



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, to amend Sheep Creek Cluster Subdivision Phase 3, Lots 89 and 90 including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Wednesday, March 18, 2015

Applicant: Stephanie Mangum

Representative: Alan Cox

File Number: UVS013015

Property Information

Approximate Address: 4055 East 4600 North

Project Area: 31,667 square feet

Zoning: Forest Valley (FV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-243-0002 and 22-243-0003

Township, Range, Section: T7N, R1E, Section 16

Adjacent Land Use

North: Residential	South: Open Space
East: Residential	West: Residential

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8768

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 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 Sheep Creek Cluster Subdivision Phase 3 Lot 145, located at 4055 East 4600 North in the Forest Valley (FV-3) Zone. The subdivision consists of an amendment to Lots 89 and 90 which are part of Sheep Creek Cluster Subdivision Phase 3. The applicant is combining these two lots into one lot.

Culinary water service will be provided by Liberty Pipeline Company. Wastewater treatment will be provided by Powder Mountain Water & Sewer. No additional fire hydrants are required for this amendment. All review agency requirements must be 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 "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 amend Sheep Creek Cluster Subdivision Phase 3, combining Lots 89 and 90 into one lot (145) is hereby granted approval 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: March 18, 2015



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision