



Planning Commission Staff Report

4150 North Subdivision 1st Amendment
June 6th, 2024

BASIC INFORMATION

Application Number:	SBD 24.04
Applicant:	Christine Stokes
Owner:	RC Stokes Living Trust
Acreage:	.46 Acres
Lots:	1 lot and 1 Parcel
Location:	Approximately 1075 W and 4150 North
Current Zoning District:	RE-20

PROPOSAL AND BACKGROUND

The applicant is proposing to make and adjust the side lot lines between two residential building lots. This is a lot line adjustment under 17.16.030 of City Code, and is also reviewed as a subdivision amendment under 10-9a-608 State Code.

PLANNING COMMISSION REVIEW AND RECOMMENDATION

APPLICABLE CITY ORDINANCES

17.16 - VACATING OR CHANGING A SUBDIVISION PLAT

17.16.010 Changes to Recorded Plats: Any proposed change shall be approved by the city, and except as otherwise found herein, such changes shall require the recording of a new plat.

1. For changes involving the vacating or alteration of a street or alley, the City Council shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended.

2. For all other changes, the Planning Commission shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended and as found herein. (Ord.2008-5, dated 4/8/08)

17.16.030 Lot Line Adjustments within a Recorded Plat: The adjustment or changes of lot lines between adjoining properties, including the combining of lots, within a recorded plat may be adjusted provided the provisions found herein are met and such changes shall require the recording of appropriate documents. Lot line adjustments must meet the following

requirements: 1. No new lot is created. 2. The adjustment does not violate applicable land use ordinances. (Ord.2008-5, dated 4/8/08)

Staff Comment: *This qualifies as a lot line adjustment, under City Code. Under state code this qualifies under the subdivision amendment section of State Code, which also addresses lot line adjustments.*

17.18.030 Lots: All lots shall comply with standards as found herein...

4. Side Lines: Side lines of lots shall be approximately at right angles, or radial to the street line.

Staff Comment: *In this case, the existing side property line is not exactly straight, so this is a legal non-conforming lot, with regards to that issue. In this case, since there is an existing side property line segment that is not straight, the issue is whether the adjusted line, is making the legal non-conforming violation worse. Staff is of the opinion that trading one non-straight set of side property lines for another does not make the violation of this code provision, worse, and that therefore the subdivision amendment meets the applicable, enforceable ordinances. Additionally, the application states that the side lot lines shall be “approximately” at right angles, or radial to the street line.” Staff is of the opinion that the proposed side property line, may be considered approximately straight, given the lack of precision in the language in the ordinance.*

ZONING CODE REQUIREMENTS

The zone for this property is RE-20 (as shown below):



18.10.020 Site Development Standards. A. Lot Area. The minimum lot area shall be not less than twenty thousand square feet. **B. Lot Width.** The minimum width of any lot shall be one hundred feet (100'), at a distance thirty feet (30') back from the front lot line.

Staff Comment: *The proposed adjusted lots in this application do meet the 20,000 square feet standard for lots in this zone. If the proposed lot line adjustment is approved and recorded, both lots will remain at square footages greater than 20,000 square feet.*

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the subdivision amendment plat, subject to the following recommended conditions:

- Any other adjustments necessary to record the plat, in accordance with City ordinances.
- Additionally, the applicant needs to work with the Weber County Surveyor's office, regarding any adjustments to the plat that are needed, until the plat is recorded. Approval of the plat be subject to any changes required by the Weber County Surveyor's office.
- The applicant should include a description noting the differences between the amended plat and the original plat if this information is not included already. This is a requirement of state law.
- Conditions of the Engineer's review memo or comments.
- Public utility easements along the side and rear property lines be removed from the plat, if not being used.

Public Comment

There have been no comments.

STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com
801-782-8529 Ext: 471

Exhibits

- 1) Proposed Amended Subdivision Plat

Vicinity Map





HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City, Oregon
(435) 723-3491 (801) 398-4905 (435) 752-8272

- LEGEND**
- PROPOSED SUBDIVISION BOUNDARY LINE
 - ADJOINER PROPERTY LINE
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - CENTERLINE
 - SECTION CORNER
 - STREET MONUMENT
 - FOUND SURVEY POINT
 - SET 5/8" BY 24" REBAR WITH CAP

PLEASANT VIEW CITY PLANNING COMMISSION

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION.

ON THE DAY OF , 2024.

CHAIR

BY:

PLEASANT VIEW CITY ENGINEER

I CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUSLY TO CITY ENGINEER APPROVAL OF THE FOREGOING

PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

CITY ENGINEER

SIGNED THIS DAY OF , 2024.

ATTEST: RECORDER

THIS DAY OF , 2024.

PLEASANT VIEW CITY APPROVAL

WE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH.

