



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Strahan Place Subdivision Phase 2 (1 lot).
Agenda Date: Tuesday, August 04, 2015
Applicant: Michael Strahan, owner
File Number: LVV 062915

Property Information

Approximate Address: 440 S 6700 W, Ogden UT
Project Area: 29.66 acres
Zoning: Agricultural (A-2) Zone
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 10-035-0055
Township, Range, Section: T6N, R3W, Section 13

Adjacent Land Use

North: Residential	South: Residential
East: Agricultural	West: 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 7 (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of Strahan Place Subdivision Phase 2 (1 lot), located at approximately 2440 South 6700 West in the A-2 Zone. The proposed one lot in the 29.66 acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone. Access for the lot will be from 6700 West. The purpose of this subdivision is to build a dwelling on the new lot.

Culinary water service is provided by West Warren Warren 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 one (1) lot 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 Strahan Place Subdivision Phase 2 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.

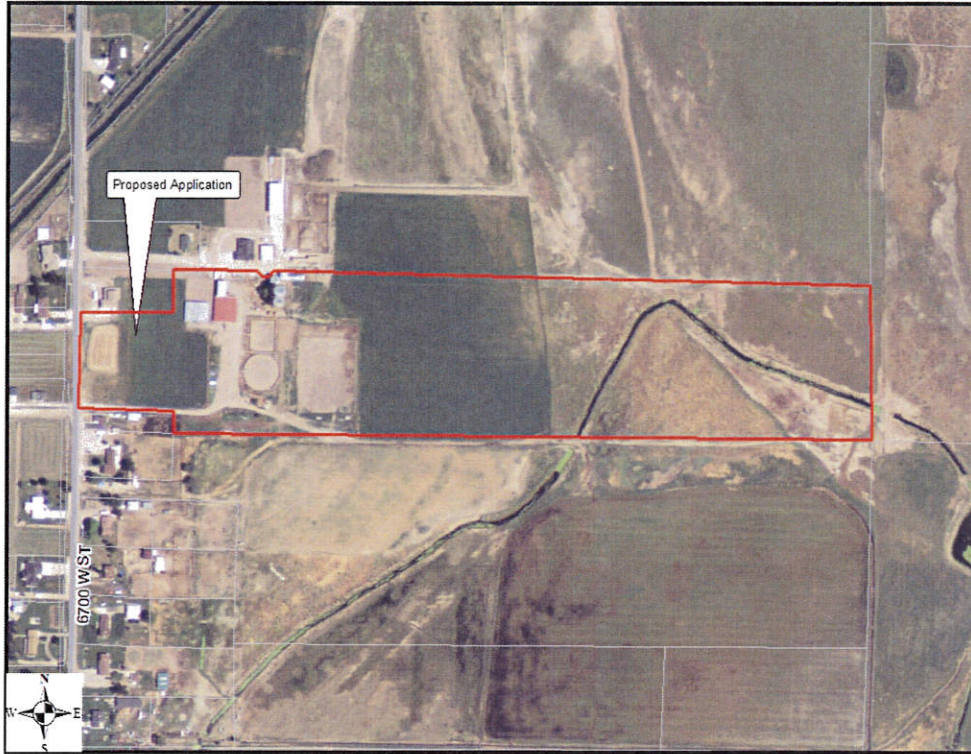


Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



Map 2

