



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 KEO Homestead Subdivision (1 lot).

Type of Decision: Administrative

Agenda Date: Wednesday, October 14, 2015

Applicant: Andy Hubbard, agent

File Number: UVK 092215

Property Information

Approximate Address: 5550 East Hwy 39, Huntsville UT

Project Area: 21.273 acres

Zoning: Forest Valley (FV-3) Zone

Existing Land Use: Forest

Proposed Land Use: Residential

Parcel ID: 20-015-0010

Township, Range, Section: T6N, R1E, Section 14

Adjacent Land Use

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

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 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of KEO Homestead Subdivision (1 lot), located at approximately 5550 East Hwy 39 in the FV-3 Zone. The proposed 21.273 acre lot within this subdivision meets the 3 acre lot area and 150 foot lot width requirements of this zone. Access for the lot will be from an existing private right of way (AE 05-2015) that comes up the hill from Hwy 39. The purpose of this subdivision is to develop one building lot for a future home.

Culinary water service is provided by a private well. A private septic system has been proposed 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 only 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 Surveyors Department

Administrative Approval

Administrative final approval of KEO Homestead Subdivision 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: Wednesday, October 14, 2015.



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



Map 2



