



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, of Debra Robinson Subdivision Phase 3, 1-lot including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Wednesday, May 06, 2015

Applicant: Debra Robinson

Representative: Amy Kap

File Number: LVS018015

Property Information

Approximate Address: 766 North 4400 West

Project Area: 4 acres

Zoning: Agricultural (A-2)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 15-027-0103

Township, Range, Section: T6N, R2W, Section 8

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 Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 7 Agricultural (A-2) 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 Debra Robinson Subdivision Phase 3, 1-lot, located at 766 North 4400 West in the Agricultural (A-2) Zone. The subdivision consists of one 4-acre lot. The road at this location is gravel and is substandard. A substandard road agreement is required as part of this subdivision.

Wastewater treatment will be by septic system and Taylor West Weber has given preliminary approval to connect to their water system. A final approval letter from Taylor West Weber Water needs to be provided. The conditions for a final approval letter are listed in the Water District letter. No additional fire hydrants are required for this amendment. All review agency requirements must be completed prior to this subdivision being recorded.

There is currently no existing asphalt, curb, gutter, or sidewalk along 4400 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 Land Use Codes 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 of Debra Robinson Subdivision Phase 3, 1-lot, 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, and a substandard road agreement.

Date of Administrative Approval: May 6, 2015



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision