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| **WC Logo.emf** | **Staff Report for Administrative Subdivision Approval**  *Weber County Planning Division* |
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****Synopsis****

****Application Information****

**Application Request:** Consideration and action on final approval of Lance Roylance Subdivision 1st Amendment

**Agenda Date: Wednesday, February 06, 2013**

**Applicant:** Lance Roylance

**File Number:** UVT 080712

****Property Information****

**Approximate Address:** 5300 East 2625 North

**Project Area:** 3 Acres

**Zoning:** Agricultural Valley Zone (AV-3)

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential

**Parcel ID:** 22-294-0001, 22-045-0037, 0054, 0055, 0058, 0059

**Township, Range, Section:** T7N, R1E, Section 34

****Adjacent Land Use****

**North:** Residential **South:** Agricultural

**East:** Residential **West:** Agricultural

****Staff Information****

**Report Presenter:** Sean Wilkinson

swilkinson@co.weber.ut.us

801-399-8765

**Report Reviewer:** JG

Applicable Ordinances

* Weber County Zoning Ordinance Chapter 5-B (AV-3 Zone)
* Weber County Subdivision Ordinance

Background

The owners of Lance Roylance Subdivision have purchased adjacent property and are now requesting approval to amend their existing subdivision and add one new lot. Lance Roylance Subdivision 1st Amendment is an amended subdivision plat consisting of two lots. The subdivision is located at approximately 5300 East 2625 North in Eden. Each lot in the proposed subdivision meets the lot area and lot width requirements of the AV-3 Zone. A five acre remainder parcel, which is not approved for development, is located on the southern boundary of Lot 2 and the western boundary of Lot 3. A 60 foot wide future road dedication area has been provided on the plat, with 30 feet on Lot 2 and 30 feet on the Remainder Parcel. This area replaces the previously designated area on the Lance Roylance Subdivision plat. A new agreement between the County and the developer has been prepared and will be recorded with the amended subdivision plat. When the remainder parcel is developed or if another party opts to build the road, an extension of 2625 North Street to the western property boundary will be required, in addition to another subdivision amendment. The Holding Strip Reservation Easement that was granted as part of Lance Roylance Subdivision is also being released because it encumbers what is now part of the proposed Lot 3. Utility services are existing for Lot 2, but for Lot 3, culinary water is provided by the Eden Waterworks Company, secondary water is provided by the Wolf Creek Irrigation Company, and waste water treatment is provided by a Wisconsin Mound septic system. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

The Ogden Valley Planning Commission held a public hearing and recommended approval of vacating Lot 1 of Lance Roylance Subdivision on December 4, 2012. The Weber County Commission approved the vacation ordinance on February 5, 2013. Notices for the vacation and subdivision were sent to property owners within 500 feet of the proposed subdivision on November 27, 2012. The Planning Division received no comments on the vacation or amended subdivision proposals.

Summary of Administrative Considerations

* Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?

The Weber County Subdivision Ordinance 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 amended subdivision consists of only two lots and no streets are being created or realigned. Section 26-1-6(B)1 of the Subdivision Ordinance states “With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances. Based on the Subdivision Ordinance Requirements, Lance Roylance Subdivision 1st Amendment 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 Eden Waterworks Company and the Wolf Creek Irrigation Company

Administrative Approval

Administrative final approval of Lance Roylance Subdivision 1st Amendment is hereby granted based upon its compliance with the Weber County Subdivision and Zoning Ordinances. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Exhibits

1. Lance Roylance Subdivision 1st Amendment Plat
2. Lance Roylance Subdivision Plat

Location Map

