



# 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 Spencer Ferrin Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.

**Agenda Date:** Tuesday, November 12, 2013

**Applicant:** Spencer Ferrin

**File Number:** UVS 092513

### Property Information

**Approximate Address:** 3359 North River Drive

**Project Area:** 11.017 acre

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

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 22-022-0075

**Township, Range, Section:** T7N, R1E, Section 28

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> 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 Spencer Ferrin Subdivision consisting of one lot, located at approximately 3359 North River Drive in the AV-3 Zone. The subdivision meets the area and lot width requirements of this Zone. The 11.017 acre parcel has been part of a larger agricultural parcel and is proposed to be divided into one parcel with the other areas being consolidated into surrounding properties. The proposed lot does not have frontage on River Drive but has approval of an access exception (AE2012-01) by a right of way from River Drive crossing a new bridge. A second right of way has also been provided by an adjacent land owner to access from Highway 162. This access is intended to be secondary and for construction purposes.

Culinary water service will be provided by Eden Water Works 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 Subdivision and Zoning Ordinances?

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 only one lot 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 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

### Administrative Approval

Administrative final approval of Spencer Ferrin 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: Tuesday, November 12, 2013

*For*   
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Robert O. Scott  
Weber County Planning Director

### Exhibits

- A. Subdivision Plat

# Location Map



# Location Map 2



