



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for approval of the Silver Bell Estates No. 2, 1st Amendment Lot 63 located at approximately 3800 East Viking Drive (22250 North)

**Agenda Date:** Tuesday, July 15, 2014

**Applicant:** Gary Braden

**File Number:** UVS 031014

### Property Information

**Approximate Address:** 2200 N 3800 E Liberty, Utah

**Project Area:** 2.1 acres

**Zoning:** Forest Valley (FV-3) Zone

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 22-036-0001

**Township, Range, Section:** 7N 1E sec 32

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Forest Land
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Steve Parkinson  
sparkinson@co.weber.ut.us  
801-399-8768

**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## 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 to amend Lot 63 of Silver Bells Estates, phase 2, located at approximately 3800 East Viking Drive (22250 North) in the FV-3 Zone, by combining a parcel to the south with Lot 63 and making them one (1) large parcel. The proposed amendment to Lot 63 will increase the lot area from 1.43 acres to 2.10 acres; the combination of these two parcels will not decrease the lot width, thus maintaining the requirement.

Culinary water service will be provided by Nordic Mt. water. Wastewater treatment will be a private septic system. No additional fire hydrants are being required for this subdivision. 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 amended subdivision consists of only four (4) lots and no new 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 County Surveyor’s office
- Requirements of the Weber Fire District

## Administrative Approval

Administrative final approval of Silver Bell Estates No. 2, 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.

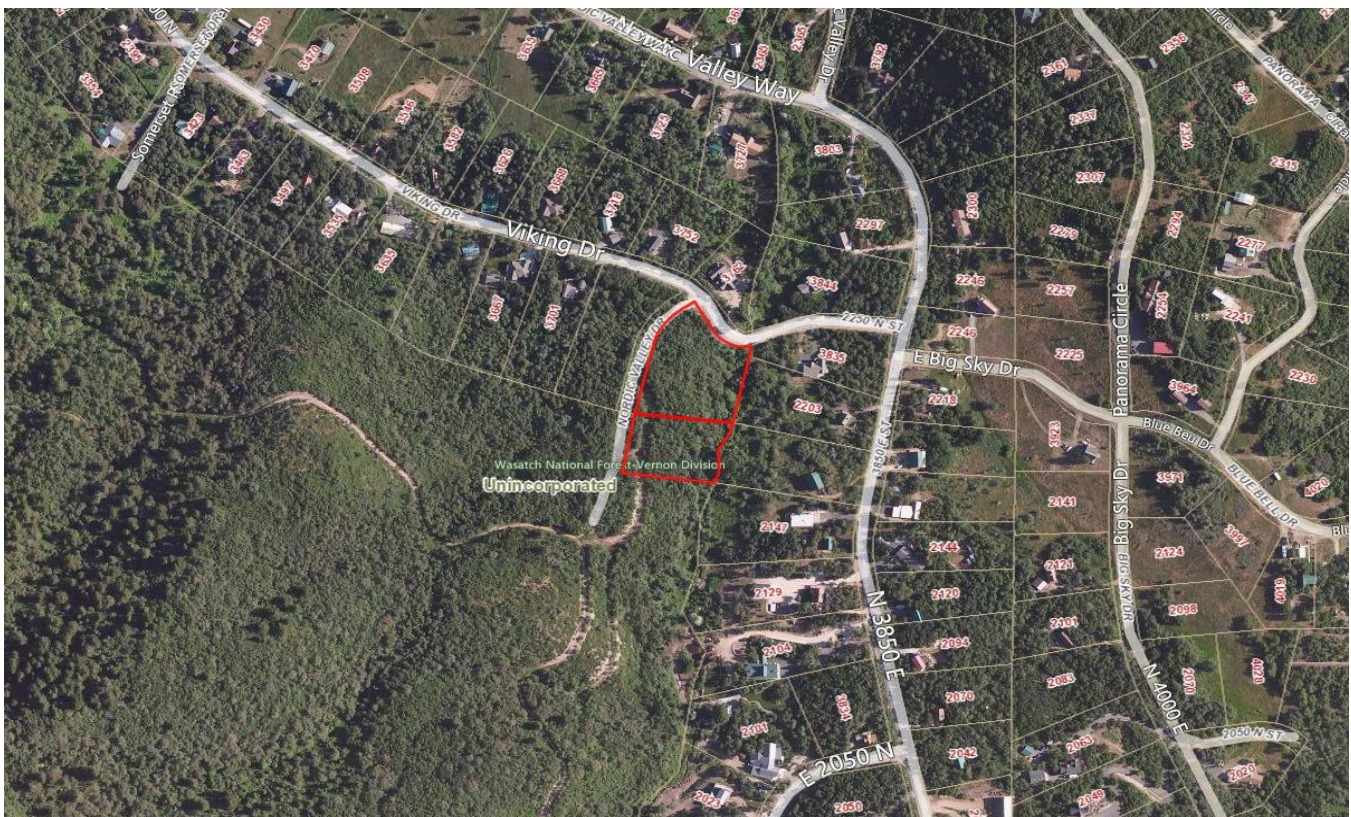
Date of Administrative Approval: July 15, 2014

Sean Wilkinson  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat

## Location Map



# Exhibit A - Subdivision Plat

