



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Eden Dream Meadows (2 lots).
Agenda Date: Wednesday, November 19, 2014
Applicant: Peterson Builders and Lisa Garrison
File Number: UVL102914

Property Information

Approximate Address: 5056 East 2725 North
Project Area: 2.4 acres
Zoning: Agricultural Valley (AV-3)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 22-021-0012 and 22-131-0005
Township, Range, Section: T7N, R1E, Section 17

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 6 Agricultural Valley (AV-3 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 12 Noncomplying Structures and Nonconforming uses/parcels

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 Eden Dream Meadows Subdivision (2 lots), located at approximately 5056 East 2725 North in the AV-3 Zone. The applicant is adjusting property lines between Lot 22 of Eden Meadows Subdivision Number 3 and Lot 1 of Dream Catcher Subdivision. Weber County Land Use Code Title 108 (Standards) Chapter 12 Noncomplying Structures and Nonconforming uses/parcels states the following: "A subdivision which has been approved and recorded or submitted prior to a change in zoning requiring larger lots, may adjust the lot boundaries within the subdivision subject to:

- A. No lot within the subdivision shall be smaller than the original zoning requirement allowed at the time the subdivision was created.
- B. The lot/frontage width is not reduced below existing zoning requirements.
- C. No new lots or parcels are created.
- D. An amended subdivision plat is required".

Based on the above requirements these lots meet the frontage and area requirements.

Septic systems have been approved as means of wastewater disposal and Eden Water is providing culinary water. The Fire District has no concerns.

The Engineering Division wants Wolf Creek Irrigation's easement shown on the plat and a note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."

Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?

The Weber County Land Use Code Title 106 (Subdivisions) defines "small subdivision" as "A subdivision consisting of five or fewer lots and for which no streets will be created or realigned." This subdivision consists of only two lots 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 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 Fire District

Administrative Approval

Administrative final approval of Eden Dream Meadows Subdivision (2 lots), located at approximately 1034 North 7100 East 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. The administrative hearing was held on Wednesday, November 19, 2014 with no public comments.

Date of Administrative Approval: November 19, 2014

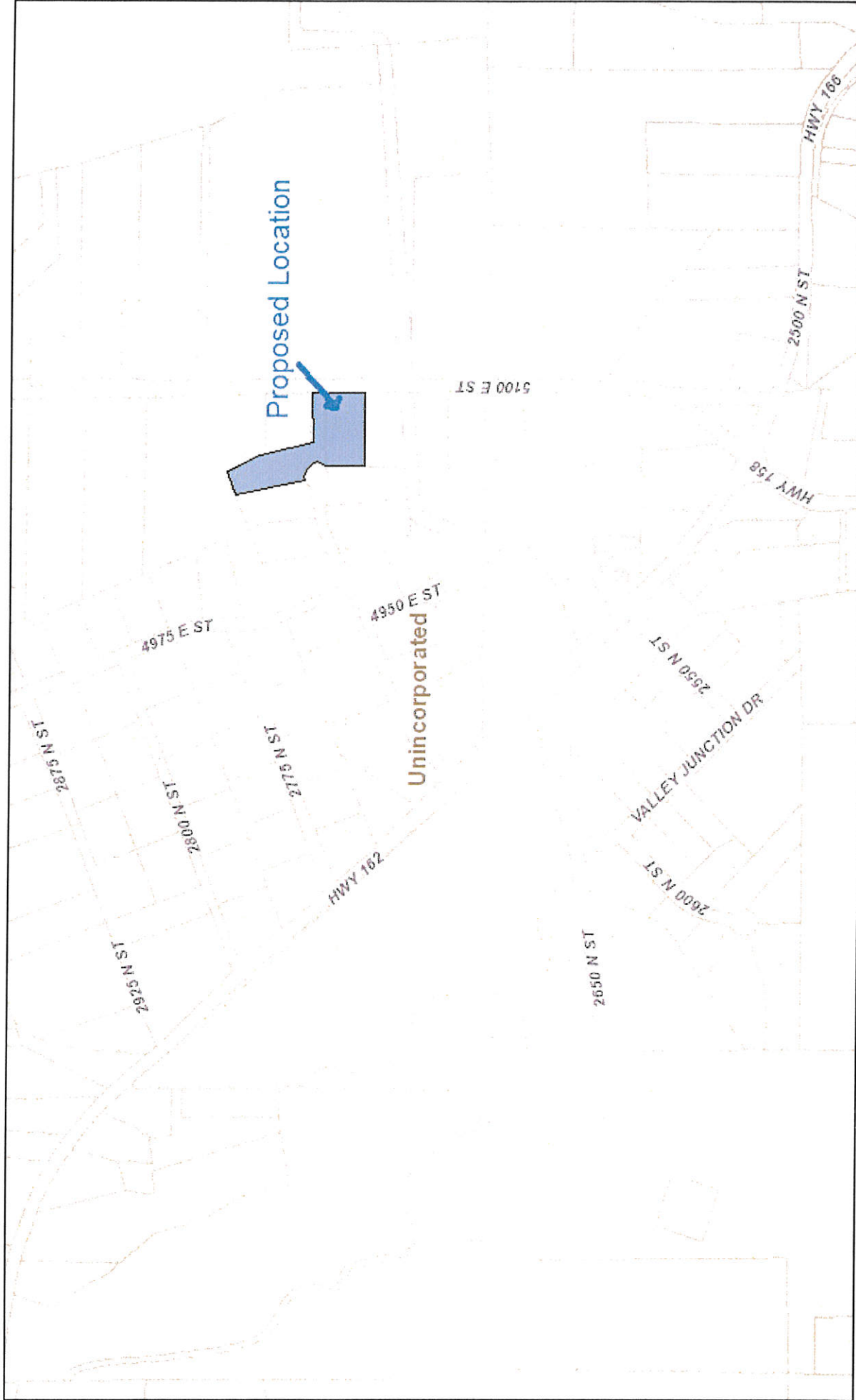


Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Location map

Location Map



October 29, 2014

Street Labels

City Labels

1:9,028

