



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, of Talbot Subdivision 1st Amendment, 2-lots including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Wednesday, June 03, 2015

Applicant: Boyd Talbot

Representative: Boyd Talbot

File Number: LVT0512

Property Information

Approximate Address: 2155 South 7500 West

Project Area: 9.86 acres

Zoning: Agricultural (A-3)

Existing Land Use: Vacant/Residential

Proposed Land Use: Residential

Parcel ID: 100640002

Township, Range, Section: T6N, R3W, Section 27

Adjacent Land Use

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

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 8 Agricultural (A-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 Talbot Subdivision 1st Amendment, 2-lots, located at 2155 South 7500 West in the Agricultural (A-3) Zone, which requires 150 feet of frontage and 2 acres in area for a single family dwelling. The subdivision consists of one 7.86-acre lot and a 2-acre lot, with a 5.32 remaining agricultural parcel. A dwelling and an out building are located on the 7.86 acre parcel.

Wastewater treatment will be by septic system and Warren West Warren has given approval to connect to their water system. No additional fire hydrants are required for this amendment if the existing fire hydrant is within 250 feet of each home. All review agency requirements must be completed prior to this subdivision being recorded.

There is currently no curb, gutter, or sidewalk along 7500 West. The Engineering Office wants the grade to be brought up to a foot below the edge of asphalt. The ditch in the front of the property will need to be piped with an 8 inch diameter culvert, and a note needs to be add that states "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." A 33 foot road dedication needs to be provided.

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 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
- The barn that crosses the property line and is mostly on lot 3 will need to have a 10 side yard set back.

Administrative Approval

Administrative approval of Talbot Subdivision 1st Amendment, 2-lots, 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: June 3, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision