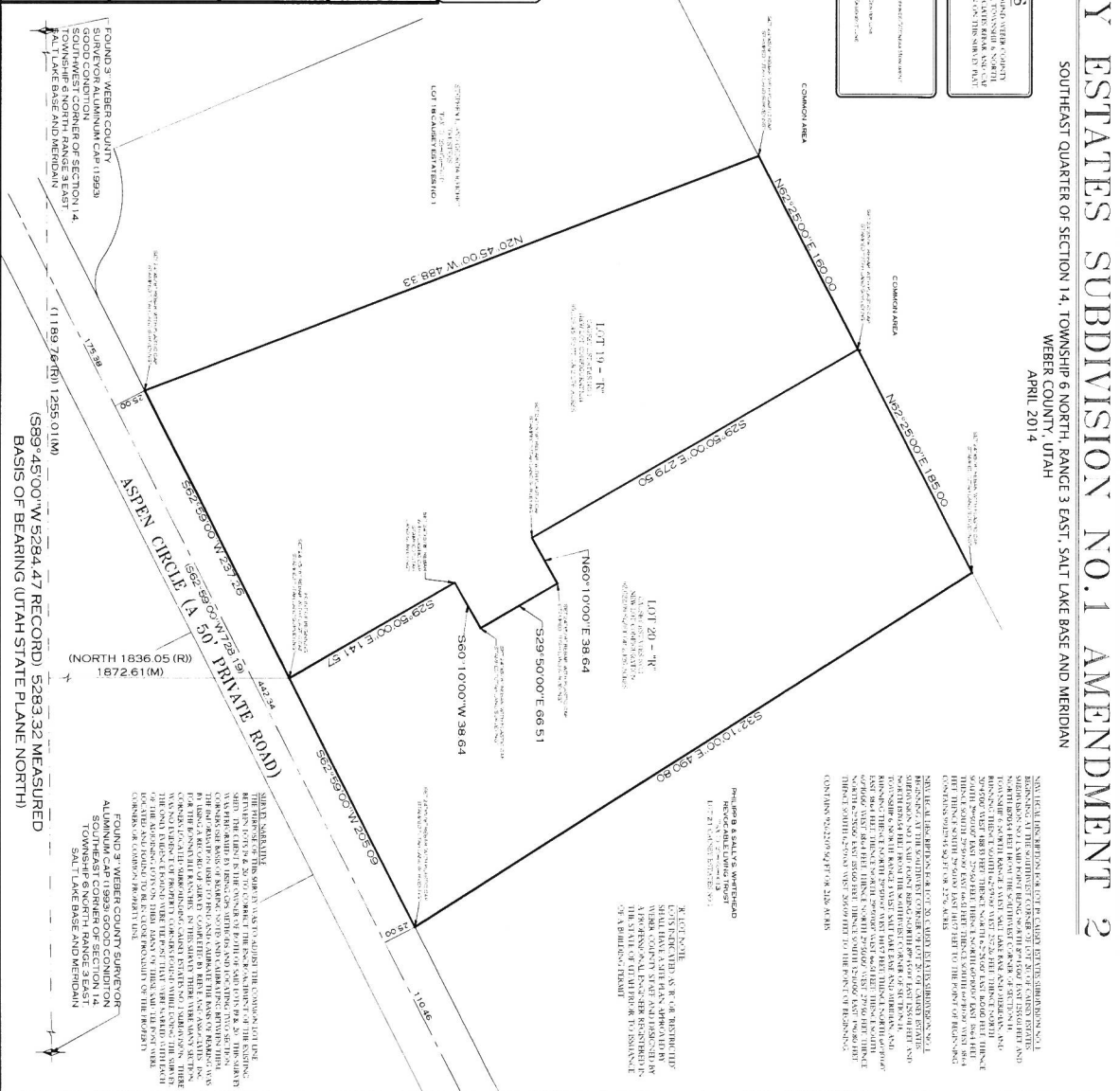
UTAH LAND SURVEYING, LLC
 2602 WEST 2100 SOUTH, STEADMAN, UT 84055
 PHONE: 801-725-8408 OR 801-725-8409
 FAX: 801-801-7775
 www.utahsurveying.com

WEBER COUNTY SURVEYOR
 I AM A LICENSED SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 1473. I HAVE BEEN EMPLOYED BY THE SURVEYOR AS A SURVEYOR SINCE 2004.

WEBER COUNTY ATTORNEY
 I HAVE BEEN EMPLOYED BY THE SURVEYOR AS AN ATTORNEY SINCE 2004.

