



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 Green Hill Country Estates Phase No. 7 – 1st Amendment (2 lots).

Type of Decision: Administrative

Agenda Date: Wednesday, October 14, 2015

Applicant: Brian See, agent

File Number: UVM 081815

Property Information

Approximate Address: 8850 Pineview Dr., Huntsville UT

Project Area: 387.93 acres

Zoning: Forest (F-5 and F-10) Zone

Existing Land Use: Forest

Proposed Land Use: Common Area

Parcel ID: 21-078-00021, 21-078-0001, 21-001-0007, 21-001-0006, and 21-001-0004

Township, Range, Section: T6N, R2E, Section 3, 4, 5, 8, and 9

Adjacent Land Use

North: Forest	South: Residential
East: Forest	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 9 (F-5 and F-40 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of Green Hill Country Estates Phase No. 7 – 1st Amendment (2 lots), located at approximately 8850 Pineview Dr. in the F-5 and F-40 Zones. The proposed 387.93 acre subdivision amendment meets the lot area and lot width requirements of the F-5 Zone, of 5.00 acres in area and 300 feet in width. This subdivision amendment is to include two areas into the HOA's common areas (M at 10.016 acres and N at 326.382 acres). These parcels were left over from the original developer and are owned by the HOA. This amendment will change the development potential of these properties and reduces the assessed tax value for the HOA. The amendment included the two lots of the final phase for platting purposes and no dimensional changes are to occur with Lots 116 and 117.

Culinary water and sewer services will continue to be provided by the Green Hills Water and Sewer District. 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 two (2) 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 Surveyors Department

Administrative Approval

Administrative final approval of Green Hill Country Estates Phase No. 7 – 1st 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.

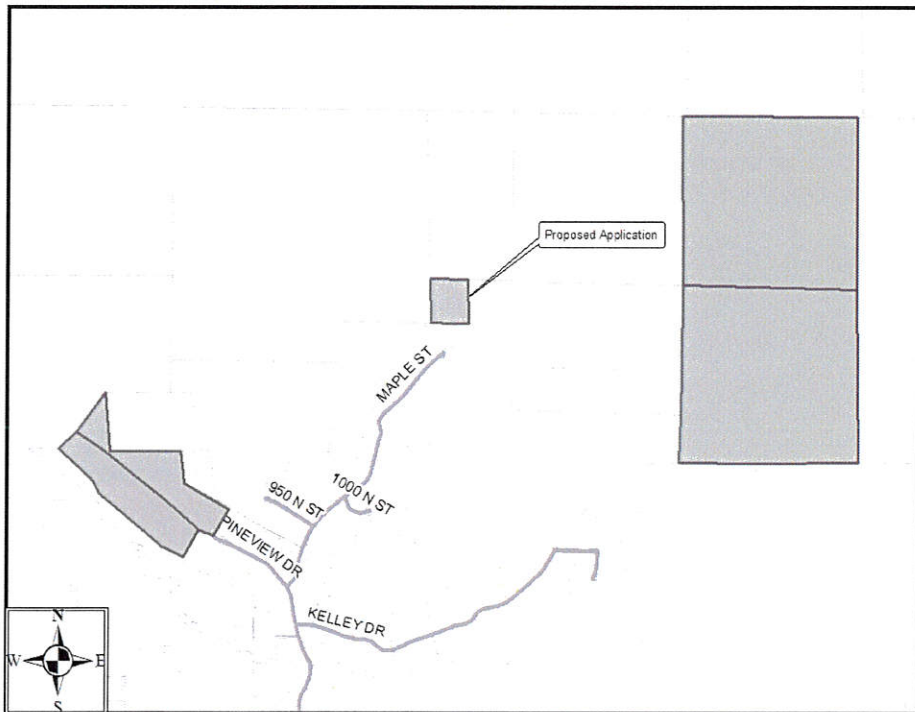
Date of Administrative Approval: Wednesday, October 14, 2015.


Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision Plat

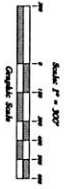
Map 1



Green Hill Country Estates Phase No. 7 - 1st Amendment

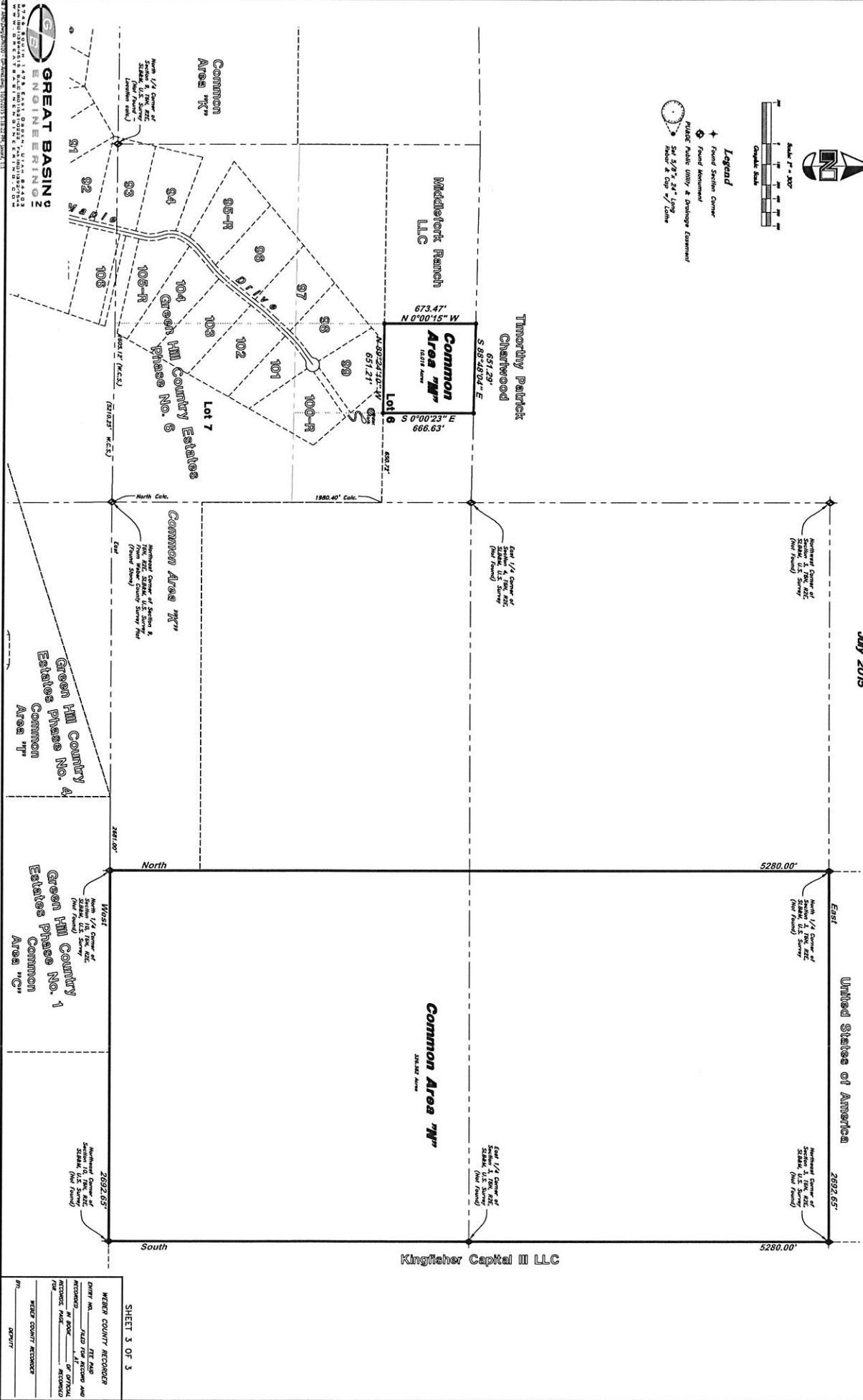
A part of the Southeast 1/4 of Section 5, the Northeast 1/4 of Section 8, the Northwest 1/4 of Section 9, the Southeast 1/4 of Section 4, and the East 1/2 of Section 3, T8N, R2E, SLB4M, U.S. Survey

Webster County, Utah
July 2015



Legend

- Found Section Corner
- Found Monument
- Public Public Utility & Drainage Easement
- Set 5/29/24, 24' Long
- Radius of 200' 1/2' Curve



SHEET 3 OF 3

WEBSTER COUNTY RECORDER
 COUNTY NO. _____ FILE NO. _____
 RECORDED BY _____ JUD. FILE NO. _____
 RECORDED DATE _____ OR OTHER DATE _____
 BY _____

GREAT BASIN ENGINEERING