



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 Shoo-Fly Ranch Subdivision 1st Amendment (1 lot).

Type of Decision: Administrative

Agenda Date: Wednesday, June 01, 2016

Applicant: Shane Thorson, owner

File Number: LVS 041416

Property Information

Approximate Address: 6678 West 1900 North, Warren UT

Project Area: 1.52 acres

Zoning: Agriculture (A-2) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 19-144-0001

Township, Range, Section: T7N, R2W, Section 36

Adjacent Land Use

North: Agriculture	South: Agriculture
East: Agriculture	West: Residential

Staff Information

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

Report Reviewer: RK

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 a subdivision amendment Shoo-Fly Ranch Subdivision 1st Amendment (1 lot), located at approximately 6678 West 1900 North in the A-2 Zone. The proposed 1.52 acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot line by adding 0.5 acres to the rear of the lot. This will allow area for a detached garage. This lot already has an area greater than 20,000 square feet at an elevation higher than 4218 feet where the home is located. All human habited structures are to be built at this elevation. Any other out buildings for storage may be below this elevation.

Culinary water will be provided by Warren / West Warren Water and wastewater will be controlled by individual septic systems. 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 Fire District
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Shoo-Fly Ranch Subdivision 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, June 1, 2016.



Rick Grover

Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



Map 2



