



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Verhaal / Granath Subdivision (3 lots) including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Tuesday, November 12, 2013

Applicant: Cassidy and Loni Verhaal, Christina Granath

File Number: UVV 090913

Property Information

Approximate Address: 9035 East 100 South

Project Area: 8.16 acres

Zoning: Agricultural Valley (AV-3)

Existing Land Use: Residential/Agricultural

Proposed Land Use: Residential

Parcel ID: 21-025-0024, 21-025-0027, 21-025-0036

Township, Range, Section: T6N, R2E, Section 16

Adjacent Land Use

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

Staff Information

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

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)

Type of Decision

- **Administrative Decisions:** When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of Verhaal / Granath Subdivision consisting of three lots, located at approximately 9035 East 100 South in the AV-3 Zone. This subdivision meets the area and lot width requirements of this zone. The 8.16 acre subdivision has been part of a 6.16 acre agricultural parcel and a two acre residential lot. The residential lot (Lot 1) will be altered in shape but will retain an area of two acres to maintain its legal nonconforming status. The other two lots will be a minimum of three acres in area. These two proposed lots do not have the typical frontage on Highway 39 except for the 20 feet on the flag lot, but have approval of an access exception (AE 2013-05 and AE 2013-06) for a flag lot and access by a private right of way. Lot 2 (flag lot) has a 20 foot wide flag stem for 305.94 feet until it opens up to the full 175.43 feet in width. Lot 3 will use the same access from Highway 39 and will cross through Lot 2 with an easement to the rear of Lot 2. It will have a turnaround appropriate for fire access.

Culinary water service will be provided by private wells and private septic systems will be installed for waste. 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 106 (Subdivisions) defines "small subdivision" as "A subdivision consisting of three (3) or fewer lots and for which no streets will be created or realigned." This subdivision consists of three lots and no streets are being created or realigned. The Land Use Code (Subdivisions) also 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 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 Codes conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

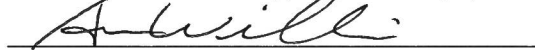
Conditions of Approval

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

Administrative Approval

Administrative final approval of Verhaal / Granath 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: January 9, 2014



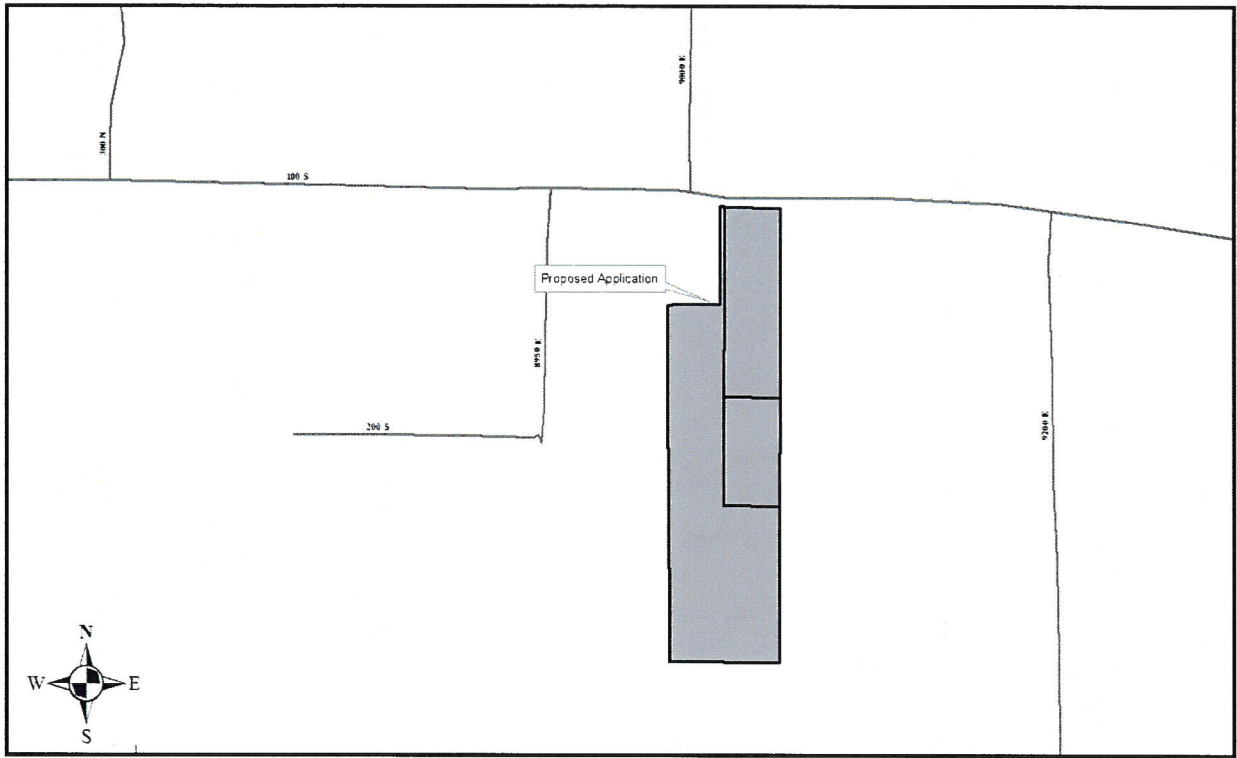
Sean Wilkinson

Weber County Planning Director

Exhibits

- A. Subdivision Plat
- B. Fire District approved improvement plan

Location Map



Location Map 2

