



Staff Report for Subdivision Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative approval of Dreamers Estates (2 Lots)
Agenda Date: Wednesday, October 26, 2011
Applicant: Beverly Seeger
File Number: UVD 090611

Property Information

Approximate Address: 2128 East 5950 North
Project Area: 6.63 Acres
Zoning: Forest Valley 3 Zone (FV-3)
Existing Land Use: Residential
Proposed Land Use: 2 Lot Residential Subdivision
Parcel ID: 16-003-0010 & 16-003-0030
Township, Range, Section: T7N, R1W, Section 1

Adjacent Land Use

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

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 12B (FV-3 Zone)

Background

Dreamers Estates is a 2 lot subdivision from a combination of two parcels with a total area of approximately 6.6 acres. Both of the lots have over 3 acres and meet the requirements of the Weber County Subdivision and Zoning ordinances. Lot 1 has an existing house, built in 1986, and two accessory buildings, all of which meet the setback requirements of the FV-3 Zone. There are no road improvements associated with this subdivision, but a 3 foot road dedication is necessary on the front subdivision boundary adjacent to the existing right-of-way of 5950 East. A deferral agreement for curb, gutter, and sidewalk improvements is required. A 10 foot wide public utility easement is also required to be placed on the plat adjacent to the front property lines of both lots. The Weber Fire District is requiring two new fire hydrants to be installed. Culinary water is provided by the Liberty Pipeline Company and wastewater treatment is provided by private septic tanks.

This subdivision is considered a minor subdivision because it has fewer than 3 lots and no streets are being created or realigned. Minor subdivisions do not require approval from the Planning Commission or the County Commission based on the requirements of the Weber County Subdivision Ordinance Chapter 1 Section 8.3.5 which 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. These subdivisions shall be offered for recording within 18 months, from the date of the submittal to the Planning office for processing. If the subdivision is not offered for recording within this time frame, the subdivision proposal is void. A subdivision that is considered void will require a new submittal of the subdivision, with the appropriate fees to begin the subdivision process for the same parcel of land. If required by State Code, the Planning Director shall hold a public hearing or public meeting prior to approving the minor subdivision plat."

Summary of Planning Director Considerations

- Does this subdivision meet the criteria to be considered a minor subdivision?
- Are there any conditions which warrant submittal to the Planning Commission?
- Does this subdivision meet the requirements of applicable Weber County Ordinances?

Conformance to the General Plan

This subdivision conforms to the General Plan by meeting the requirements of all applicable ordinances.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Survey Department
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District

Staff Recommendation

Staff recommends that administrative approval be given to Dreamers Estates, subject to review agency requirements, based on the following reasons:

- The subdivision meets the requirements of the Weber County Subdivision Ordinance and the FV-3 Zone.
- The subdivision meets the criteria to be considered a minor subdivision because it has only 2 lots and no streets are being created or realigned.
- There are no conditions or circumstances that require submittal to the Planning Commission and County Commission for review.

Exhibits

- A. Subdivision plat
- B. Review agency letters

Map 1