WEBER COUNTY ENGINEER
 I HAVE BEEN EMPLOYED BY THE SURVEYOR AS AN ENGINEER SINCE 2004.

PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON _____ DAY OF _____ 2014.



SUBJECT PROPERTY: SOUTH-EAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH.

OWNER'S DECLARATION: I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT THE SAME IS SUBJECT TO THE CAUSEY ESTATES SUBDIVISION NO. 1 AMENDMENT 2. I HAVE REVIEWED THE SURVEY AND ACCEPT THE RESULTS THEREOF.

OWNER'S SIGNATURE: MICHAEL L. WANGEMANN, DATE: APRIL 2014.

STATE OF: UTAH
COUNTY OF: WEBER
TOWNSHIP: 6 NORTH
RANGE: 3 EAST
SECTION: 14

ACKNOWLEDGEMENT: I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT THE SAME IS SUBJECT TO THE CAUSEY ESTATES SUBDIVISION NO. 1 AMENDMENT 2. I HAVE REVIEWED THE SURVEY AND ACCEPT THE RESULTS THEREOF.

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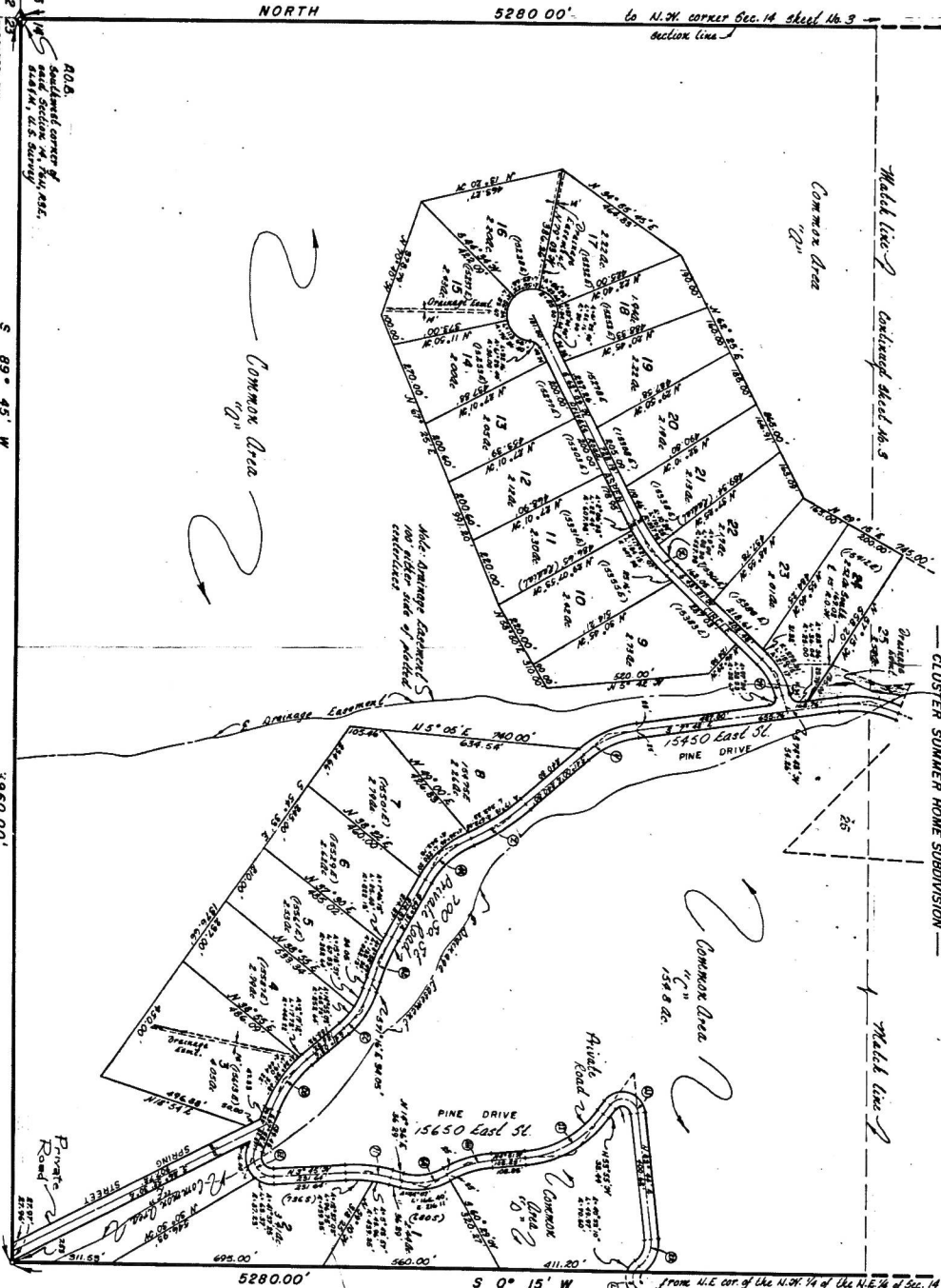
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CAUSEY ESTATES SUBDIVISION NO. 1

