

# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

### **Synopsis**

**Application Information** 

Consideration and action on an administrative application, final approval of Woodland Application Request:

Estates Subdivision Unit 2 3rd Amendment (1 lot).

Agenda Date:

Wednesday, August 13, 2014

Applicant:

A. Zach Tanner, Blue Spruce Investments LLC

File Number:

LVW 070314

**Property Information** 

**Approximate Address:** 

2575 E Woodland Drive; Ogden UT

Project Area:

0.45 acres

Zoning:

Residential Estates (RE-20) Zone

**Existing Land Use:** 

Vacant/Residential

**Proposed Land Use:** 

Residential

Parcel ID:

07-089-0010

Township, Range, Section: T5N, R1W, Section 23

**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:

JG

# **Applicable Ordinances**

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

### Type of Decision

Administrative Decisions: When the Planning Director is acting as the 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 Director if the application demonstrates compliance with the approval criteria.

### Background

The applicant is requesting approval to amend an existing subdivision, "Woodland Estates Subdivision Unit 2", located at approximately 2575 E Woodland Drive in the RE-20 Zone, by amending existing Lot 34. The boundary of Lot 34 has changed since the original plat (1959) which required the plat to be amended.

The proposed amended lot within this subdivision meets the lot area and lot width requirements of this Zone, because it received a variance for lot area (BOA 2014-04). The proposed lot is 19,830 square feet. An abnormal condition exists in front of this lot at the intersection of 5950 South and Woodland Drive. A large rock outcropping was left unexcavated in the intersection through the construction of the roadways. Additional road dedication will be done with the proposed amended plat at the corner of the lot that was affected by the shift of roadway improvements.

Culinary water and sewer services are provided by Uintah Highlands Improvement Company and secondary water has been required through Weber Basin Water Conservancy. A fire hydrant has not been required for this subdivision. 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 amended subdivision consists of only one (1) lot and no new 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 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-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyors Department

## Administrative Approval

Administrative final approval of Woodland Estates Subdivision Unit 2 3<sup>rd</sup> Amendment 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, August 13, 2014

Sean Wilkinson

Weber County Planning Director

### **Exhibits**

A. Subdivision Plat



Map 2



# Woodland Estates Subdivision - Unit 2 - 21 5 CERTIFICATE A Part of Lot 34, Woodland Estates Subdivision - Unit 2 being a part of the Northeast 1/4 of Section 23, T5N, R1W, SLB&M, U.S. Survey Weber County, Utah Weber County, Utah 2nd Amendment

SURVEYOR'S CERTIFICATE

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Signed this

OHNEP'S DESIGNATION

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Raiph E. Fankratz \
Revocable Living Trus

-Found Centerline Monument at the intersection of 5950 South and Woodland Drive

Lot 21

Trudie Tanner - Manager investments LLC

ACKNOWLEDGEMENT

On the day of a day of personally appeared before me, Trudie Tanner who being by me day seam did say had the is kidnospe of Bluesprice Inestinents LLC, and that said instrument was signed in shealf of said LLC, by a resulting of its kembers, and Irudie Tanner acknowledged to me that said LLC, accounted the some.

unission in Utah

THE SOUND SOUND STORY

A = 30'41'29" R = 45.00' L = 24.10' 10 = 25.82' N 69'51'41' E

S 74'47'55" E 2.89"

A = 30°4129° B = 20.00° L = 24.10° LC = 23.82° N 89°5141° E

Found Centerline
Manument on
5950 South Street

Sel Reserve

DIVERTMENTS LLC eanidesuga eagundesuga

(Lot 34)

Lot 99
s sq.ft. (Read Dedication)
18.630 sq.ft. (Ret)

Set Rebar

BOUNDARY DESCRIPTION

A part of Let 14. Recommed terretes Subdivision — Unit 2. Weber County Ulan —
roading to afficial Plot Thereof

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scribed as Tologous

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Wished B. & Krystel M. Wood Lot 33

NOTE:

1. 10 Wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, unless otherwise shown.

GREAT BASIN OF STREET

January 2014

Centerline Monume on Woodland Drive Not Found

NARRATIVE

This anny and subdiction judi war reputsted by Toutio Impact for the purpose of omenting Los 34 to detect a partial or of the property is Wheet Courty for Road Purposes. Certific fine Mountaints were found of the intersection of 5280 South Street South Street Drive and of 5285 East Soviet and Woodman Drive and of the Aprilip South 5176525 South Correct and instruments was used on the Basic of Bearings on displaced on this derwings, Lot Correct was all resolutions on the South South

Oraphic Scale Scale: 1" = 20"

Set Nail & Washer

Set Rebar & Cap

Set Rebar & Tack

Set Hub & Tack

A Honument to be set

(Rad.) Radial Line

(MR) Non-Radial Line

(MR) Non-Radial Line

Legend

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the day of 2014. PLANNING COMMISSION APPROVAL

Planning Commission

I hereby certify had the required public improvement standards and drewings for this subdivision contains with County standards and the amount of the financial guarantee is sufficient for the insulation of these improvements.

Spired this day of 2014. WEBER COUNTY ENGINEER

Signature

This is to certify that this subdivision plat was duly approved by the Weber County Attorney on the day of . 2014. WEBER COUNTY ATTORNEY

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Lawie J. Spinks Loevy, & Husband Ross Loevy

Lot 35

Vicinity Map N.T.S.

ENTER NO. THE PAID

RECORDED H BOOK OF DITICL

RECORDS PAIL RECORDER

R WEBER COUNTY RECORDER

MERCH COUNTY RECORDER