

WEBER COUNTY
ORDINANCE NUMBER 2023-17

**AN AMENDMENT TO THE WEBER COUNTY SUBDIVISION ORDINANCE TO EXEMPT CERTAIN LOT BOUNDARY
CHANGES FROM FULL SUBDIVISION REVIEW AND TO ADJUST THE LAND USE FEE SCHEDULE**

WHEREAS, the Board of Weber County Commissioners has heretofore adopted land use regulations governing subdivision of land in unincorporated Weber County; and

WHEREAS, these subdivision regulations include a staff review process to verify compliance with applicable regulations; and

WHEREAS, the existing subdivision regulations do not exempt lot line adjustments from the preliminary and final subdivision plat review; and

WHEREAS, the Board of Weber County Commissioners wishes to exempt lot line adjustments from the preliminary and final subdivision plat review; and

WHEREAS, the Board of Weber County Commissioners wishes to amend the Land Use Fee schedule to add a review fee for lot line adjustments and to amend the project size fees for certain land use applications;

WHEREAS, the Board of Weber County Commissioners has received a positive recommendation from the Western Weber Planning Commission, after holding a public hearing, in their October 18, 2022 regular meeting, for the amendments proposed

WHEREAS, the Board of Weber County Commissioners has received a positive recommendation from the Ogden Valley Planning Commission, after holding a public hearing, in their October 25, 2022 regular meeting, for the amendments proposed herein;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT. The Weber County Code is hereby *amended* as provided in **Exhibit A**.

PASSED AND ADOPTED BY THE BOARD OF WEBER COUNTY COMMISSIONERS
ON THIS 6th DAY OF June, 2023.

Gage Froerer:	AYE <input checked="" type="checkbox"/>	NAY <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input type="checkbox"/>
Jim "H" Harvey:	AYE <input checked="" type="checkbox"/>	NAY <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input type="checkbox"/>
Sharon Bolos:	AYE <input checked="" type="checkbox"/>	NAY <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input type="checkbox"/>

Presiding Officer

Attest


Gage Froerer, Chair


Ricky D. Hatch, Clerk

Exhibit A

106-1-9 Subdivision Lot Adjustment

(a) Exemption qualifiers. A subdivision amendment is exempt from typical preliminary and final plat review if it consists solely of one or more proposed subdivision lot adjustments. For purposes of this section, a subdivision lot adjustment is a subdivision amendment in compliance with the following:

1. The purpose of the amendment is only to amend a common boundary between lots or to amend an internal lot restriction that is no longer applicable pursuant to this Land Use Code.
2. Each affected lot shall be within the boundaries of the same platted subdivision, or within the boundaries of a phased subdivision platted with an approved preliminary plan.
3. All lots proposed to be amended shall comply with each lot's zoning requirements, or, if applicable, comply with the provisions of Sec 108-12-12 (Reconfiguring Nonconforming Lots).
4. All lots proposed to be amended shall comply with any additional applicable standards as may have been adopted by previous approvals, including but not limited to a Master Plan, a Development Agreement, a Planned Residential Unit Development, etc.

(b) Application. A subdivision lot adjustment application shall be submitted in a form as approved by the Planning Division. The application shall include:

1. An electronic copy of the proposed amended plat that complies with Utah Code Ann. Section 17-27a-608, prepared by a surveyor licensed in the State of Utah.
2. All information from the original subdivision plat referenced on the amended plat.
3. An application fee.

(c) Procedure.

1. After all applicable review agencies have recommended approval of the proposed subdivision amendment, the applicant shall submit to the Planning Division a signed and notarized printed mylar copy.
2. The County will send any notices required by statute.
3. After collecting signatures from applicable review agencies, the Planning Division shall submit the proposed subdivision amendment for approval and signature by the Land Use Authority.
4. The Land Use Authority for a subdivision lot adjustment application is the Planning Division Director.
5. Upon signature of the Land Use Authority the applicant may submit the signed mylar to the County Recorder's Office for recordation.

Sec 16-2-5 Land Use Code Application Fees

Planning Division Fees		Engineering Division Fees		Surveyor's Office Fees		
Base Fee	Size Fee	Base Fee	Size Fee	Base Fee	Size Fee	
Subdivision Lot Adjustment Fee	\$260.00	+\$25.00 per lot	\$115.00	+\$25.00 per lot	\$400.00	+\$25.00 per lot; or +\$50 per condo unit
Large Subdivision (5+ Lots) Fee *	\$815.00	+\$25.00 per lot	\$385.00	+\$50.00 per lot	\$400.00	+\$25 per lot; or +\$50 per condo unit
Small Subdivision (Less than 5 Lots) -Fee **	\$520.00	+\$25.00 per lot	\$230.00	+\$25.00 per lot	\$400.00	+\$25 per lot; or +\$50 per condo unit

Conditional Use Permit with Design Review Fee ***	\$770.00	+\$30.00 per 1000 square feet of total building area <u>\$100k of project valuation.</u> ; and +\$30.00 per 1000 square feet of site area being modified excluding building footprint	\$230.00	-	-	-
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Conditional Use Permit Amendment with Design Review Fee ***	\$400.00	+\$30.00 per 1000 square feet of total building area being modified; and +\$30.00 per 1000 square feet of site area being modified excluding building footprint <u>\$100k of project valuation.</u>	\$100.00	-	-	-
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Design Review Fee ***	\$450.00	+\$30.00 per 1000 square feet of total building area; and +\$30.00 per 1000 square feet of site area being modified excluding building footprint <u>\$100k of project valuation</u>	\$50.00	-	-	-
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Design Review Amendment Fee ***	\$270.00	+\$30.00 per 1000 square feet of total building area being modified; and +\$30.00 per 1000 square feet of site area being modified <u>\$100k of project valuation.</u> excluding building footprint	\$30.00	-	-	-

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