MAYOR

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOTS 2 & 3, 4150 NORTH SUBDIVISION FIRST AMENDMENT, AS SHOWN HEREON. THIS SURVEY WAS ORDERED BY CHAIRMAN AND COUNCIL OF THE CITY OF PLEASANT VIEW, UTAH, TO BE COMPLETED BY THE CITY ENGINEER. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°43'58" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

NARRATIVE

STATE OF UTAH NOTARY PUBLIC

COMMISSION NUMBER

NOTARY PRINTED NAME

MY COMMISSION EXPIRES

DATE: _____

DATE: _____

BY: RONALD LEE STOKES, CO-TRUSTEE

RC STOKES LIVING TRUST

BY: CHRISTINE STOKES, CO-TRUSTEE

RC STOKES LIVING TRUST

DATE: _____

DATE: _____

TRUST ACKNOWLEDGMENT

COUNTY OF UTAH

ON THIS DAY OF , 2024, RONALD LEE STOKES AND CHRISTINE STOKES, CO-TRUSTEES FOR THE RC STOKES LIVING TRUST, IN AND FOR SAID COUNTY OF UTAH, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID SUBDIVISION FIRST AMENDMENT, AND HEREBY GRANT AND CONVEY TO PLEASANT VIEW CITY, WEBER COUNTY, UTAH, ALL THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITY SERVICE LINES, STORM DRAINAGE, IRRIGATION AND OTHER UTILITY LINES AS MAY BE AUTHORIZED BY PLEASANT VIEW CITY. WE HEREBY DECLARE THAT THE PLAT NOTES SHOWN HEREON ARE EFFECTIVE AND BINDING.

SUBDIVISION BOUNDARY

ALL OF LOTS 2 AND 3, 4150 NORTH SUBDIVISION, RECORDED AS ENTRY NO. 2980595 IN THE WEBER COUNTY RECORDER'S OFFICE SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802

SIGNED THIS 9TH DAY OF MAY, 2024.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802

VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREFTER AS 4150 NORTH SUBDIVISION FIRST AMENDMENT IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE SUBDIVISION SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION. BASED UPON DATA OBTAINED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-22-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREFTER AS 4150 NORTH SUBDIVISION FIRST AMENDMENT IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE SUBDIVISION SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION. BASED UPON DATA OBTAINED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

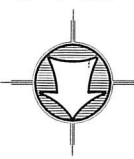
PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	142.74'	340.00'	24°03'13"	N67°17'42"W
C2	137.73'	340.00'	23°12'38"	N67°42'59"W
C3	5.00'	0°50'34"	5.00'	N57°41'23"W
C4	410.74'	310.00'	75°54'54"	S86°46'28"W

BRASS CAP MONUMENT GOOD CONDITION

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
PLEASANT VIEW, WEBER COUNTY, UTAH

**4150 NORTH SUBDIVISION FIRST AMENDMENT
AMENDING LOTS 2 & 3, 4150 NORTH SUBDIVISION**

SCALE: 1" = 30'



- PLAT NOTES:**
- (1) A GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THE HARRIS HILLS SUBDIVISION BY GSH GEOTECHNICAL, INC. DATED JULY 8, 2015, JOB NO. 1922024-15 & DATED 16, 2017, JOB NO. 1922-008-17. SUBDIVISION IMPROVEMENTS AND HOMEOWNERS ARE REQUIRED TO COMPLY WITH SAID STUDY. ACCORDING TO THE GEOTECHNICAL REPORT, ANY NON-ENGINEERED FILL NEEDS TO BE REMOVED UNDERNEATH ANY BUILDING STRUCTURE. IT IS RECOMMENDED THAT THE GEOTECHNICAL ENGINEER OBSERVE THE EXCAVATION FOR THE HOMES IN ORDER TO VERIFY THAT THE NON-ENGINEERED FILL HAS BEEN REMOVED.
 - (2) 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF RESIDENTIAL STRUCTURES WITH LIVING SPACE SQUARE FOOTAGE GREATER THAN 6,200 SQUARE FEET WILL BE REQUIRED TO INSTALL A RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 130.
 - (3) RESIDENTIAL STRUCTURES WITH LIVING SPACE SQUARE FOOTAGE GREATER THAN 6,200 SQUARE FEET WILL BE REQUIRED TO INSTALL A RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 130.
 - (4) ALL PROPERTY OWNERS ARE RESPONSIBLE TO KEEP STORM WATER RUNOFF FROM THEIR PROPERTY ON THEIR PROPERTY. THEY MAY NOT DIRECT RUNOFF ONTO ADJACENT PROPERTY OWNERS. ANY GRADING OR LANDSCAPING SHOULD BE DONE IN SUCH A WAY SO AS TO KEEP ALL STORM WATER RUNOFF ON THE LOT.
 - (5) ALL INTERNAL PROPERTY CORNERS TO BE SET WITH 3" BY 24" REBAR WITH CAP ON ALL BACK PROPERTY CORNERS AND CURBSPINS TO BE SET IN THE CURB AT THE LOT LINE EXTENSION.

COUNTY RECORDER

ENTRY NO. _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____

OF OFFICIAL _____

RECORDS, PAGE _____

COUNTY RECORDER

BY _____