



## Staff Report for Administrative Subdivision Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on final approval of Valley Green Estates Subdivision 1st Amendment (3 lots).  
**Agenda Date:** Tuesday, August 04, 2015  
**Applicant:** Spencer Atkinson, owner  
**File Number:** LVV 063015

#### Property Information

**Approximate Address:** 2612 S 4150 W, Ogden UT  
**Project Area:** 4.291 acres  
**Zoning:** Agricultural (A-1) Zone  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-104-0014, and 15-104-0010  
**Township, Range, Section:** T6N, R2W, Section 33

#### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

#### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8766  
**Report Reviewer:** JG

### Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

### Background

The applicant is requesting approval of Valley Green Estates Subdivision 1<sup>st</sup> Amendment (3 lots), located at approximately 2612 South 4150 West in the A-1 Zone. The three proposed lots in the 4.291 acre subdivision meet the 40,000 square foot lot area and 150 foot lot width requirements of this zone. Access for the lots will be from 4150 West. The purpose of this subdivision is to reconfigure lot lines to follow a large canal that runs through the middle of one of the existing lots, making it undesirable and difficult to maintain. Two of the lots have existing homes and one is vacant.

Culinary water service is provided by Taylor West Weber Water. A private septic system will be used for waste water. All review agency requirements must be addressed and 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 "An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of three (3) lots and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission." 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 Survey Department

## Administrative Approval

Administrative final approval of Valley Green Estates Subdivision 1<sup>st</sup> Amendment 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.

Date of Administrative Approval: Tuesday, August 4, 2015.



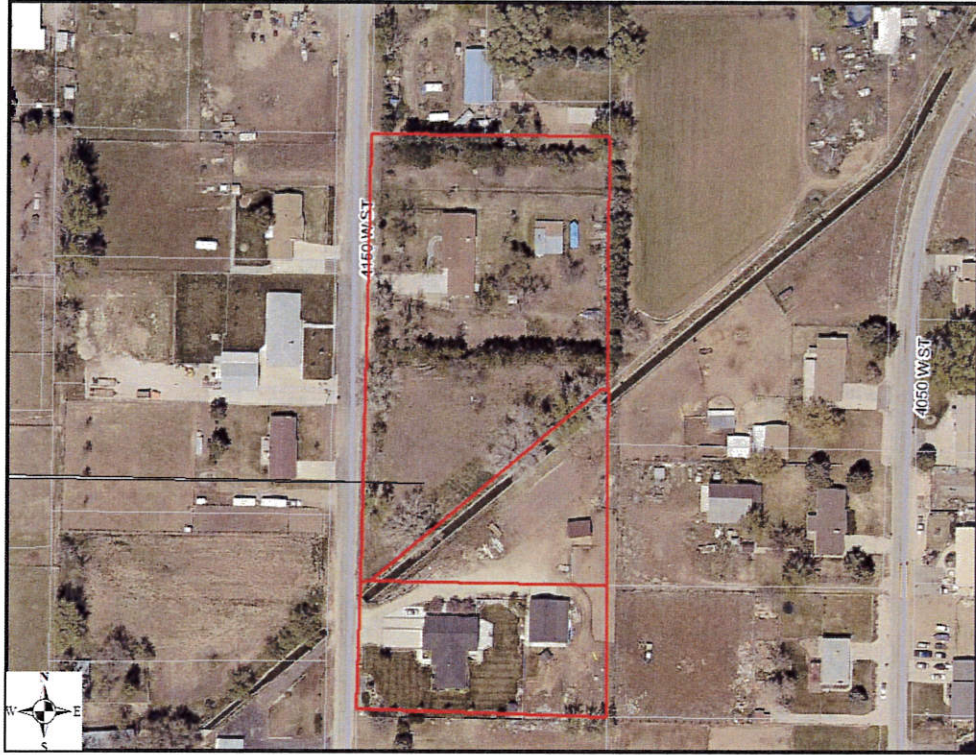
Sean Wilkinson  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat



Map 1



Map 2

