



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, to amend Hunter Place Subdivision, Lot 6 and a meets & bounds parcel, including a deferment of curb, gutter and sidewalk

**Agenda Date:** Tuesday, July 15, 2014

**Applicant:** Aaron Pattillo & Ray Ellis

**File Number:** LVH062414

### Property Information

**Approximate Address:** 2522 South 4150 West (Lot 6) and 4114 West 2550 South (meets & bounds parcel)

**Project Area:** 1.17 acres (Lot 6) and 0.81 acres (meets & bounds parcel)

**Zoning:** Agricultural (A-1)

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 153040006 (Lot 6) and 15-078-0028 (meets & bounds parcel))

**Township, Range, Section:** T6N, R2W, Section 28

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Steve Parkinson  
sparkinson@co.weber.ut.us  
801-399-8768

**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 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, 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 Hunter Place Amended, located at 2522 North 4150 West and 4114 West 2550 South in the Agricultural (A-1) Zone. Both parcels meet the lot width and lot area requirements for this zone. Only one lot is a part of Hunter Place subdivision the other is a meets and bounds parcel to the east. The applicants are moving the common lot line. Currently Lot 6 is in the shape of an "L" and is behind the other parcel, the applicants are removing the rear lot line of the parcel and extending the existing common internal lot line northward 70 feet, thus increasing the lot area of the meets and bounds parcel and decreasing the lot area of Lot 6 by 0.23 acres.

Culinary water service will be provided by Taylor West Weber. Wastewater treatment will be septic systems. No additional fire hydrants are required for this amendment. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

There is currently no existing curb, gutter or sidewalk along the east side of 2550 South nor along 4150 West.

## 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 “A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.” This subdivision consists of only one lot 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 the Planning Director, 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 Surveyor’s office

### Administrative Approval

Administrative approval to Hunter Place Subdivision; Amended 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, including, deferment of curb, gutter, and sidewalk.

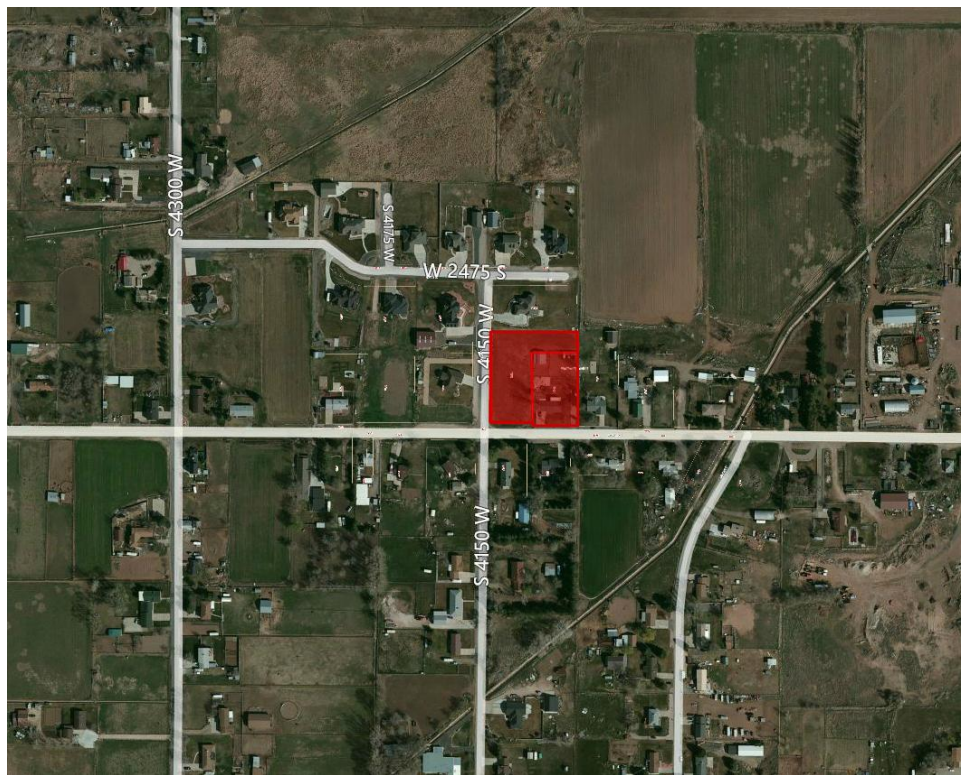
Date of Administrative Approval: July 15, 2014

\_\_\_\_\_  
Sean Wilkinson  
Weber County Planning Director

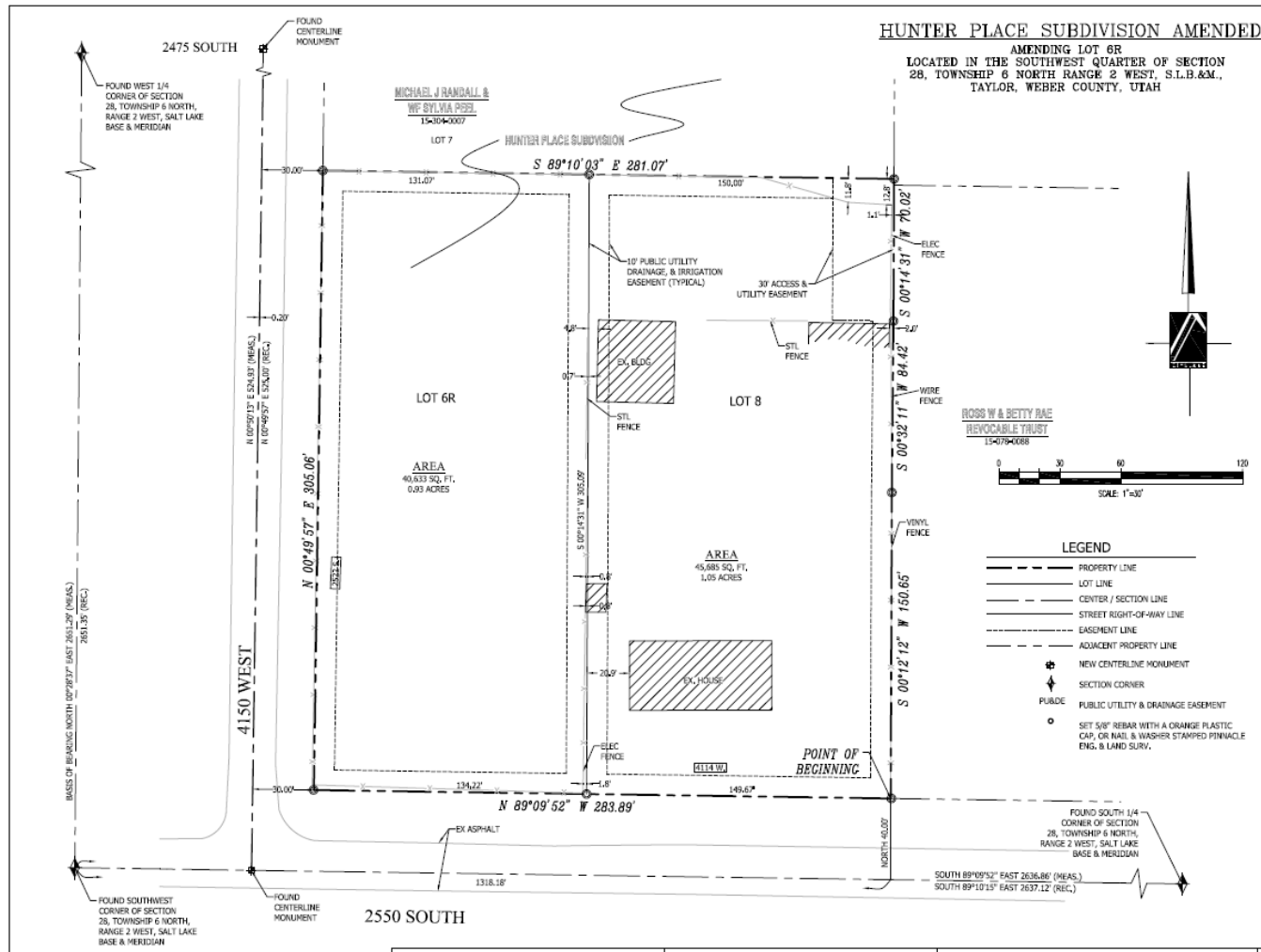
### Exhibits

- A. Subdivision Plat

### Location Map



# Exhibit A - Subdivision Plat



## HUNTER PLACE SUBDIVISION AMENDED

AMENDING LOT 6R  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION  
 28, TOWNSHIP 6 NORTH RANGE 2 WEST, S.L.B.&M.,  
 TAYLOR, WEBER COUNTY, UTAH

### SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS HUNTER PLACE SUBDIVISION AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON AN EXISTING VINYL FENCE, SAID POINT BEING ON THE NORTH LINE OF 2550 SOUTH STREET, SAID POINT BEING LOCATED SOUTH 89°09'52" EAST 1318.18 FEET ALONG SECTION LINE AND NORTH 40 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 89°09'52" WEST 283.89 FEET TO THE SOUTHWEST CORNER OF LOT 6R, HUNTER PLACE SUBDIVISION, A PLAT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 00°49'57" EAST 305.06 FEET TO THE SOUTH LINE OF LOT 7 OF SAID SUBDIVISION; THENCE SOUTH 89°10'03" EAST ALONG SAID SOUTH LINE 281.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #XXXXXX, BOOK XXXX, PAGE XXXXX AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°14'31" WEST 70.02 FEET TO THENCE SOUTH 00°12'12" WEST 84.42 FEET TO A POINT ON A WIRE FENCE; THENCE SOUTH 00°12'12" WEST ALONG SAID FENCE LINE 150.65 FEET TO SAID NORTH LINE AND THE POINT OF BEGINNING.

CONTAINS 45,685.00 SQ. FT. / 1.05 ACRES

DATE: \_\_\_\_\_ SIGNER: STEPHEN J. FACKRELL  
 LICENSE NO. 191517

### OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBMIT TO THE PUBLIC THE SPERATED LOTS AS SHOWN ON THIS PLAT, AND WE SAID TRACT HUNTER PLACE SUBDIVISION AMENDED.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

### ACKNOWLEDGMENT

STATE OF UTAH ( )  
 COUNTY OF WEBER ( )  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
 RESIDING IN DAVIS COUNTY

## HUNTER PLACE SUBDIVISION AMENDED

AMENDING LOT 6R  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION  
 28, TOWNSHIP 6 NORTH RANGE 2 WEST, S.L.B.&M.,  
 TAYLOR, WEBER COUNTY, UTAH

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES, THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_

WEBER COUNTY RECORDER  
 BY \_\_\_\_\_ DEPUTY RECORDER