A PART OF SECTIONS 11 & 14, T6N, R3E, S18&M, U.S. SURVEY

CLUSTER SUMMER HOME SUBDIVISION



PREPARED BY
 GREAT BASIN ENGINEERING & SURVEYING, INC.
 CIVIL ENGINEERS
 OREM, UTAH

A.O.S.
 Southeast corner of
 Section 14, T6N, R3E,
 S18&M, U.S. Survey

Note: Dimensions & Utility
 Measurements are based
 on the ground surface
 from 7' grade to 10'

605013 444 W
 FILED AND RECORDED FOR
 Basin Land Development Co
 9712 N 20 W 10 S 8
 M Box 10 of P.O. Box 17
 RICH ELMERS OLSEN
 COUNTY CLERK

Underlined Course Data (taken from 58-59)

SW	41.91° 17'	41.75° 35'
	1.126.01'	4.168.57'
	1.170.00'	7.100.00'
SE	41.97° 28'	4.168.57'
	4.168.07'	7.100.00'
X	41.98° 08'	4.168.57'
	4.168.08'	7.100.00'
Y	41.93° 12'	4.168.57'
	4.168.37'	7.100.00'
Z	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
AA	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
BB	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
CC	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
DD	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
EE	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
FF	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
GG	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
HH	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
II	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
JJ	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
KK	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'
LL	41.97° 15'	4.168.57'
	4.168.37'	7.100.00'

Ordinance _____

An ordinance of Weber County vacating Lots 19 and 20 Causey Estates Subdivision No. 1.

Whereas, Lots 19 and 20 Causey Estates Subdivision No. 1 have been amended and incorporated as a new subdivision called Causey Estates Subdivision No. 1 2nd Amendment; and

Whereas, the owner of Lots 19 and 20 has presented an amended plat which is in compliance with the Weber County Land Use Code and Subdivision requirements; and

Whereas, the property owner, Lynn Wood, desires to reconfigure the lot line between Lots 19 and 20 due to the close proximity of some structures to the property line; and

Whereas, the vacation of Lots 19 and 20 Causey Estates Subdivision No. 1 is recommended by the Weber County Planning Division and Recorder/Surveyor's Office because it will reduce the potential for future mistakes in transfer of title; and

Whereas, the owner of Lots 19 and 20, Causey Estates Subdivision No. 1 has requested the proposed vacation; and

Whereas, a public hearing was held by the Ogden Valley Planning Commission on December 17, 2013, after meeting applicable notice requirements; and

Whereas, the Ogden Valley Planning Commission unanimously recommended approval of the vacation of Lots 19 and 20, Causey Estates Subdivision No. 1; and

Whereas, no public comments were made during the public hearing held by the Ogden Valley Planning Commission on December 17, 2013; and

Whereas, the Weber County Commission considered the vacation of Lots 19 and 20 Causey Estates Subdivision No. 1 in a public meeting on May 6, 2014; and

Whereas, the vacation of Lots 19 and 20 Causey Estates Subdivision No. 1 will not adversely affect the public health, safety, or welfare;

Now Therefore, the Weber County Board of Commissioners ordains and vacates the following:

Lots 19 and 20, Causey Estates Subdivision No. 1.

Adopted and ordered published this ____ day of _____, 2014 by the
Weber County Board of Commissioners,

Commissioner Bell	Voting _____
Commissioner Gibson	Voting _____
Commissioner Zogmaister	Voting _____

Kerry W. Gibson, Chair

ATTEST:

Ricky D. Hatch, CPA Weber County Clerk/Auditor

Summary of Ordinance

An ordinance of Weber County vacating Lots 19 and 20 Causey Estates Subdivision No. 1, adopted and ordered published this 6th day of May, 2014, by the Weber County Board of Commissioners with Commissioners Bell, Gibson, and Zogmaister voting Aye. Copies of the complete ordinance may be reviewed in the Weber County Clerk/Auditor's office 2380 Washington Blvd, Suite 320, Ogden, Utah.